

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

UNOFFICIAL COPY

Real Estate Tax Map Number: 20-13-117-002 87128210

(This space for Recorder's use only)

ML ALI DAD

THIS INDENTURE WITNESSETH, THAT

Velena L. Mitchell

5705 S. Hoyne

City of Chicago

State of Illinois, Mortgagor(s).

MORTGAGE and WARRANT to

First Universal Builders

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 \$ 6,754.44, being payable in 84 consecutive monthly installments of 80.41 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

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 7th day of February A.D. 19 87

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Velena L. Mitchell (SEAL)
Mortgagor

(SEAL)
Mortgagor
(type or print name 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

This Mortgage was signed at 5705 S. Hoyne

County of Cook } ss.

I, Joanna M. Pawlik in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

Velena L. Mitchell

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 7th day of February A.D. 19 87

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

My Commission Expires DEC. 12, 1990

Tracy O'Leary

Name

Address THE DARTMOUTH PLAN INC.

1800 STEWART AVE.

WESTBURY, N.Y. 11590

DOCUMENT NUMBER

87128210

ASSIGNMENT OF MORTGAGE

UNOFFICIAL COPY

For consideration paid, 101 UNIVERSAL BUILDERS INC. holder of the within mortgage, from VALENA L MITCHELL to 1ST UNIVERSAL BUILDERS INC. dated 2-07-1987

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 IN WITNESS THEREOF, JOANNA M PAWLAK 1ST UNIVERSAL BUILDERS 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 18 day of Feb 19 87 By [Signature] - PRESIDENT

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF _____ COUNTY OF _____ SS _____ 19 ____ Then personally appeared the above named _____ and acknowledged the foregoing assignment to be his (her) free act and deed Before me, _____ My commission expires _____ My Commission Expires May 19 1987 19 ____ Notary Public

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF ILLINOIS COUNTY OF COOK SS _____ 2-18 19 87 Then personally appeared the above named JOANNA M PAWLAK the PRESIDENT and _____ respectively, of 1ST UNIVERSAL BUILDERS 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, Catherine Lyons My commission expires My Commission Expires May 19 1987 19 ____ Notary Public

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

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REAL ESTATE MORTGAGE STATUTORY FORM

Valena L. Mitchell TO 1st-Universal Builders Inc.

ASSIGNMENT OF MORTGAGE

1st Universal Builders Inc. TO THE DARTMOUTH PLAN, INC.

When recorded mail to ROSE ANN CHAMBERS

THE DARTMOUTH PLAN INC. 1000 STEWART AVE. WESTBURY, N.Y. 11590

Space below for Recorder's use only



THE DARTMOUTH PLAN INC. 1000 STEWART AVE. WESTBURY, N.Y. 11590

UNOFFICIAL COPY

The S. 31.25 feet of the N. 62.5 feet of Lots 7 to 11 inclusive & the S. 31.25 feet of the N. 62.5 feet of the W. 1/2 of Lot 6 in Block 10 in Dewey's Subdivision of the S. 1,819.8 feet of the N. 1,986.8 feet of the E. 1,127.8 feet of the S. 290 feet of the N. 2,276.8 feet of the E. 837.3 feet of the N. 290 feet of the S. 323 feet of the E. 987.3 feet of the E. 1/2 of the NW 1/4 of Section 18, Township 38 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Property of Cook County Clerk's Office

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