

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

UNOFFICIAL COPY

Real Estate Index Number: 16-25-119-031

87177890

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT

AKA Maria Alanis Vega

Alberto Alanis Vega & Maria Isabel Vega

2906 W. 25th St. City of Chicago

State of Illinois, Mortgagor(s).

(Buyer's Address)

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 \$ 4,052.16 being payable in 84 consecutive monthly

installments of 48.24 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: Lot 32 in Block 2 in Cass Subdivision of the E. 30 acres of the S. 64 acres of the NE 1/4 of Section 25, Township 39 N., Range 13, East of the Third Principal Meridian, in Cook County, Illinois

DEC-16-25-119-031/17

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(S) 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 3th day of February A.D. 19 87

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Alberto Alanis Vega Mortgagor (SEAL)

AKA Maria Isabel Vega Mortgagor (SEAL) AKA Maria Alanis Vega

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 2906 W. 25th St.

County of Cook

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

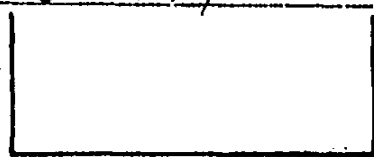
Alberto Alanis Vega & Maria Isabel Vega AKA Maria Alanis Vega personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (they) (he) (she) signed, sealed and delivered the said instrument 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 3th day of February A.D. 19 87

THIS INSTRUMENT WAS PREPARED BY

Tracy O'Leary

THE DARTMOUTH PLAN INC. 1600 STEWART AVE. WESTBURY, N.Y. 11590



DOCUMENT NUMBER

87177890

UNOFFICIAL COPY

For consideration paid 1ST UNIVERSAL BUILDERS INC holder of the within mortgage, from ALBERTO ALANIS VEGA & MARIA ALANIS VEGA MARIA ISABEL VEGA to 1ST UNIVERSAL BUILDERS INC dated 02/03/87

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 25 day of Feb 1987 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 25 day of Feb 1987 By Joanna M Pawlak PRES

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF _____ COUNTY OF _____ SS. _____ 1987

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

Before me, _____ My commission expires _____ 1987
Notary Public

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF ILLINOIS COUNTY OF COOK SS. 2.25 1987

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 Jones My commission expires My Commission Expires May 19, 1987 1987
Notary Public

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____ COUNTY OF _____ SS. _____ 1987

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 _____ 1987
Notary Public

APR -- 3 - 87 4 4 6 2 6 8 7 1 7 7 8 9 0 A - Rec

87177890

REAL ESTATE MORTGAGE STATUTORY FORM

Alberto Alanis Vega & Maria Isabel Vega
AKA Maria Alanis Vega
TO

First Universal Builders Inc.

ASSIGNMENT OF MORTGAGE

First Universal Builders Inc.

THE DARTMOUTH PLAN, INC.



When recorded mail to ROSE ANN CHALMERS

THE DARTMOUTH PLAN INC.
1600 STEWART AVE.
WESTBURY, N.Y. 11590

Space below for Recorder's use only

3 APR 87 10:40

WESTBURY, N.Y. 11590
1600 STEWART AVE
THE DARTMOUTH PLAN

11.00e