

ILLINOIS REAL ESTATE MORTGAGE (Please print or type all names and addresses)

UNOFFICIAL COPY

MAO un 16-10-403-036

(This space for Recorder's use only) 87579626

THIS INDENTURE WITNESSETH, THAT LEROY BOGAN & Naomi Bogan

HOOR W. CARROLL City of CHICAGO State of Illinois, Mortgagor(s)

MORTGAGEE and WARRANT to GOLD CONSTRUCTION Co. Inc. 3737 W. LAWRENCE CHICAGO Mortgagee (Contractor)

to secure payment of that certain Retail Installment Contract (Home Improvement) executed by the MORTGAGORIS bearing even date herewith, payable to the MORTGAGEE above named, in the total amount of \$ 10,557.60 being payable in 120

consecutive monthly installments of 87.98 each, commencing two (2) month(s) 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,

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 building 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 Mortgagee, 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 24th day of August, A.D. 1987

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Leroy Bogan (SEAL) Mortgagor

Jay Winters (SEAL) Subscribing Witness Naomi Bogan (SEAL) Mortgagor

(Type or print names beneath signatures) Naomi Bogan

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 } This Mortgage was signed at HOOR W. CARROLL COUNTY OF COOK } CHICAGO, ILLINOIS

NORINE M. FOX } a Notary Public for and in said County, do hereby certify that JAY WINTERS the subscribing witness to the foregoing instrument,

personally known to me, who, being by me duly sworn, did depose that he/she resides at 402 W. NORTH AVE. PALATINE

that he/she knows said LEROY BOGAN & NAOMI BOGAN to be the individual(s) described in, and who executed, the foregoing instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth; that he/she, said subscribing witness, was present and saw him/her/them execute the same, and that he/she, said subscribing witness, at the time subscribed his/her name as witness therein.

Given under my hand and notarial seal this 24th day of August, 1987

My commission expires 2-11-1991 NORINE M. FOX (NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 2/11/91)

STATE OF ILLINOIS } COUNTY OF } ss.

I, a Notary Public for and in said County, do hereby certify

that and (his/her spouse), 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 he/she/they signed and delivered the said instrument as his/her/their 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 notarial seal this day of 19

My commission expires 19 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name NORINE FOX

Address 3737 W. LAWRENCE CHICAGO, IL 60625

3/87 © TDP Inc. 1985 DOCUMENT NUMBER

87579626

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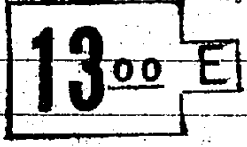
For consideration paid, GOLD CONSTRUCTION CO. INC. holder of the within mortgage, from LEROY BOGAN + NAOMI BOGAN to GOLD CONSTRUCTION CO. INC. dated 8-24-87

and intended to be recorded with RECORDERS OFFICE OF COOK COUNTY 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 24th day of August, 1987.  
IN WITNESS THEREOF, NORMA M. FOX  
GOLD CONSTRUCTION CO. INC.  
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 24th day of August, 1987.  
By NORMA M. FOX  
Duly Authorized (Name of Officer and Title)

88'ET 3811 - 4 - 92961549 452944 01-27-130  
**ACKNOWLEDGEMENT BY INDIVIDUAL**

THE STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 19\_\_\_\_  
Then personally appeared the above named 87579626 and acknowledged the foregoing assignment to be his (her) free act and deed.  
Before me, \_\_\_\_\_ My commission expires \_\_\_\_\_ 19\_\_\_\_  
Notary Public



**ACKNOWLEDGEMENT BY CORPORATION**

THE STATE OF ILLINOIS COUNTY OF COOK SS. \_\_\_\_\_ 1987  
Then personally appeared the above named NORMA M. FOX the Secretary of GOLD CONSTRUCTION CO. 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, Barbara Serbut My commission expires My Commission expires 2/2/88 19\_\_\_\_  
Notary Public My Commission expires 2/2/88.

**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, \_\_\_\_\_ My commission expires \_\_\_\_\_ 19\_\_\_\_  
Notary Public



87579626

REAL ESTATE MORTGAGE STATUTORY FORM  
LEROY BOGAN + NAOMI BOGAN  
TO  
GOLD CONSTRUCTION CO., INC.  
ASSIGNMENT OF MORTGAGE  
GOLD CONSTRUCTION CO., INC.  
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

7 9 6 2 6  
Lot 45 in Block 1 in the Subdivision by the W. Chicago Land Company of the S. 1/2 of Section 10, Township 39 N., Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

87579626

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05/01/2025