

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

-88-489984

(This space is for Recorder's use only)

THIS INSTRUMENT WITNESSETH THAT Lillie B. Smith, a widow

7912 S. Lowe City of Chicago, Illinois State of Illinois, Mortgagor(s) Say-Mor Construction Co., Inc. Mortgagee

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 \$ 10,490.76 being payable in 84

consecutive monthly installments of 124.89 each commencing two (2) months from the date of completion of the property improvement 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 late charges, the amount of which is stated above and more fully described on Schedule A attached hereto and made a part hereof.

together with all present and future improvements, thereon, rents, issues and profits thereof, situated in the County of Cook of the State of Illinois, together with any and all rights under and by virtue of the Home Loan Exemption Laws of the State of Illinois, and all other rights, claims, demands and remedies after any default in payment or breach of any of the covenants or agreements herein contained.

AND IT IS HEREBY CERTIFIED AND AGREED That the Mortgagor(s) shall pay all taxes and assessments upon said premises when due shall except the tax being thereon considered to be full insurable value for the benefit of Mortgagee. shall pay all installments of prior mortgages due on the date of 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 attempt to collect the amount paid thereon, together with interest thereon at the rate of 8% per annum, shall be due on demand and shall be subject to attachment as executed by the 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, be and shall remain due and payable, and this mortgage shall be immediately foreclosed to pay the same, and it shall be lawful for Mortgagee, 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(S) 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 FLOOD CLAUSE 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, the same shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not.

DATED this 1st day of August AD 19 88 MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Lillie B. Smith Mortgagor (SEAL)

Howard Beard Subscribing Witness (SEAL) Mortgagor (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 } This Mortgage was signed at 7912 S. Lowe COUNTY OF Cook } Chicago, Illinois I, Gil Pozin, 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, IL that he/she knows said Lillie B. Smith 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/they 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 1st day of August, 19 88 My commission expires July 30, 1989 Gil POZIN (NOTARY PUBLIC)

STATE OF ILLINOIS } 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 Second Floor East Skokie Illinois 60077 DOCUMENT NUMBER 1/88

-88-489984

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid 88-1001-88 Sav-Mor Construction Co., Inc. (Contractor) holder of the within mortgage, from Lillie B. Smith (Buyer) to Sav-Mor Construction Co., Inc. (Contractor) dated 8/1/88

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.

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 (Individual and Partnership Signature) (Corporate Signature)

By Gil Pozin (Corporate Seal) Truly Authorized 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 Illinois COUNTY OF Cook SS _____ September 12 19 88

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, Serald Pozin Notary Public My commission expires _____ 19____

EX DATE 5-9-90 SERALD POZIN

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, _____ Notary Public My commission expires _____ 19____

EX DATE 5-9-90

-88-48998A

REAL ESTATE MORTGAGE STATUTORY FORM

LILLIE B. SMITH

TO

SAV-MOR CONSTRUCTION CO.

ASSIGNMENT OF MORTGAGE

SAV-MOR CONSTRUCTION CO.

TO

THE DARTMOUTH PLAN, INC.

When recorded mail to

RECORDERS OFFICE

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

Space below for Recorder's use only



UNOFFICIAL COPY

8 8 : 3 9 9 8 4

Property of Cook County Clerk's Office

Address of Property: 7912 S. Lowe, Chicago

Permanent Real Estate Index Number: 20-33-102-025

Legal Description: Lot 48 & North 5 feet of Lot 47 in Block 2 in George A. Chambers' Subdivision of that part of the North 1/2 of the North 1/2 of the North West 1/4 of Section 33, Township 38 North, Range 14, East of the Third Principal Meridian (lying West of the Chicago, Rock Island & Pacific Railroad) in Cook County, Illinois.

-88-489981

UNOFFICIAL COPY

01-25-88 46899 084099311 B - 120

Property of Cook County Clerk's Office

Ra R No.

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

ROSE ANN CHALMERS

11-11-88-80

01-25-88 46899

13.00

PAID TO

88489964