

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

13-35-507-005

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THIS INDENTURE WITNESSETH THAT Ruben G Vargas and Juanita Vargas

2441 W. Fletcher City of Chicago State of Illinois, Mortgagors. (Borrower's Address)

MORTGAGE and WARRANT to Windy City Exteriors, 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 \$ 18,067.56 being payable in 84

consecutive monthly installments of 215.09 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 a 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 Mortgagors, shall pay all taxes and assessments upon said premises when due, shall keep the building thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (first 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, 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 I shall be liable 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 15 day of December AD 19 87

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Ruben G Vargas Mortgagor (SEAL)

Juanita Vargas Mortgagor (SEAL) Subscribing Witness Tom Moretti

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 COUNTY OF Cook This Mortgage was signed at 2441 W. Fletcher Chicago

I, Carolyn Peterson, a Notary Public for and in said County, do hereby certify that Tom Moretti the subscribing witness to the foregoing instrument,

personally known to me, who, being by me duly sworn, did depose that he/she resides at 2151 N. 76 Ave.

that he/she knows said Ruben G Vargas & Juanita Vargas 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 20 day of January 19 88

My commission expires 5-13 19 91 Carolyn Peterson (NOTARY PUBLIC)

STATE OF ILLINOIS COUNTY OF Cook "OFFICIAL SEAL" CAROLYN PETERSON Notary Public, State of Illinois My Commission Expires 5/13/91

I, a Notary Public for and in said County, do hereby certify that and this 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 Tillie Cohen Address 1520 W. Lawrence Ave. Chicago, IL 60630 DOCUMENT NUMBER 7/87

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid Windy City Exteriors, Inc. (Contractor)
mortgage from Ruben G. Vargas + Juanita Vargas (Borrower)
to Windy City Exteriors, Inc. (Contractor) dated 12-15-87

and intended to be recorded with Cook County Recorder's Office
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, Jeffrey Schwartz
Windy City Exteriors, Inc. (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 20 day of January, 1988

By JH (Contractor)
Duty Authorized (Name, Title and Firm)

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
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January 20

Then personally appeared the above named Jeffrey Schwartz, the President
of Windy City Exteriors, 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, Carolyn Peterson My commission expires 5-13 1991
Notary Public

OFFICIAL SEARCH
CAROLYN PETERSON
Notary Public, State of Illinois
My Commission Expires 5/13/91

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____ COUNTY OF _____ 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

REAL ESTATE MORTGAGE STATUTORY FORM
Ruben G. Vargas + Juanita Vargas
TO
Windy City Exteriors, Inc.
ASSIGNMENT OF MORTGAGE
Windy City Exteriors, Inc.
TO
The Dartmouth Plan, Inc.

88075251

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

Space below for Recorder's use only.

88075251

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13.00

UNOFFICIAL COPY

Lot 11 in Block 3 in Jones' N. Branch Addition in Section 25, Township
40 N., Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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