

ILLINOIS

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

UNOFFICIAL COPY

Real Estate Index Number 32-08-220-01

BAO M

87222376

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT

DONALD E. COWAN + ESTHER E. COWAN

1756 W 187th
(Buyer's Address)

City of Homewood

State of Illinois, Mortgagor(s).

MORTGAGE and WARRANT to

SIOREX CORP

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 \$10146.36, being payable in 84 consecutive monthly installments of 120.79 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 11 in Block 3 in Southgate, being a Subdivision in the S. 1/2 of the NE 1/4 of Section 6, Township 35 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all present trap overments 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 8 day of February A.D. 1987

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Donald E. Cowan (SEAL) Mortgagor

Esther E. Cowan (SEAL) Mortgagor

(Type or print names beneath signatures)

Esther E. Cowan

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 1756 W 187th

County of Cook

ss.

Homewood IL

I, Robert Domax in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

DONALD E. COWAN + ESTHER E. COWAN

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 8th day of FEBRUARY A.D. 1987

NOTARY PUBLIC

My Commission Expires 3/88

THIS INSTRUMENT WAS PREPARED BY

Tracy O'Leary

Name

Address

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

10/86 TDP Inc. 1085

DOCUMENT NUMBER

87222376

ASSIGNMENT OF MORTGAGE

UNOFFICIAL COPY

For consideration paid: \$100,000.00 mortgage, from JESSIE DENICO Cowan + ESTHER COWAN to SIDEX CORP dated 2/8/87

and intended to be recorded with Registrar of Titles of Cook County IL 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 19 day of 1987 IN WITNESS THEREOF SIDEX CORP

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 3/23/87 day of 1987 By Jay Rosenberg

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF ILLINOIS COUNTY OF COOK SS. 3/23 1987 Then personally appeared the above named JAY ROSENBERG and acknowledged the foregoing assignment to be his (her) free act and deed Before me, Robert [Signature] My commission expires 3/88 19

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF ILLINOIS COUNTY OF COOK SS. 3/23 1987 Then personally appeared the above named JAY ROSENBERG, the Pres of SIDEX CORP 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, Robert [Signature] My commission expires 3/88 19

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF ILLINOIS COUNTY OF COOK SS. 3/88 1987 Then personally appeared the above named [Signature] a General Partner of [Signature] a partnership, and acknowledged the foregoing assignment to be his (her) free act and deed and the free act and deed of said partnership Before me, Robert [Signature] My commission expires 3/88 19

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REAL ESTATE MORTGAGE STATUTORY FORM

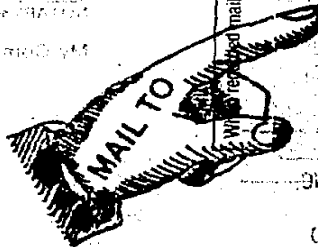
Donald E. Cowan & Esther E. Cowan

Sidex Corporation

ASSIGNMENT OF MORTGAGE

Sidex Corporation

TO THE DARTMOUTH PLAN, INC.



ROSE ANN CHALMERS

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

Space below for Recorder's use only

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

12:00 E