ILLINOIS

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

Real Estate Index Number: 29-17-100-033

87468389

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Lavarro N. Chapman

15130 S. Vine City of Harvey State of Illinois, Mortgagor(s),
(Buyer's Address)

MORTGAGE and WARRANT to First Universal Builders, Inc. (Contractor), Mortgagee

to secure payment of that certain Retail Installment Contract (Home Improvement) executed by the MORTGAGOR(S) bearing even date herewith, payable to the MORTGAGEE above named, in the amount of $16,752.00, being payable in 120 consecutive monthly installments of 139.60 each, commencing two (2) months from the date of completion of the property improvements described in said Retail Installment Contract and on the same day of each subsequent month until paid, or any amendment to said Retail Installment Contract, or any consolidation thereof pursuant to the Illinois Retail Installment Sales Act, together with delinquency and collection charges, if any, the following described real estate, to wit:

SEE LEGAL ATTACHED

Together with all present improvements thereon, rents, issues and profits thereof.

situated in the County of Cook 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 the covenants or agreements herein contained.

AND IT IS EXPRESSLY PROVIDED AND AGREED, That the Mortgagor(s) shall pay all taxes and assessments upon said premises when due, shall keep the buildings thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (trust deeds) on said premises, and interest thereon, when due, and shall keep said premises in good repair. In the event of the failure of Mortgagor(s) to comply with any of the above covenants, Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated, to attend to the same and the amount paid therefor, together with interest thereon at the rate of 8% per annum, shall be due on demand and shall be added to the indebtedness secured by this mortgage. If default be made in the payment of the said Retail Installment 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 covenants or agreements herein contained, then in any such case the whole of the sum secured hereby shall, thereupon, at the option of Mortgagee, his or its attorneys or assigns, become immediately due and payable, and this mortgage may be immediately foreclosed to pay the same, and it shall be lawful for 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.

THE MORTGAGOR IS TO MAINTAIN Fire and Extended Coverage or other physical damage insurance for the benefit of the Mortgagor, and Flood insurance as required under the Flood Disaster Protection Act.

UPON THE FORECLOSURE AND SALE of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, and reasonable attorneys' fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, insurance and other charges; then there shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not.

DATED, this 23th day of June A.D. 19 87

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

X Lavarro Chapman (SEAL)
Lavarro N. Chapman Mortgagor

(SEAL)
Mortgagor
(type or print names beneath signatures)

NOTE: This document is a mortgage which gives your contractor and its assignees a security interest in your property. The mortgage is taken as collateral for the performance of your obligations under your home improvement contract.

STATE OF ILLINOIS } ss.
County of Cook

This Mortgage was signed at 15130 S. Vine Harvey, IL 60426

I, Shelly Berkowitz in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Lavarro N. Chapman 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.

Given under my hand and official seal, this 23th day of June A.D. 19 87

"OFFICIAL SEAL"
SHELLY BERKOWITZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/22/90

Shelly Berkowitz
NOTARY PUBLIC

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Joanne M. Pawlik
Name
3101 N. Cicero, Chicago IL 60641
Address

DOCUMENT NUMBER

87468389

10/86

ASSIGNMENT OF MORTGAGE

For consideration paid, First Universal Builders, Inc. (Contractor) holder of the within mortgage, from Lavarro N. Chapman (Buyer)

to First Universal Builders, Inc. (Contractor) dated 06-23-87

and intended to be recorded with Cook County Recorders Office immediately prior hereto does hereby assign said mortgage and claim secured thereby to THE DARTMOUTH PLAN, INC. 1301 Franklin Avenue, Garden City, N.Y. 11530.

(Individual and Partnership Signature) (Corporate Signature)

WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 19 ____

Contractor (Individual or Partnership)

Secretary (Corporate Only)

IN WITNESS THEREOF, Joanna M. Pawlik

First Universal Builders, Inc. (Contractor)

has caused its corporate seal to be affixed hereto and these presents to be signed on its behalf by its President or a Vice-President or its Treasurer or an Assistant Treasurer duly authorized this 27th day of July, 1987

By Joanna M. Pawlik PRESIDENT

Duly Authorized (Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF _____, COUNTY OF _____ SS. _____, 19 ____

Then personally appeared the above named _____ and acknowledged the foregoing assignment to be his (her) free act and deed.

Before me, _____ Notary Public

My commission expires _____, 19 ____

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ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF Illinois, COUNTY OF Cook SS. 07-27, 19 87

Then personally appeared the above named Joanna M. Pawlik, the President and Secretary (respectively) of First Universal Builders, Inc. and acknowledged the foregoing assignment to be the free act and deed of said officer and said corporation and that the seal affixed to said instrument is the corporate seal of said corporation.

Before me, Arlene Zamost Notary Public

My commission expires 2/16, 19 90

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____, COUNTY OF _____ SS. _____, 19 ____

Then personally appeared the above named _____ a General Partner of _____ a partnership, and acknowledged the foregoing assignment to be his free act and deed and the free act and deed of said partnership.

Before me, _____ Notary Public

My commission expires _____, 19 ____

25 AUG

87468389

-87-468389

REAL ESTATE MORTGAGE STATUTORY FORM

Lavarro Chapman TO 1st Universal Builders, Inc.

ASSIGNMENT OF MORTGAGE

1st Universal Builders, Inc. TO THE DARTMOUTH PLAN, INC.

When Recorded Mail To: ROSE ANN CHALMERS

THE DARTMOUTH PLAN INC.
1600 STEWART AVE
WESTBURY, N.Y. 11590

Space for Recorder's Use only

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The S. 19 feet of Lot 16 & all of Lots 17 & 18 on Block 58 in the Subdivision of Blocks 56,57,58,59,60 & 61 in S. Lawn, said S. Lawn being a Subdivision of Section 17 & the S. 1/2 of Section 8, Township 36 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

29-17-100-033 CAO AD

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