

ILLINOIS REAL ESTATE MORTGAGE (Please print or type all names and addresses)

UNOFFICIAL COPY

Real Estate Index NO 16-04-203-012 -88-500556

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH THAT

GEORGE KEMP

1529 N. LAWLER (Buyer's Address) Mortgage and WARRANT to City Home SERVICES 3101 N. Cicero, Chicago, Ill. 60641 (Contractor) 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 \$ 7,010.50 being payable in 120 consecutive monthly installments of 58.42 each commencing two (2) months 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 obliged, to attend to the same, and the amount paid therefor, together with interest thereon, at the rate of 10% 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 onto, 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 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 sum provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not

DATE D, this 15th day of AUGUST AD 1988

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Signature of George Kemp (SEAL) Subscribing Witness (SEAL) Mortgagee (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 1529 N. Lawler COUNTY OF COOK } ss Chicago, Ill. I, [Signature] a Notary Public for and in said County, do hereby certify that [Signature] the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at [Address]

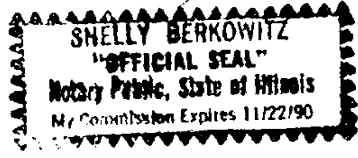
that he/she knows said [Name] to be the individual(s) described in, and who executed, the foregoing instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, that he/she, said subscribing witness, was present and saw him/her/their execute the same, and that he/she,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

Given under my hand and notarial seal this 15th day of August, 1988 My commission expires [Date] (NOTARY PUBLIC)

STATE OF ILLINOIS } COUNTY OF COOK } ss I, SHELLY BERKOWITZ and GEORGE KEMP (his/her spouse), personally known to me to be the said 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 15th day of August, 1988 My commission expires [Date] (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name: Joyce Dubiel Address: 3101 N. Cicero, Chicago, Ill.



DOCUMENT NUMBER

-88-500556

275002-88-200020

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

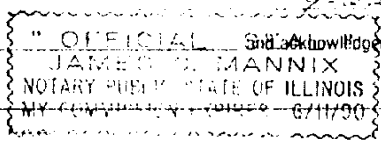
For consideration paid City Home Services (Contractor) holder of the within mortgage from Georgene Kemp (Borrower) to City Home Services (Contractor) dated 8-7-88

and intended to be recorded with Cook County Boarder of Deeds 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 22nd day of September 19 88 IN WITNESS THEREOF, Arthur Zarnst (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 _____ day of _____ 19 ____ By _____ (Duly Authorized Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF Illinois COUNTY OF Cook SS. September 22, 1988 Then personally appeared the above named Arthur Zarnst assignment to be his free act and deed. Before me James C. Mannix My commission expires 6/11/90 Notary Public



ACKNOWLEDGEMENT BY CORPORATION

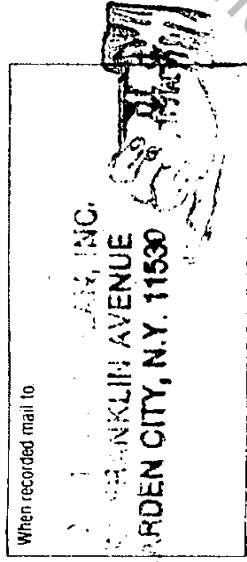
THE STATE OF _____ COUNTY OF _____ SS. _____ 19 ____ Then personally appeared the above named _____ the _____ and acknowledged the foregoing assignment to be the free act and deed of said officer and said corporation and that the seal affixed to said instrument is the corporate seal of said corporation. Before me _____ 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

88-500556

REAL ESTATE MORTGAGE STATUTORY FORM
Georgene Kemp
TO
City Home SUCS
ASSIGNMENT OF MORTGAGE
City Home SUCS
TO
The Dartmouth Plan, Inc.



Space below for Recorder's use only

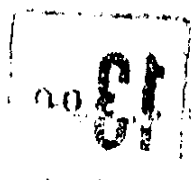
UNOFFICIAL COPY

Lot 24 in the Resubdivision of Charles A. Raggio's Resubdivision of Lots 12 to 47 inclusive in the Subdivision of the East Half of the North East Quarter of the North West Quarter of the North East Quarter of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SAID PREMISES ARE KNOWN AS AND BY: 1529 North Lawler, Chicago, Illinois.
REAL ESTATE INDEX NO: 16-04-203-012

Property of Cook County Clerk's Office

-88-500556



UNOFFICIAL COPY

Property of Cook County Clerk's Office

1-30-08 46379 08700373 D -- 120

13₀₀



88500556