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ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE AND ASSIGNMENT OF MORTGAGE

THIS INDENTURE, made 5-16-86, 1986, between \_\_\_\_\_

Johnnie Mae Thomas

herein referred to as MORTGAGORS, and Samax Building Corporation herein referred to as MORTGAGEE, witnesseth:

THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail Installment Sales Contract bearing date 5-16, 1986, in and by which Contract the Mortgagors have agreed to pay the sum of seventeen thousand five hundred eighteen and 70/100 DOLLARS (\$17,518.20), payable in 84 monthly installments, each installment in the amount of \$208.55, beginning September 16 "e", 1986 and with the final installment due and payable on August 16, 1993. "e" means estimate

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:

Lots Nineteen (19) and Twenty (20) in Block Twenty-eight (28) in East Washington Heights being a subdivision of the West one-half of the North West quarter and the South West quarter of Section Nine (9) Township Thirty-seven (77) North, Range Fourteen (14) East of the Third Principal Meridian, in Cook County, Illinois.

25-09-311-033  
M.L

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 Mortgagee and to Mortgagee'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.

BORG-WARNER ACCEPT. CORP.  
BOX 12428  
SHAWNEE MISSION, KS 66212

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# UNOFFICIAL COPY

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.

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.

WITNESS the hand and seal of Mortgagors the day and year first above written. 02 T 98 876 61

*Johnnie Mae Thomas*  
Johnnie Mae Thomas

State of Illinois )  
) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Johnnie Mae Thomas personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 16th day of May, 1986.

*Marvin Kaufman*  
Notary Public Marvin Kaufman  
My Commission expires 9-11-88

IMPRESS  
SEAL HERE

THIS instrument was prepared by: Samax Building Corporation  
3235 N. Elston, Chicago, IL 60618

## ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the annexed Mortgage to Samax Building Corporation which is recorded in the office of the Recorder of Cook County, Illinois in Mortgage Record                     , page                     , and the Retail Installment Sales Contract described therein which it secures are hereby assigned and transferred to Borg-Warner Acceptance Corporation.

Witness the hand and seal of said mortgagee, this 16th day of May, 1986.

STATE OF Illinois, Sam Kaufman County, ss: :  
*Sam Kaufman*  
CBBR

Before me, the undersigned, a Notary Public in and for said county, this 16th day of May, 1986, came Sam Kaufman and acknowledge the execution of the assignment of mortgage.

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

My Commission expires 9-11-88 *Marvin Kaufman* Notary Public



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