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87419265

DEPT-01 RECORDING 11.39.00
#4782 #B 87-419265
COOK COUNTY RECORDER

ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE AND ASSIGNMENT OF MORTGAGE

THIS INDENTURE, made July 8, 19 87, between Vivian M.

Blocharz
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 Sale Contract bearing date July 3, 19 87, in and by
which Contract the Mortgagors have agreed to pay the sum of Thirty Eight Hundred
Thirty Nine and 04/100 DOLLARS (\$ 3,839.04), payable in 48
monthly installments, each installment in the amount of \$ 79.98, beginning
19 and with the final installment due and payable on
19.

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 Seventy-seven (77) in Block Two(2) in Albert
Wisner's Subdivision of Lots 13 and 14 of Grand's Subdivision of the
North East quarter (1/4) of Section Twenty-six(26), Township 40 North,
Range Thirteen (13) East of the Third Principal Meridian, in Cook
County, Ill.

Commonly known as 3055 N. Elbridge Ave., Chicago, Ill. 60618
P.I.N. #13-26-214-022

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TOGETHER with all improvements, tenements, easements, fixtures, and appur-
tenances 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, ease-
ments, 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.

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



\$12.00/E

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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.

Vivian M. Plochorz
Vivian M. Plochorz

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 Vivian M. Plochorz, 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 8th day of July, 1987.

IMPRESS
SEAL HERE

Notary Public Marvin Kaufman

My Commission expires

THIS Instrument was prepared by: Samax Building Corp.
3234 N. Elston, Chicago, IL

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the annexed Mortgage to Samax Building Corp. 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.

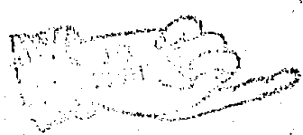
Witness the hand and seal of said mortgagee, this 8th day of July, 1987.

STATE OF Illinois, Cook County, ss:

Before me, the undersigned, a Notary Public in and for said county, this 8th day of July, 1987, 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
Marvin Kaufman Notary Public



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