

ILLINOIS REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

UNOFFICIAL COPY

REC'D. ESTATE INDEX # 10-92-325-028

(This space for Recorder's use only) 88135572

THIS INDENTURE WITNESSETH, THAT SHIRLEY FELTON

848 N. HARDING City of CHICAGO State of Illinois, Mortgagor(s)

MORTGAGE and WARRANT to BETTER BUILT Remodeling Inc. (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 total amount of \$ 10,300.20, being payable in 60

consecutive monthly installments of \$ 171.67 each, commencing two (2) month(s) 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 real estate located above, and more fully described on Schedule A attached hereto and made a part hereof,

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 Mortgagee 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 Mortgagee, 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 14th day of MAY 1988

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Shirley Felton Mortgagor

Subscribing Witness (SEAL) Mortgagor (type or print names beneath signatures) (SEAL)

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 COUNTY OF Cook } ss. This Mortgage was signed at 848 N. Harding Chicago, IL

I, Notary Public for and in said County, do hereby certify that the subscribing witness to the foregoing instrument,

personally known to me, who, being by me duly sworn, did depose that he/she resides at

that he/she knows said to be the individual(s) described in, and who executed, the foregoing instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth; that he/she, said subscribing witness, was present and saw him/her/them execute the same, and that he/she, said subscribing witness, at the time subscribed his/her name as witness therein.

Given under my hand and notarial seal this day of

My commission expires 19 (NOTARY PUBLIC)

STATE OF ILLINOIS COUNTY OF Cook } ss.

I, Bogdan R. Krzysik, a Notary Public for and in said County, do hereby certify that Shirley Felton and

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 he/she/they signed and delivered the said instrument as his/her/their 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 notarial seal this 14th day of May 1988

My commission expires April 9, 1990 (NOTARY PUBLIC) Bogdan R. Krzysik

THIS INSTRUMENT WAS PREPARED BY Name: Bogdan R. Krzysik Address: 5018 West Fullerton Avenue Chicago, Illinois 60639 DOCUMENT NUMBER 1/88

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ASSIGNMENT OF MORTGAGE

For consideration paid Better Built Remodeling Inc. holder of the within
 mortgage, from Shirley Felton
 to Better Built Remodeling Inc. dated May 14, 1988

and intended to be recorded with Recorders Office of Cook County
 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 _____ day of _____, 19____
 IN WITNESS THEREOF Better Built Remodeling Inc.
Edward Krzysik
 (Contractor)

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 12th day of August, 1988

By Edward Krzysik
 (Name of Officer and Title)

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, _____ Notary Public My commission expires _____, 19____

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF ILL COUNTY OF Cook SS. _____, 1988
 Then personally appeared the above named Edward Krzysik the President
 of Better Built Remodeling 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, Bogdan R. Krzysik Notary Public My commission expires My Commission Expires April 29, 1990, 19____

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____ COUNTY OF _____ SS. _____, 19____
 Then personally appeared the above named _____ a General Partner of _____
 and deed of said partnership. SEP-22-88 47783 88-35572-1-A-Rec 1300
 Before me, _____ Notary Public My commission expires _____, 19____

88435572

REAL ESTATE MORTGAGE STATUTORY FORM

SHIRLEY FELTON TO

BETTER BUILT H.I. INC.

ASSIGNMENT OF MORTGAGE

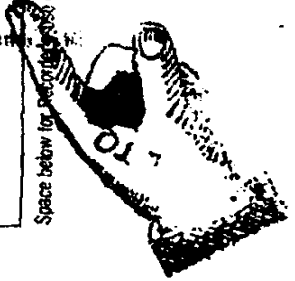
BETTER BUILT H.I. INC. TO

THE DARTMOUTH PLAN

ROSE ANN CHALMERS

THE DARTMOUTH PLAN, INC.
 1301 FRANKLIN AVENUE
 GARDEN CITY, N.Y. 11530

Space below for recording stamp only



22 SEP 88 11:21

88435572

139/E

UNOFFICIAL COPY

8 8 4 3 5 5 7 2

Property of Cook County Clerk's Office

LOT 4 IN BLOCK 7 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE SOUTH-
WEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$
OF SECTION 2, TOWNSHIP 39, NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY.,
REAL ESTATE INDEX # 16-02-335-022
PREMISES KNOWN AS AND BY: 848 N. HARDING, CHICAGO, ILLINOIS

88435572

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Property of R A R JD:

THE DARTMOUTH PLAN, INC.
1501 FRANKLIN AVENUE
GARDEN CITY, N.Y. 11530

ROSE ANN CHALMERS

County Clerk's Office

02/11/2016