

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

UNOFFICIAL COPY

Real Estate Index No 15-10-410-008

(This space for Recorder's use only) 88236448

THIS INSTRUMENT WITNESSETH THAT FANNIE MAE RENFRO

431 S 17th Ave City of MAYWOOD State of Illinois, Mortgagor(s)

MORTGAGEE and WARRANT TO Windy City Exteriors, Inc 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 \$ 6,923.28 being payable in 84

consecutive monthly installments of 82.42 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 building thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages 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 is 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(S) 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 4 day of FEBRUARY AD 19 88

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OF REQUIRED WITNESS.

FANNIE MAE RENFRO Mortgagor

(SEAL) 88236448

Tom Moretti Subscribing Witness

Mortgagor (Type or print name beneath signature)

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 431 S 17th Ave COUNTY OF Cook } ss Maywood IL

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 431 S. 17th Ave

that he/she knows said Fannie Mae Renfro 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 8 day of April 19 88

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

STATE OF ILLINOIS } COUNTY OF Cook } ss



Carolyn Peterson, a Notary Public for and in said County, do hereby certify that

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 4520 W. Lawrence Chicago, Illinois



DOCUMENT NUMBER

00630

# UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid, Windy City Exteriors, Inc. holder of the within mortgage, from Fannie Mae Rento dated 2-4-88

to Windy City Exteriors, Inc. (Contractor) and intended to be recorded with Cook County Records 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

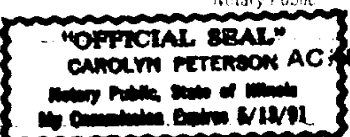
WITNESS my (our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. IN WITNESS THEREOF: Jeffrey Schwartz (Corporate Signature) Windy City Exteriors, Inc. this 8 day of April, 1988 By JHM (Secretary)

### 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, \_\_\_\_\_ Notary Public My commission expires \_\_\_\_\_ 19\_\_\_\_

### ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF Illinois COUNTY OF Cook SS \_\_\_\_\_ April 8 1988 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 Notary Public My commission expires 5-13 1991



### ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SS \_\_\_\_\_ Then personally appeared the above named \_\_\_\_\_ General Partner of \_\_\_\_\_ a partnership and acknowledged the foregoing assignment to be the free act and deed of the partnership and deed of said partnership Before me \_\_\_\_\_ Notary Public My commission expires \_\_\_\_\_ 19\_\_\_\_

8802304 8810000

REAL ESTATE MORTGAGE STATUTORY FORM  
Fannie Mae Rento  
TO  
Windy City Exteriors  
ASSIGNMENT OF MORTGAGE  
Windy City Exteriors  
TO  
The Dartmouth Plan, Inc.

When recorded mail to  
ROSE ANN CHALMERS  
THE DARTMOUTH PLAN, INC.  
1301 FRANKLIN AVENUE  
GARDEN CITY, N.Y. 11530  
Space below for Registrar's use only

# UNOFFICIAL COPY

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Address of Property: 431 S. 17th Ave., Maywood

Permanent Real Estate Index Number: 15-10-410-008

Legal Description: Lot 14 in Block 17 in the Subdivision of Blocks 15, 16, 17 & 18 & Lots 1 & 2 of Block 21, all in the Proviso Land Association Addition to Maywood in Section 10, Township 39 N., Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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Property of Cook County

ROSE ANN CHALMERS

1300 FRANKLIN AVENUE  
GARDEN CITY, N.Y. 11530

Clerk's Office

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Handwritten signature or initials