

ILLINOIS
REAL ESTATE MORTGAGE

for the payment of principal and interest.

882-15061

UNOFFICIAL COPY

(This space for filer only)

THIS INDEBTURE WITNESSETH THAT

Derek B. Grinage & Gauthier Grinage
1887 York Road
Munich, IL 60111

Borrower Address:

MORTGAGE AND WARRANT TO

APPROVED TRUSTEES
2654 W. Belmont Ave Chicago 24P

City of Chicago

State of Illinois, Mortgagors

(Contractor)

Mortgagors

To secure payment of the certain Retail Installment Contract Home Improvement executed by the Mortgagors dated bearing even date herewith, payable to the MORTGAGEE above named, in a total amount of \$ 11,944.40 being payable in 120

Installments of \$ 99.37 each, commencing two (2) months from the date of completion of the property improvement 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 extension thereof pursuant to the Illinois Retail Installment Sales Act, together with delinquent and accrued interest thereon, thereon or therefor located above and more fully described on Schedule A attached hereto and made a part hereof

together with all personal improvements, fixtures, rents, issues and profits thereof situated in the County of COOK. The above named Mortgagors do hereby grant and convey all right, title, and by virtue of the Homestead Exemption Law of the State of Illinois, and all other rights, title, and interests, other than, default or payment or breach of any of the covenants or agreements herein contained, ANNUAL TAX PAYMENT AND INSURANCE AGREEMENT, that the Mortgagors shall pay all taxes and assessments upon said premises when due and collect therefrom all amounts due for the benefit of Mortgagors, shall pay all installments of prior mortgages, or other liens, or encumbrances, and interest thereon, when due and shall keep and preserve, in good repair. In the event of the failure of Mortgagors to comply with any of the above mentioned, Mortgagors in addition to the other rights and remedies, as authorized, hereinafter, is not entitled to foreclose on the above named and the amount paid thereon, together with interest thereon at the rate of 12% per annum, shall be due on demand and shall be deducted from the amount of taxes, or assessments, and premiums, or of a breach of any of the conditions or agreements herein contained, then in any such case the whole of the sum so due and held by the Mortgagors, shall thereupon, at the option of Mortgagors be paid over to the MORTGAGEE, immediately due and payable, and the mortgage may be immediately foreclosed to pay the same and the expenses and other costs, charges and profits thereof.

The Mortgagors desire to maintain fire and extended coverage or other physical damage insurance for the benefit of the Mortgagors, and shall cause to be maintained under the Flood Disaster Protection Act.

UPON THE FORECLOSURE AND SALE of the above named, there shall be first paid out of the proceeds of such sale all expenses of advertising, collection, and serving said premises, and reasonable attorneys' fees, to be included in the decree, and all money advanced for taxes, assessment, taxes, insurance and other charges, there shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not.

DATE OF REC'D.

2

day of

April

AD TO 88

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

(SEAL)

Subscribed Witness:

(SEAL)

Mortgagor
Signature personally applied

(SEAL)

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

I,

that

personally known to me, who being by me duly sworn, did depose that he/she resides at

that he/she knows said in, and who executed the foregoing instrument as his/her their free and voluntary act, for the uses and purposes 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 thereto

Given under my hand and notarial seal this

day of

19

My commission expires

19

(NOTARY PUBLIC)

STATE OF ILLINOIS

COUNTY OF COOK

I, Rowland Parker,
that Derek B. Grinage,
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

2

day of

19

NOTARY PUBLIC STATE OF ILLINOIS
My commission expires: NOVEMBER 20, 2000
ISSUED: APRIL 1998, MARY KELLY

THIS INSTRUMENT WAS PREPARED BY

Name:

R. Grinage

Address:

2654 W. Belmont Ave
Chicago, IL

April 88
Rowland Parker
NOTARY PUBLIC
JULY 1998 (L.D.)
882-15061

DOCUMENT NUMBER

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid

ADVANCE BUILDERS CO

holder of the within

mortgage, from

DEREK L. GRINAGE & SYNTIA GRINAGE

dated APRIL 2 1988

to

ADVANCE BUILDERS CO

(Contractor)

and intended to be recorded with RECORDER'S OFFICE, REGISTRY OF TITLE or COOK COUNTY, ILL
immediately prior hereto does hereby assign said mortgage and claim secured thereby to THE DARTMOUTH PLAN INC., 1301 Franklin Avenue, Garden City, NY 11530

(Individual and Partnership Signature)

(Corporate Signature)

WITNESS my (our) hand(s) and seal(s) this

day of April 19

IN WITNESS WHEREOF

Glenland Carlson
ADVANCE BUILDERS CO

(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 12th day of May 1988

By Glenland Carlson President
ADVANCE BUILDERS CO

(Clerk Authorized to Sign Office and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF ILLINOIS, COUNTY OF COOK, SS 19

Then personally appeared the above named, 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 19

Then personally appeared the above named, ROEHLAND CARLSON, the Pres./D/P, of ADVANCE BUILDERS CO, 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, MARIE GRIEVE, Notary Public My commission expires 6-15-1976

NOTARY PUBLIC STATE OF ILLINOIS

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF ILLINOIS, COUNTY OF COOK, SS 19

Then personally appeared the above named, a General Partner of

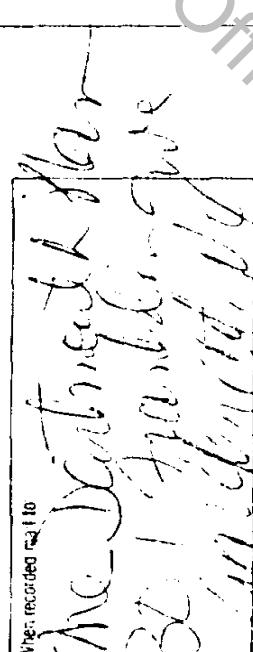
and deed of said partnership, a partnership, and acknowledged the foregoing assignment to be his free act and deed and the free act

Before me, Notary Public My commission expires 19

REAL ESTATE MORTGAGE
STATUTORY FORM

Derek Grinage
Cynthia Grinage
ADVANCE BUILDERS CO.

ASSIGNMENT OF MORTGAGE



Space below for Recorder's use only

UNOFFICIAL COPY

Lot 32 in block 11 in Cottage Grove Heights section 10 and 11 in Township 37 N., Range 14 East of the Third Principal Meridian in Cook County, Ill.

Property of Cook County Clerk's Office

JUN -7-88 25570 85245061 A-12 13.00

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\$13.00