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ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE

THIS INDENTURE, made June 4, 1986, between Salud Munoz & Carmen Munoz, his wife, Und. 1/2 Int. & Miguel Meza & Maria Meza, his wife, Und. 1/2 Int., 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 June 4, 1986, in and by which Contract the Mortgagors have agreed to pay the sum of Five Thousand Six Hundred Thirty-Five & 08/100 DOLLARS (\$5635.08), payable in 36 monthly installments, each installment in the amount of \$156.53, beginning October 6th, 1986 and with the final installment due and payable on September 6th, 1989.

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 16 and 17 in Sprague and Wilson's Subdivision of Block 18 in the subdivision of the west 1/2 of the South West 1/4 of Section 34, Township 40 North, Range 15 East of the Third Principal Meridian (except 5 acres in the South West corner thereof and railroad right of way) in Cook County, Illinois.
Commonly known as 1616 N. Keating, Chicago Cook County

Permanent Index Number: 13-34-315-027 & 028

(LOT 16) (LOT 17) *J*

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.

22 AUG 86 3:39

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.
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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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.

Salud Munoz
Carmen Munoz
Miguel Munoz
Maria Meza

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Salud + Carmen Munoz / Miguel + Maria Meza, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, 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 4 day of June, 1986

Nancy Lee
Notary Public

My Commission expires 9-12-89

IMPRESS
SEAL HERE

THIS instrument was prepared by: 4520 W. Lawrence, Chgo. Ill. 60630

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the annexed Mortgage to Windy City Exteriors which is recorded in the office of the Recorder of Cook County, 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 4 day of June, 1986.
STATE OF Illinois, Cook County, ss: _____

Before me, the undersigned, a Notary Public in and for said county, this day of June 4, 1986, came Jessie Schwartz 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 9-12-89
Nancy Lee
Notary Public



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