

THIS INDENTURE WITNESSETH, THAT Judy Felder and Hazel Harris, as joint tenants
(Husband and wife) (single man) (single woman)

of 1244 N. Laramie City of Chicago State of Illinois, Mortgagor(s)
(Address of Buyer) (Strike out designations that do not apply)

MORTGAGE and WARRANT to Mercury Finance Co.
of 5417-25 W. 79th St. Burbank, Il. 60459 Mortgagee.
(Seller's Address)

To secure payment of that certain Home Improvement Retail Installment Contract executed by the MORTGAGOR(S) bearing even date herewith, payable to the MORTGAGEE above named, in the amount of \$ 5849.28 payable in 48 monthly installments the first installment being \$ 121.86 and the remaining installments being \$ 121.86 each with the final payment being the unpaid balance, the following described real estate, to wit:

The South 15 feet of Lot 5 and Lot 6, (except the South 10 feet) in Block 3 in Robinson Avenue Land Association Subdivision of the East 10.72 acres of the South 1/2 of the Northwest 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: ¹⁶~~16~~ 04-128-033 Vol. 549 DAO ALL LV

To have and to hold the above granted premises, unto the grantees forever, not as tenants in common, but as joint tenants with right of survivorship, 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 if all or any part of the property or an interest in the property is sold or transferred by Mortgagor without Mortgagee's prior written consent, Mortgagee, at Mortgagee's option, may require immediate payment in full of the entire amount due under the Mortgage and Home Improvement Retail Installment Contract. Mortgagee, at Mortgagee's option, may waive the right to declare the balance immediately due and may accept in writing an assumption agreement executed by the person to whom the Mortgagor is transferring or selling the interest in the property. If Mortgagee does allow Mortgagor's successor in interest to assume the obligation, Mortgagor will be released from further obligation under this Mortgage and the Home Improvement Retail Installment Contract. The following types of transfers will not give Mortgagee the right to require immediate payment in full:
(a) the creation of liens or other claims against the property which are inferior to this Mortgage;
(b) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses;
(c) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;
(d) leasing the property for three years or less, so long as the lease does not include an option to buy;
(e) a transfer to Mortgagor's relative resulting from death of the Mortgagor;
(f) a transfer where Mortgagor's spouse or children become owners of the property;
(g) a transfer to Mortgagor's spouse resulting from a divorce decree, separation agreement, or property settlement agreement;
(h) a transfer into an inter vivos trust in which the Mortgagor is and remains a beneficiary, so long as there is no transfer of rights of occupancy in the property.

IT IS FURTHER EXPRESSLY PROVIDED AND AGREED, That if default be made in the payment of the said 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 such case the whole of said sum, less unearned charges, secured by the said contract in this mortgage mentioned, shall thereupon, at the option of the said mortgagee, his or its attorneys or assigns, and as provided by law, become due and payable, and this mortgage may be foreclosed to pay the same, and it shall be lawful for the said 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 attorney's fees, to be included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the unpaid balance of said contract whether due and payable by the terms thereof or not.

DATED, This 4th day of June A.D. 1987

Judy L. Felder (SEAL)
Hazel Harris (SEAL)
(Type or print names beneath signatures)

STATE OF ILLINOIS }
County of Cook } ss.

I, Linda Lullo in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Judy Felder and Hazel Harris, as joint tenants

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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal
My Commission Expires July 25, 1987

Linda J. Lullo
Notary Public

THIS INSTRUMENT WAS PREPARED BY
Eva McCulley
Name
5417 W. 79th St. Burbank, Il. 60459
Address

87310464

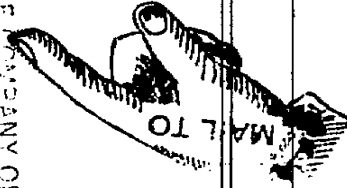
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87310464

REAL ESTATE MORTGAGE

TO

Date



After recording mail to:

MERCURY FINANCE COMPANY OF ILLINOIS
5417 WEST 79th STREET
BURBANK, ILLINOIS 60459
(312) 422-0300

Space below for Recorder's use only

13.03 DIM-032377

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to _____ all right, title and interest in and to the Mortgage appearing on the reverse side hereof and the money due and to become due on the Home Improvement Retail Installment Contract secured thereby and warrants that no liens have been filed by Assignor on the property described in the Mortgage.

(Seller's name)

By _____ Title _____

ACKNOWLEDGMENT

STATE OF _____ }
County of _____ } ss.

On this _____ day of _____, 19____, there personally appeared before me

_____ known or proven to me to be the person whose name is subscribed to the within assignment, and acknowledged that he/she executed the same, as his/her free and voluntary act of the purposes therein contained and (in the event the assignment is by a corporation) that he/she is _____ and was authorized to execute the said assignment and the seal affixed thereto, if any, is the seal of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

87310464

DEPT-01 RECORDING
TRN 0158 06/08/87 15:21 00
#1177 # 15 *-87-310464
COOK COUNTY RECORDER

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