

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

UNOFFICIAL COPY

Real Estate Clerk's Office 30-218-032

(This space for Recorder's use only) 88172363

THIS INDENTURE WITNESSETH THAT Catherlean D. Nichols

1911 Cambridge City of Chicago Heights State of Illinois, Mortgagor(s) MORTGAGE and WARRANT to Century Home Improvements, Inc.

(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 \$ 7,396.20 being payable in 84 consecutive monthly installments of 88.05 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.

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 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 29th day of February AD. 19 88

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Catherlean D. Nichols (SEAL) Mortgagor Catherlean D. Nichols (SEAL) Subscribing Witness

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 COUNTY OF Cook This Mortgage was signed at ss. I, a Notary Public for and in said County, do hereby certify that 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 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/them 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 19 My commission expires 19 (NOTARY PUBLIC)

STATE OF ILLINOIS COUNTY OF Cook ss. Daniel Tokarski a Notary Public for and in said County, do hereby certify that Catherlean D. Nichols 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 29th day of February 19 88 My commission expires 6-2-90 19 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name D. TOKARSKI Address SIXTY ORLAND SQUARE DR Orlando Park, IL 88172363 DOCUMENT NUMBER

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For consideration paid, _____ holder of the within

mortgage from Catherlean Nichols to Century Home Improvements dated 2-29-88

and intended to be recorded with Recorder of Deeds 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.

(Individual and Partnership Signature) (Corporate Signature)

WITNESS my (our) hand(s) and seal(s) this _____ day of _____ 1988 IN WITNESS THEREOF, Dan Tokarski Pres. Century Home Improvements, Inc.

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 29th day of March 1988

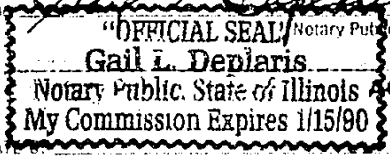
Leslie Tokarski Secretary Dan Tokarski President

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF _____ COUNTY OF _____ SS. _____ 19____
I 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 Dan Tokarski the President of Century Home Improvements, 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 Gail L. Deplaris My commission expires January 15 1990
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

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REAL ESTATE MORTGAGE STATUTORY FORM
Catherlean D. Nichols
TO
Century Home Imp. Inc.
ASSIGNMENT OF MORTGAGE

When recorded mail to
The Dartmouth Plan
1301 Franklin Ave
Garden City, NY



Space below for Recorder's use only

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Lot 32 in Block 16 in Beacon Hills, being a subdivision of part of Sections 19, 20, 29 and 30 township 35 N., Range 14 East of the Third Principal Meridian according to the plat thereof recorded January 4, 1960 as Document #17748392 in Cook County IL.

Property of Cook County Clerk's Office

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