

ILLINOIS

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REAL ESTATE MORTGAGE

Real Estate Index No: 17-32-106-023

(Please print or type all names and addresses)

(This document is subject to recording in 17-32-106-023)

THIS INSTRUMENT WITNESSETH THAT ROGER MAYNARD AND MARY MAYNARD

1217 W. 51ST PLACE CHICAGO State of Illinois, Mortgagee(s).

MORTGAGEE and WARRANT TO CHICAGO LUMBER CO. (Contractor)

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 total amount of \$ 12,597.40 being payable in 60 consecutive monthly installments of \$ 209.79 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 real estate located above and more fully described on Schedule A attached hereto and made a part hereof.

See Attached Schedule A"

together with all present and future taxes, liens, issues and profits thereon.

located in the County of COOK in the State of Illinois, hereby releasing and conveying all rights under and by virtue of the standard Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in payment of the said Contract or 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 for their full insurable value for the benefit of Mortgagor, shall pay all residential prior mortgages (if any) on said premises, shall keep the same in good repair, and shall keep said premises in good repair. In the event the Mortgagor(s) fail to comply with any of the above covenants, the Mortgagee, in addition to its other rights and remedies, is authorized to be not obligated, to attend to the same and the amount paid therefor shall be added to the principal amount of the said Contract, or of any part thereof, or of the date of a late or non-payment of taxes or assessments on said premises, or of any of the covenants or agreements herein contained, then in any such case the whole of the sum secured hereby shall remain at the option of Mortgagee, his or her attorney or assigns, to be immediately foreclosed, and this mortgagor may be immediately foreclosed upon the premises and the proceeds of the sale of the premises, less the expenses of sale, shall be applied to the payment of the said Contract, or of any part thereof, and the balance, if any, shall be paid to the Mortgagor, his or her attorney or assigns, to order and directed upon the premises.

THE MORTGAGOR(S) shall maintain and extended Government or other physical damage insurance for the benefit of the Mortgagee, and shall insure the premises under the Flood Disaster Protection Act.

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

DATED this 12/17 day of JUNE AD 1987

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Roger Maynard (SEAL)

Mary Maynard (SEAL)

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 1/55 This instrument is subject to 1217 W 51st Pl.

County of COOK CHICAGO, ILL.

SHELLY BERKOWITZ in and for said County, in the State, do hereby CERTIFY, That

ROGER MAYNARD AND MARY MAYNARD

are the same persons who, as an instrument submitted to the foregoing instrument, appeared to me in person, and acknowledged that they, in being so presented and acknowledged the said instrument as their own and intended for the uses and purposes thereunto by me included in the foregoing and a copy of the copy of homestead.

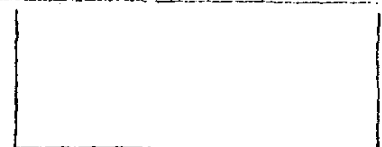
Witness my hand and official seal this 17TH day of JUNE AD 1987



Shelly Berkowitz (Signature)

My Commission Expires _____

S. BERKOWITZ
2344 AL CIGRO



DOCUMENT NUMBER

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13.00

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Lot 13 Block 3 Springer and Fox's Addition to Chicago in the E 1/2 of the NW 1/4 Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Real Estate Index No. 17-32-106-023
Premises known as and by: 1217 W. 31st Place Chicago, IL 60608

Property of Cook County Clerk's Office

87505130

17-32-106-023