

ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE

THIS INDENTURE, made February 21, 1986, between Kenneth J. Panoski and wife E. Panoski, 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 February 21, 1986, in and by which Contract the Mortgagors have agreed to pay the sum of Twenty-two thousand nine hundred forty-five <sup>and 44/100</sup> DOLLARS (\$ 22,945.44), payable in 84 monthly installments, each installment in the amount of \$ 273.16, beginning August 22nd, 1986 and with the final installment due and payable on July 22nd, 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 16 in Block "F" in the Subdivision by wall, Barnes and Clay of Lots 2 and 3 in Assessor's Division of the North West quarter and the west half of the North East quarter of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly Known as: 3210 S. Aberden, Chicago, Il.

17-32-210-01670

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.

86-265462

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# UNOFFICIAL COPY



86-265462

My Commission expires March 27, 1988 Notary Public [Signature]

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 day of Feb. 21, 1988, came Jeffrey Schwartz and

STATE OF Illinois, County, ss: Cook  
Witness the hand and seal of said mortgagee, this day of Feb. 21, 1988.

FOR VALUE RECEIVED, the annexed Mortgage to Windy City Extortors, Inc. which is recorded in the office of the Recorder of Illinois County, and the Retail Installment Sales Contract described therein which it 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: Carl Segal

March 27, 1988

My Commission expires

SEAL HERE  
IMPRESS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Kenneth & Edna Panoski whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, dated, and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 21 day of Feb., 1988.

NOTARY PUBLIC  
[Signature]

State of Illinois )  
County of Cook )  
ss. )

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[Signature]  
[Signature]

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

- Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.
- 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.
- Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.