

ILLINOIS

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

UNOFFICIAL COPY

Real Estate Order NO# 25-03-301 copy #1 / 87618217 EKO (This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Arthur & Lafayette Kelly 9125 Schwabach

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

MORTGAGE and WARRANT to Sharp Garage & Body 6250 N. Cicero Chicago 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 \$21,100.00 being payable in 81 consecutive monthly installments of \$251.28 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

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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 9th day of July AD 1987

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Signatures of Arthur Kelly and Lafayette Kelly with notary 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 County of Cook This Mortgage was signed at Chicago

I, Henry Kissin in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Arthur & Lafayette Kelly 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 9th day of July AD 1987

NOTARY PUBLIC My Commission Expires Jan 28 1991

THIS INSTRUMENT WAS PREPARED BY Sharp Garage & Body 6250 N. Cicero Chicago Ill



DOCUMENT NUMBER

ASSIGNMENT OF MORTGAGE

UNOFFICIAL COPY

For consideration paid mortgage from to and intended to be recorded with 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.

WITNESS my (our) hand(s) and seal(s) this day of 1987. (Individual and Partnership Signature)

IN WITNESS THEREOF. (Corporate Signature) 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 day of 1987. By (Duly Authorized Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF COUNTY OF SS. Then personally appeared the above named 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 COUNTY OF SS. Then personally appeared the above named the respectively of 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 19 Notary Public

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF COUNTY OF SS. 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

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REAL ESTATE MORTGAGE STATUTORY FORM Arthur Kelly & Lafayette Kelly TO Sharp Construction ASSIGNMENT OF MORTGAGE Sharp Construction 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



Legal Description **UNOFFICIAL COPY** 37613411

Lot 28 in Block 2 in Bartlett's Lilydale Park, a Resubdivision of Lots 1 to 24 inclusive in Block 1 and Lots 1 to 24 inclusive in Block 2 in Cooper's Subdivision of the E. 2/3rds of the N. 1/4 of the NW 1/4 of the SW 1/4 of Section 3, Township 37 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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