

ILLINOIS

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Handwritten notes: 25-21-422-037, index NO

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

88541770

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT R. B. TRIPLETT, Sr. and Willie DOAR TRIPLETT  
TRIPLETT  
11826 S. HARVARD City of Chicago State of Illinois. Mortgagor(s).  
(Buyer's Address)  
MORTGAGE and WARRANT to THE DARTMOUTH PLAN, INC. of 1301  
FRANKLIN AVENUE, GARDEN CITY, NEW YORK 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 amount of \$ 5607.84, being payable in 84 consecutive monthly installments of 66.76 each, commencing 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 following described real estate, to wit:

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 Mortgagor(s) 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 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.

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 attorney's 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 16th day of August A.D. 19 88  
R. B. Triplett Sr (SEAL)  
RB TRIPLETT SR (SEAL)  
+ Willie Doar Triplett  
Willie DOAR TRIPLETT

STATE OF ILLINOIS }  
County of Cook } ss. This Mortgage was signed at 11826 S. HARVARD  
Chicago, Illinois 60628  
I, JOSEPH PRANICA in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That  
R. B. Triplett, Sr and Willie Doar TRIPLETT

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 (they) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) 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 official seal, this 16th day of August A.D. 19 88  
Joseph Pronica

THIS INSTRUMENT WAS PREPARED BY  
JOSEPH J. Pronica  
Name  
3300 N. OKeto, Chicago Illinois  
Address

NOTARY PUBLIC  
My Commission Expires SEAL  
JOSEPH PRANICA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/28/91

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DOCUMENT NUMBER

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REAL ESTATE MORTGAGE  
STATUTORY FORM

RB Triplett SR  
Willie Doar Triplett  
TO

THE DARTMOUTH PLAN, INC.

When recorded mail to:

THE DARTMOUTH PLAN, INC.  
130 Franklin Avenue  
Garden City, New York 11530

Space Below for Recorder's use only



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Property of Cook County Clerk's Office

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The North 22 feet of the West 57 feet 9 inches & the North 26 feet of the East 66 feet of Lot 30 in Block 6, in A.O. Tylers Addition to Pullman being a Subdivision of the East  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. SAID PREMISES ARE KNOWN AS AND BY: 11826 Harvard, Chicago, Illinois.

REAL ESTATE INDEX NO: 25-21-422-037

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