

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

11-15-88-100-0123 5-88-482356

This space is for the order's use only

THIS INDENTURE WITNESSETH THAT Jeffrey Bolon and Kenneth Drzewiecki

1216 Simpson City of Evanston State of Illinois, Mortgagor(s). (Buyer's Address) MORTGAGEE and WARRANT to Sav-Mor Construction Co., 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 \$ 39,147.60 being payable in 120

equal payments of \$ 326.23 each commencing two (2) months from the date of completion of the property improvement described in and Retail Installment Contract and on the same day of each subsequent month until paid, or any amendment to said Retail Installment Contract or any modification thereof put in effect by the Illinois Retail Installment Sales Act together with delinquency and other charges if any, the real estate located at Evanston, Illinois and more fully described hereinafter and made a part hereof

together with all present and prospective improvements thereon, rents, issues and profits thereof, situated in the County of Cook in the State of Illinois, hereinafter referred to as the premises, and all rights and claims under and to a part of the Homestead Exemption Laws of the State of Illinois, and all rights and claims to a part of the proceeds of any sale or disposition of any of the premises or improvements hereon contained in the Illinois Retail Installment Sales Act and AGREES to pay the Mortgagee, its assigns, attorneys and assignees upon said premises when due, all taxes, assessments and charges assessed to the premises, and to keep said premises in good repair. In the event of the failure of the Mortgagor to comply with any of the above covenants, the Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated to, foreclose on the premises and the amount paid thereon, together with interest thereon at the rate of 12% per annum, shall be due on demand and shall be paid to the Mortgagee or its assigns. If default be made in the payment of the said Retail Installment Contract, the Mortgagee may, at its option, 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 the Mortgagee, be immediately due and payable, and the mortgage may be immediately foreclosed to pay the same, and the Mortgagee shall be entitled to receive and collect all rents, issues and profits thereof.

THE MORTGAGOR(S) TO MAINTAIN and Extended Coverage of 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 and premises, and reasonable attorney's fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, mortgages 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 19th day of July AD 19 88

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Jeffrey Bolon Mortgagee (SEAL) Kenneth Drzewiecki Mortgagee (SEAL) Howard Beard Subscribing Witness

NOTE: This document is a mortgage which gives your contractor and its assigns 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 } ss. This Mortgage was signed at 1216 Simpson County of Cook } Evanston, Illinois a Notary Public for and in said County, do hereby certify that Howard Beard the subscribing witness to the foregoing instrument, personally known to me, who being by me duly sworn, did depose that he/she resides at 4868 W. Dempster St. Skokie, Ill. that he/she knows said Jeffrey Bolon and Kenneth Drzewiecki to be the individuals 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 thereon.

Given under my hand and notarial seal this 19th day of July 19 88 My commission expires July 30, 19 89 (NOTARY PUBLIC)

STATE OF ILLINOIS } ss. I, a Notary Public for and in said County, do hereby certify that and (his/her spouse) 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 day of 19 My commission expires 19 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name: Gil Pozin Address: 4868 W. Dempster Skokie, Ill 60077

DOCUMENT NUMBER

58-482356

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ASSIGNMENT OF MORTGAGE

For consideration paid Sav-Mor Construction Co., Inc. (Contractor) holder of the within mortgage, from Jeffrey Bolon and Kenneth Drzewiecki (Buyer) to Sav-Mor Construction Co., Inc. (Contractor) dated July 19, 1988

and intended to be recorded with Recorders Office of Cook County, Illinois 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, Sav-Mor Construction Co., Inc.
Gil Pozin, President (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 31st day of August, 1988
 By [Signature] (Duly Authorized Name of Officer and Title)

[Signature]
 Contractor (Individual or Partnership)
 Notary (Corporate Only)

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, _____ My commission expires _____ 19____
 Notary Public

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF Illinois COUNTY OF Cook SS. _____ August 31 1988

Then personally appeared the above named Gil Pozin the President of Sav-Mor Construction Co., 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, [Signature] My commission expires _____ 19____
 Notary Public

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____ COUNTY OF _____ SS. _____ 19____

Then personally appeared the above named _____ a General Partner of _____ a 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 _____ 19____
 Notary Public

-88-482356

REAL ESTATE MORTGAGE STATUTORY FORM

JEFFREY BOLON
KENNETH DRZEWSKI

SAV-MOR CONST CO

ASSIGNMENT OF MORTGAGE

SAV-MOR CONST CO

STATE TO
The Dartmouth Plan, Inc

When recorded mail to
THE DARTMOUTH PLAN, INC.
1301 FRANKLIN AVENUE
GARDEN CITY, N.Y. 11530

Space below for Recorder's use only

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UNOFFICIAL COPY

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Property of Cook County Clerk's Office

Lot 4 in Foster's Sub of part of Kirkman's Sub of lot 3 in County Clerk's Division of Unsubdivided lands in the NW 1/4 of section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
SAID PREMISES ARE KNOWN AS AND BY: 1216 Simpson, Evanston, Illinois.
REAL ESTATE INDEX NO: 11-18-100-010