

\$12.00
RECORDING
TRAN 6394 06/09/87 14:27:00
#1425 # B * -87-312897
COOK COUNTY RECORDER

UNOFFICIAL COPY

#11950

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ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE

THE FORECLOSURE, made May 9, 1987, between Samuel Williams and Pamela Williams, his wife, as joint tenants, herein referred to as MORTGAGORS, and Windy City Exteriors, Inc., herein referred to as MORTGAGEE, witnesseth:

THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail Installment Sales Contract bearing date May 9, 1987, in and by which Contract the Mortgagors have agreed to pay the sum of Fifteen Thousand One Hundred Thirty and 20/100 DOLLARS (\$15130.20), payable in 60 monthly instalments, each installment in the amount of \$ 252.17, beginning August 5th, 1987 and with the final installment due and payable on July 5th, 1992.

NOW THEREFORE, the Mortgagors to secure the payment of said sum of money in accordance with the terms, provisions and limitations of the Retail Installment Sales Contract, and the performance of the covenants and agreements herein contained in this Mortgage do by these presents CONVEY and WARRANT unto the Mortgagee, the Mortgagee's successors and assigns, the following described Real Estate, to wit:

Lot 511 in Dewey and Cunningham's Subdivision of the North 3/4 of the East 1/2 of the North East 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 7213 South Woods, Chicago Cook County

Permanent Index Number: 20-30-212-005

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances now or hereafter erected thereon, all of which are declared to be part of the real estate whether physically attached thereto or not.

TO HAVE AND TO HOLD the property with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging for the uses herein set forth free from all rights and benefits under the Homestead Exemption Laws for the State of Illinois, which rights and benefits the Mortgagor does hereby release and waive.

Mortgagor COVENANTS and WARRANTS to Mortgagor and to Mortgagor's successors and assigns:

1. Mortgagor shall pay the indebtedness owing as provided for in the Retail Installment Sales Contract referred to above, and which is incorporated herein by reference and made a part hereof.
2. Mortgagors shall pay before any penalty attaches all general taxes, special assessments, all special taxes, water charges, sewer services charges, and other charges against the premises when due.
3. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on property which may become damaged or be destroyed; (2) Keep said property in good condition and repair without waste; (3) comply with all requirements of law or municipal ordinances with respect to the property and the use thereof; (6) make no material alterations in said property except as required by law or municipal ordinance.

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