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ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE

THIS INDENTURE, made January 27th, 1986, between Thomas R. Ericksen and Emily A. Ericksen, his wife

herein referred to as MORTGAGORS, and Windy City Exteriors, Inc.

herein referred to as MORTGAGEE, witnesseth:

THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail Installment Sales Contract bearing date Janury 27th, 1986, in and by which Contract the Mortgagors have agreed to pay the sum of Eight thousand eight hundred twenty five and 04/100 DOLLARS (\$ 8,825.04), payable in 84 monthly installments, each installment in the amount of \$ 105.06, beginning June 21, 1986 and with the final installment due and payable on May 21, 1993.

NOW THEREFORE, the Mortgagors to secure the payment of said sum of money in accordance with the terms, provisions and limitations of the Retail Installment Sales Contract, and the performance of the covenants and agreements herein contained in this Mortgage do by these presents CONVEY and WARRANT unto the Mortgagee, the Mortgagee's successors and assigns, the following described Real Estate, to wit:

Lot 41 in Block 8 in Pierce's Addition to Holstein in the Southwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 2030 West Cortland, Chicago, Illinois.

1431-307-031-0000 TP

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances now or hereafter erected thereon, all of which are declared to be part of the real estate whether physically attached thereto or not.

TO HAVE AND TO HOLD the property with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging for the uses herein set forth free from all rights and benefits under the Homestead Exemption Laws for the State of Illinois, which rights and benefits the Mortgagor does hereby release and waive.

Mortgagor COVENANTS and WARRANTS to Mortgagor and to Mortgagor's successors and assigns:

1. Mortgagor shall pay the indebtedness owing as provided for in the Retail Installment Sales Contract referred to above, and which is incorporated herein by reference and made a part hereof.
2. Mortgagors shall pay before any penalty attaches all general taxes, special assessments, all special taxes, water charges, sewer services charges, and other charges against the premises when due.
3. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on property which may become damaged or be destroyed; (2) Keep said property in good condition and repair without waste; (3) comply with all requirements of law or municipal ordinances with respect to the property and the use thereof; (6) make no material alterations in said property except as required by law or municipal ordinance.

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My Commission expires March 27, 1988 Notary Public Eva I. Krakowska

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Before me, the undersigned, a Notary Public in and for said county, this 19 day of January, 1986, came Jeffrey Schwartz and Jeffrey Schwartz acknowledge the execution of the assignment of mortgage:

STATE OF Illinois, County, ss: COOK
Witness the hand and seal of said mortgagee, this 27th day of January, 1986.

FOR VALUE RECEIVED, the annexed Mortgage to Andy City Erectors, Inc. which is recorded in the office of the Recorder of COOK County, and the in Mortgage Record assigned and transferred to Borg-Warner Acceptance Corporation.

ASSIGNMENT OF MORTGAGE

Eva I. Krakowska, 4520 W. Lawrence Ave., Chicago Illinois 60630

THIS instrument was prepared by:

March 27, 1988

My Commission expires

SEAL HERE
IMPRESS

Notary Public

Eva I. Krakowska

under my hand and official seal, this 27th day of January, 1986, free and voluntary act, for the uses and purposes therein set forth, given that THEY signed, sealed, and delivered the said instrument as THEIR foregoing instrument, appeared before me this day in person, and acknowledged personally known to me to be the same persons whose names subscribed to the aforesaid, DO HEREBY CERTIFY that THOMAS R. ERIKSEN & ELLI B. ERIKSEN in the state of Illinois, a Notary Public in and for said county, in the state

State of Illinois)
) ss. APR 21 88 5 00 P M * 86153448 A - 11
) County of COOK

WITNESS the hand and seal of Mortgagees the day and year first above written.

Thomas R. Erikson
Ellen B. Erikson

- Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.
- Mortgagee shall keep all buildings and improvements now or hereafter situated on said property insured against loss or damage by fire, lightning and windstorm under policies providing for payment of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby.