125 BEOGER ARLINGTON HTS II. 6000 Address

THIS INDENTURE WITNESSETH, THAT MARTIN S. KISSIL AND MICHELE KISSIL
(Husband and wile) (single man) (single woman)
of 659 NEW MEXICO City of ELK GROVE VILLAGE State of Illinois, Mortgagor(s)
MORIGAGE and WARRANT IN KRYSTAL KLEAR SALES & SERVICE INC.
of 125 BOEGER ARLINGTON HEIGHTS ILLINOTS 600045 . Mortgagee.
to secure payment of that certain Home Improvement Retail Installment Contract executed by the MORTGAGOR(S) bearing even date herewith, payable to
the MORTGAGEE above named, in the amount of \$1.1157.72 payable in84 monthly installments the first installment being
\$ 132.83 and the remaining installments being \$ 132.83 each with the final payment being the unpaid balance.
the following described real estate to wit: Lot 19, Block 5, In Winston Grove Sec. 21, a Sub. of part of the S. 1/2 of Sec. 25-41-10.  Cook County Illinois
#07-25-404-019 Em
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c) nove to a breamful or in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois and all right to retain possession of said premises after any default in payment or breach of any of
AND IT IS EXPRESSLY PROVIDED AND AGREED, That if all or any part of the property of an interest in the property is sold or transferred by Mortgagor Althous all on a line of the property of an interest in the property is sold or transferred by Mortgagor Althous all on a line of the property is sold or transferred by Mortgagor Althous all on a line of the property is an interest in the property is sold or transferred by Mortgagor Althous all on a line of the property is an interest in the property is sold or transferred by Mortgagor Althous all on a line of the property is an interest in the property is a line of the property in the property is an interest in the property is a line of the property in the property in the property is a line of the property in the property in the property is a line of the property in the property in the property is a line of the property in the property is a line of the property in th
Mortgagee's prior written consent, Mortgagee, at Mortgagee's op ion, may require immediate payment in full of the entire amount due under the Mortgagee and Home Improvement Retail Installment Contract. Mortgagee, at may require immediate payment in full of the entire amount due under the Mortgage and Home Improvement Retail Installment Contract. Mortgagee, at may require immediately due a timay accept in writing an assumption agreement executed by the perso, to whom the Mortgagor is transferring or gelling the interest in the property. If Mortgage does allow Mortgagor's successor in interest to assume the obligation, mortgagor will be released from further obligation under this Mortgage and the dome.
Improvement Retail Installment Contract. The following types of transfers!! not give Mortgagee the right to require) immediate payment in full (a) the creation of their or other claims against the property which are interior to this Mortgage;  (b) a transfer of rights in household appliances to a person who provides the Mortgager with the money to buy these appliances in order to protect that
person against possible losses;  (c) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;  (d) leasing the property for three years or less, so long as the lease does not include an option to buy;
(e) a transfer to Mortgagor's relative resulting from death of the Mortgagor; (f) a transfer where Mortgagor's spouse or children become owners of the property; (g) a transfer to Mortgagor's spouse resulting from a divorce decree, separation agreement, or property settlement agreement; (h) a transfer into an inter vivos trust in which the Mortgagor is and remains a beneficiary, so long and intervivos trust in which the Mortgagor is and remains a beneficiary.
IT IS FURTHER EXPRESSLY PROVIDED AND AGREED. That if default be made in the payment of the said contract, or of any part thereof, or in the case of waste or non-payment of taxes or assessments on said premises, or of a breach of any of the coverants or agreements herein contained, then in such case the whole of said sum, less unearned charges, secured by the said contract in this mortgood mentioned, shall thereupon, at the option of the said mortgagee, his or its attorneys or assigns, and as provided by law, become due and payable, and this cortgage may be toreclosed to pay the same, and it shall be lawful for the said mortgagee, his or its attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.
UPON THE FORECLOSURE AND SALE of said premises, there shall be first paid out of the proceeds of such said all ordenses of advertisement, selling and conveying said premises, and reasonable attorney's lees, to be included in the decree, and all moneys advanced for taxes, assessments and other liens: then there shall be paid the unpaid balance of said contract whether due and payable by the terms thereof or not
DATED. This 10t bay of MAY A.D. 1986  Mat. S-Kail (SEAL)
MARTIN S. KISSIL Montgages  Chickely 19 of
STATE OF ILLINOIS  **MICHELE KISSIL (type or print names beneath signatures)
County of COOK
I. PAUL R. ORATOWSKI in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That
MARTIN S. KISSIL AND MICHELE KISSIL
personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (they) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) free and voluntary act. for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.  Notary Public  Notary Public
My Commission Expires   My Commission Expires June 11, 1989
THIS INSTRUMENT WAS PREPARED BY
KRYSTAL KLEAR SALES & SERVICE INC.

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