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REAL ESTATE MORTGAGE AND ASSIGNMENT OF REAL ESTATE MORTGAGE (ILLINOIS INDIRECT-NOT FOR PURCHASE MONEY)

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THIS INDENTURE MADE ON THE DATE NOTED ASOVE, BY AND	BETWEEN THE PARTIES LISTED	BELOW,
MORTGAGOR(S)	MORTGAGEE	
NAME SI	NAME TE	
Terrance P. Dorencz	Century Home	Improvements, Inc.
Jane M. Dorencz		
Julio III Botolica		
**************************************	Sixty Orland	Sq. DR.
an	101	
Orland Park	Orland Park	
COUNTY STATE	() 235.71	\$7#1E
Cook Illinois	Cook	Illinois
<u></u>		
WITNESSETH:	Q _b	
That whereas, the Mortgagor(s) are justly indepted to the Mortgagee	upon the Retail installment Contract of	even date, in the sum of -
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THIRTEENTHOUSAND-SIXHUNDRED-NINETYS	<u> </u>	04/00 ossan
(\$ 13,697.04), payable to the order of and delivered to be sum as follows:	ne Mortgagee, in and bown th contract	the Mongagor(s) promise to pay the said
In 94 installments of \$ 163.06	beginning	days after completion date as indi-
cated on the completion certificate and continuing on the same		
inductedness is made payable at such place as the holders of the f	Retail installment Contract may, 1.007 on	re to time, in writing is ppoint, and in
the absence of such appointment, then at the office of Calumet Na	ational Bank, 5231 Honman Avenue, Ha	rumond, Indiana 46329.
Now, therefore, the Mortgagor(s) in consideration of the concurrent ex	dension of credit, and in order to secure	n, prompt payment of said Retail Install
ment Contract, and to better insure the punctual and furthful performa-	nce of all and singular the covenants.	n ! agreements herein undertaken to be
performed by the Morgagor(s), do(es) hereby MORTGAGE and WA	HRANT unto the Mongagee, its sur	ocess is and assigns, all and singular
the real estate situate, lying and being in the County ofCook		<u> </u>
State of Ulinois, hereby releasing and waiving all rights and benefits under	er and by vinue of the Homestead Exer	nption Laws withe State of REnois, and all
right to retain possession of said premises after any default in payment or	r preach of any of the covenants or agre	ements hereir, contained, said real estate
known and described as follows, to-wit:		Co
PROPERT	Y DESCRIPTION	
	•	•
Lot 67 in Fernway Unit 2 a Subdi		
1/4 of the South East 1/4 of Sec		
South West 1/4 of the North West	1/4 of Section 23	and
part of the West 60 acres of the		
23 and Resubdivision of Fernway		
36 North, Range 12 East of the T		
Cook County, Illinois.	IIIIOIDEI J.CII	
Good Godiney, lillingis.		
tesseroe:	Ceplie Tokepaki	
Index427-23-302-019	្រាស់ ខេត្ត និក ខេត្ត ប៉ុ	ವಿಕಾರಣ≥ಕ್ಕೆ ಗಡ?
8731 163rd Street, 0	rland Park, IL 604	62
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Gall L Donials	10 0000	
NO DED FRANKS 17707) 1		

MOREOVER, the Mortgagor(s) expressly covenant(s) and agree(s) with the Mortgagee as follows, to-wit:

STATE OF Illinois

To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Illinois, acceptable to the Mortgagee, which policy shall contain a loss-payable clause in favor of the Mortgagee as its interest may appear, and if the Mortgagor(s) fail to do so, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of indebtedness of the Mortgagor(s) for a period not exceeding the term of such indebtedness and to charge Mcrtgagor(s) with the premium thereon, or to add such premium to the indebtedness of the Mortgagor(s), and provided, however, that it shall not be colligatory upon the Mortgagee to advance funds for this purpose.

If Mortgagee elects to waive such insurance, Mortgagor(s) agree to be fully responsible for damage or loss resulting from any cause whatsoever, Mortgagor(s) agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if hot so paid shall be secured hereby. Mongagor(s) further agree: to pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien's uperior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all installments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof, provided that if Mortgagor(s) fail to make any of the foregoing payments, the Mortgagee. at its discretion, may pay the same on behalf of the Mortgagor(s) and may charge Mortgagor(s) with the amount so paid, adding the same to the indebtedness of the Mortgagor(s), which is secured hereby, and provided however; that it shall not be obligatory upon the Mortgagee to advance funds for any of the purposes aforesaid, or a inquire into the validity of such laxes; assessments or special assessments or into the necessity of such repairs, to exercise due diligence in the operation nanagement and occupation of the mortgaged property and improvements thereon, and not tolcommit or allow waste on the mortgaged premises, and theep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted.

If default be made in the ''r' or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any install including the debt of debts hereby secured or of any of the terms of this mortgage, or in the payment of any install install including the debt of debts hereby secured or of any of the terms of this mortgage, or in the payment of any of the representations, warranties or statements of Mortgagor(s) herein contained in incorrect or if the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby ecured shall, at the Mongagee's option, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or by forechoice of this mortgage. In any case, regardless of such enforcement, Mongagee shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagor(s) shall pay all costs, including reason ab eattorney's fees, expenses of receivership and any additional expenses which may be incurred or paid: by Mortgagee in connection with any suitor processors 10 which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage; Mortgagor(s) will pay to Mortgage; in addition to taxable costs, a reasonable fee for the search made and preparation for such foreclosure, together with all other and further expenses of li reclosure and sale, including expenses, fees and payments made to prevent of remove the imposition of liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of the Mortgagee to exercise any or if the hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaction, covenant, and no delay on the part of the Montgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or preach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively of concurrent y as its option.

All rights and obligations hereunder shall extend to and be binding upon one several heirs, successors, executors, administrators and assigns of the parties hereto.

STATE OF Illinois COUNTY OF COOK SS:	INW RESS WHEREOF, said Montgagor(s) hereunto set hand and seal the dryand year first above written
Before me, the undersigned, a Notary Public in and for said County and State, on this 19 day of March 19 88	Managager Terrance F. Dorenz (Seal)
personally appeared Terrance P. & Jane M. Dorencz	(Seal)
and second deged the execution of the above and foregoing mortgage.	Months Jane M. Torencz (Seal)
Notary Puede Daniel Tokars: 1 (7) -90	Signature State St
ัน จากรายรับ (กับ อย่างรับการาย กระบบการ แบบการ ยั <mark>นอานอาการ กระบบการ ค.ศ. ใน จุด จ</mark>	that does title name to be the property of the
EOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and	OF MORTGAGE od transfers the within MORTGAGE to Calumet National Jank, 5231 Hohman
IN WITNESS WHEREOF, I have hereunto set my hand this25th	dayof April 88
on 22 and part of the . O.	Century Home Improvements It provides the design of the d
personally appeared the above named Leslie Tokarski	as Secretary
and Dan Tokarski as Presiden one well known, and acknowledged the above and foregoing assignment.	t Century_ Home: Improvement
WITNESS my hand and notarial seal this	April (1988
CALUMET NATIONAL BANK I P. D. BOX 69 V HAMMOND, IN 46325 E INSTALMENT LOAN DEPT. R	My Commission Expires: "OFFICIAL SRAIP Gat! L. Deplaris Notary Public, State of Illinois My Commission Expires 1/15/80
THIS INSTRUMENT PREPARED BY: DIAM.	SOBOTA, ASSISTANT CICE PRESIDENT

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