

ILLINOIS

UNOFFICIAL COPY 1-3-36-88-043 all AAO 87080781

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Dolor N Placido, Modesta M Placido, Ligaya Marasigan-Labao, and Israel D Labao

2306 N. Mason City of Chicago State of Illinois. Mortgagor(s)  
(Buyer's Address)

MORTGAGE and WARRANT to THE DARTMOUTH PLAN, INC. of 1301  
FRANKLIN AVENUE, GARDEN CITY, NEW YORK 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 \$ 9213.96 being payable in 84 consecutive monthly installments of 109.69 each, commencing 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 following described real estate, to wit:

Lot 31 (except the S.  $\frac{1}{2}$ ) & the S.  $\frac{1}{2}$  of Lot 32 in Block 4 in Hanson's Subdivision of that part of the W.  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of section 32, Township 20 N, Range 13, East of the Third Principal Meridian, lying N. 64 of the center line of Grand Avenue, in Cook County, Illinois.

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.

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 22 day of Oct A.D. 19 86  
Israel D. Labao  
Ligaya V. Marasigan-Labao  
Israel D. Labao  
Dolor N Placido (SEAL)  
Modesta M. Placido (SEAL)  
Modesta M. Placido (Type or print name beneath signatures)

STATE OF ILLINOIS }  
County of COOK } ss. This Mortgage was signed at 2306 N MASON  
CHICAGO IL 60639

I, ANNABELLE M. HOUDEK sh and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Dolor Placido, Modesta Placido, Ligaya Marasigan Labao and Israel Labao 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 22 day of Oct A.D. 19 86  
Annabelle M. Houdek  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY  
Christine Sciacchitano  
Address 1600 Stewart Ave  
Westbury NY 11590

My Commission Expires July 31, 1988

87080781  
DOCUMENT NUMBER

# UNOFFICIAL COPY

FEB-10-87 40442 • 87080781 • A — Rec

11.00

10 FEB 87 9:52

-87-080781

REAL ESTATE MORTGAGE  
STATUTORY FORM

LEENA MARSHMAN-LABAD  
Dolore N Placido  
Modesta M Placido  
ERNEST D. LABAD

THE DARTMOUTH PLAN, INC.



When recorded by ROSE ANN CHALMERS

THE DARTMOUTH PLAN, INC  
1600 STEWART AVE  
WILSON NY 11590

When recorded by recorder's use only  
\$11.00 E

Cook County Clerk's Office

87080781