

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

REAL ESTATE INDEX NO: 25-05-331-008

88-596149

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT LuChester Davis AKA LouChester Davis of the County of Cook State of Illinois, Mortgagor(s),  
MORTGAGE and WARRANT to ACE HOME IMPROVEMENT SER. 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 \$ 13,293.00 being payable in 60

consecutive monthly installments of 221.55 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,

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 30 day of September AD 1988 at LOUCHESTER

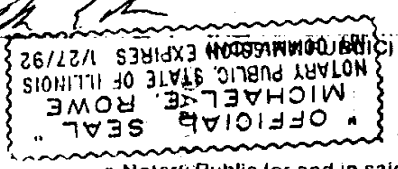
MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS.  
BARRY P. BRANDWIEN (SEAL) Subscribing Witness  
LuChester Davis (SEAL) Mortgagor  
LuChester Davis (SEAL) Mortgagor AKA LouChester Davis

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 9424 S. ELIZABETH  
COUNTY OF COOK } SS CHICAGO, ILL.  
I, Michael E Rowé, a Notary Public for and in said County, do hereby certify  
that BARRY P BRANDWIEN, the subscribing witness to the foregoing instrument,  
personally known to me, who, being by me duly sworn, did depose that he/she resides at \_\_\_\_\_

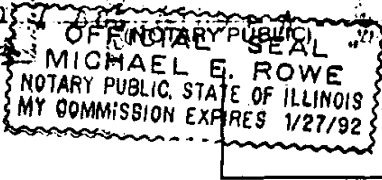
that he/she knows said LUCHESTER DAVIS AKA LOUCHESTER DAVIS to be the individual(s) described in, and who executed, the foregoing instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth; that he/she, said subscribing witness, was present and saw him/her/their execute 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 \_\_\_\_\_ day of \_\_\_\_\_ 1988  
My commission expires \_\_\_\_\_, 1989



STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } 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 \_\_\_\_\_ 1988  
My commission expires \_\_\_\_\_, 1989



13.00

THIS INSTRUMENT WAS PREPARED BY  
Name Dennis Hill  
Address 2140 N. Clydoun Chicago, IL 60614

88-596149

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## ASSIGNMENT OF MORTGAGE

For consideration of ACE HOME IMPROVEMENT SERVICES, INC (Contractor) holds of the within mortgage, from LUCHESTER DAVIS AKA LOUCHENRA DAVIS AND THYLMA DAVIS (Buyer) to ACE HOME IMPROVEMENT SERVICES, INC (Contractor) dated 9-30-88

and intended to be recorded with COOK COUNTY RECORDER 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ IN WITNESS THEREOF, Steven Finley (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 30<sup>th</sup> day of Sept. 1988 BY Steven Finley (Duly Authorized Name of Officer and Title)

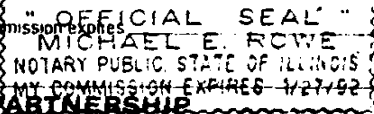
[Signature]  
Contractor (Individual or Partnership)  
[Signature]  
Secretary (Corporate Only)

### 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 \_\_\_\_\_ 1988  
Then personally appeared the above named STEVEN C. FINLEY the PRESIDENT of ACE HOME IMPROVEMENT SERVICES, 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

88230174  
88-550119

**REAL ESTATE MORTGAGE STATUTORY FORM**  
 LOUCHESTER DAVIS A/K/A LOUCHESTER DAVIS & THYLMA DAVIS TO  
 ACE HOME IMPROVEMENT SERVICES INC.,  
**ASSIGNMENT OF MORTGAGE**  
 ACE HOME IMPROVEMENT SERVICES INC., TO  
 THE DARTMOUTH PLAN, INC.,  
 When recorded mail to:  
 ROSE ANN CHALMERS  
 THE DARTMOUTH PLAN, INC.,  
 1301 FRANKLIN AVENUE  
 GARDEN CITY, NEW YORK 11530  
 Space below for Recorder's use only

130

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THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO-WIT: LOT 17 IN EDWARD J. KELLY'S SUBDIVISION OF THE NORTH 451 FEET OF BLOCK 41 IN SUBDIVISION OF THAT PART WESTERLY OF THE RIGHT OF WAY OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST TO THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PREMISES KNOWN AS AND BY: 9429 ELIZABETH ST CHICAGO, IL 60620 REAL ESTATE INDEX NO: 25-05-231-008

Property of Cook County Clerk's Office

-88-590149