

REAL ESTATE MORTGAGE

Real Estate Service No. 20-28-105-010

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Clarence Lanier

7108 S. Normal City of Chicago State of Illinois, Mortgagor(s)  
(Buyer's Address)

MORTGAGE and WARRANT to City Home Services  
3101 N. Cicero, Chicago IL 60641 Mortgagee  
(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 amount of \$21,531.60 being payable in 120 consecutive monthly installments of 179.43 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 Attached Schedule A'

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 or breach of any of the covenants or agreements herein contained

AND IT IS EXPRESSLY AGREED, That the Mortgagor(s) shall pay all taxes and assessments upon said premises when due, shall keep the premises insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (including interest and cost of insurance and interest thereon, when due and shall keep said premises in good repair. In the event of the failure of Mortgagee 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 attorney's 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 11<sup>th</sup> day of June A.D. 19 87

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Clarence Lanier (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 }  
County of Cook } 99  
This Mortgage was signed at 7108 S. Normal  
Chicago IL 60621

I, Arthur Zamost in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That CLARENCE LANIER

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 11 day of June A.D. 19 87  
Arthur Zamost  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY My Commission Expires 2/16/1992

Arthur Zamost  
Name  
3101 N. Cicero, Chicago IL 60641  
Address



DOCUMENT NUMBER

ASSIGNMENT OF MORTGAGE

UNOFFICIAL COPY

For consideration part City Home Services holder of the within  
mortgage from Clarence Lanier  
to City Home Services dated 06-11-87

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 8/7/87 IN WITNESS THEREOF Arthur Zamost  
day of \_\_\_\_\_ 19 \_\_\_\_\_ City Home Services  
Arthur Zamost owner  
Contractor (Individual or Partnership) \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

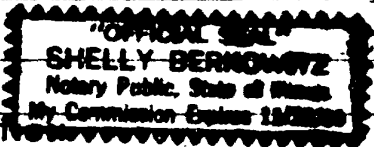
By \_\_\_\_\_ Secretary (Corporate Only) \_\_\_\_\_  
Duly Authorized (Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF Illinois COUNTY OF Cook SS \_\_\_\_\_ 1987

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

Before me, \_\_\_\_\_ My commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_



ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF Illinois COUNTY OF Cook SS \_\_\_\_\_ 19 \_\_\_\_\_

Then personally appeared the above named Arthur Zamost the Owner  
and \_\_\_\_\_ respectively of City Home Services 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, \_\_\_\_\_ My commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SS \_\_\_\_\_ 19 \_\_\_\_\_

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

Before me, \_\_\_\_\_ My commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

7556076

REAL ESTATE MORTGAGE STATUTORY FORM  
Clarence Lanier  
TO  
City Home Services  
ASSIGNMENT OF MORTGAGE  
City Home Services  
TO  
THE DARTMOUTH PLAN, INC.

When recorded mail to  
**ROSE-ANN CHALMERS**  
**THE DARTMOUTH PLAN, INC.**  
1301 Franklin Avenue  
Garden City, New York 11530

Space below for Recorder's use only

# UNOFFICIAL COPY

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-87-556076

S. 30 feet of Lot 1 in Block 3 in DeWolf's Subdivision of the N. 1/2 of the NW 1/4 of Section 28, Township 38 N., Range 14, East of the Third Principal Meridian, also that part of the NE 1/4 of Section 28, lying w. of the Chicago Rock Island & Pacific Railroad in Township 38 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Real Estate Index No: 20-28-105-010

Premises known as and by: 1105 S. Normal Chicago IL 60621

15 OCT 87 12: 3

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RA 81

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Property of Cook County Clerk's Office

11/15/11 10:00 AM 11/15/11

11/15/11

