

ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE

THIS INDENTURE, made March 18th, 1986, between Sergio C. Morales and Ofelia Morales, 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 March 18th, 1986, in and by which Contract the Mortgagors have agreed to pay the sum of Six thousand forty five and 12/100 DOLLARS (\$6,045.12), payable in 24 monthly installments, each installment in the amount of \$ 251.88, beginning July 19th, 19 86 and with the final installment due and payable on June 19th, 19 88.

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 21 in Frederick H. Bartlett's 93rd Street Farms, being a Subdivision of the Northwest 1/4 of the Southeast 1/4 and part of the West 1/4 of the Northeast 1/4 of Section 2, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.  
23-02-418-013-000 TP  
Commonly Known As: 9204 South 52nd Avenue, Hickory Hills, Illinois.

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 Mortgagee does hereby release and waive.

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

1. Mortgagor shall pay the indebtedness sworn 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.

86-207087



86-207087

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

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.  
acknowledge the execution of the assignment of mortgage.  
Before me, the undersigned, a Notary Public in and for said county, this 18th day of March, 1986, came Jeffrey Schwartz and  
STATE OF ILLINOIS, County, ss: Cook  
Witness the hand and seal of said mortgagee, this 18th day of March, 1986.  
FOR VALUE RECEIVED, the annexed Mortgage to Wendy City Extorior, Inc. which is recorded in the office of the Recorder of Cook County, and the Retail Installment Sales Contract described therein which secures are hereby assigned and transferred to Borg-Warner Acceptance Corporation.

ASSIGNMENT OF MORTGAGE  
Eva T. 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 T. Krakowska  
under my hand and official seal, this 18th day of March, 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 Sergio C. Morales and Ofelia Morales, in the state I, the undersigned, a Notary Public in and for said County, in the state

State of Illinois )  
County of Cook )  
SS. )

WITNESS the hand and seal of Mortgagees the day and year first above written.  
4. Mortgagor 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.  
5. Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.

23 MAY 86 11:40  
X  
X