

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

UNOFFICIAL COPY

Real Estate Index # 25-342-112-006 9 5 4 88357954 (This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT James H Burt Elvina Burt

13226 S. St. Lawrence City of Chicago State of Illinois, Mortgagor(s)

MORTGAGEE and WARRANT TO Chicago Lumber Co. 2344 N. Cicero (Contractor) Mortgagor

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 \$ 7251.00 being payable in 60

consecutive monthly installments of 120.85 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,

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 Mortgagor, 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, Mortgagor, 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 Mortgagor, 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 Mortgagor, 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 Mortgagor, 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 15th day of May, AD 1988

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. James H Burt (SEAL)

Subscribing Witness Elvina Burt (SEAL) Mortgagor

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 COUNTY OF COOK } ss.

I, Louis Martinez, 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 15th day of May, 1988

My commission expires 19 (NOTARY PUBLIC)

STATE OF ILLINOIS } COUNTY OF COOK } ss. OFFICIAL SEAL LOUIS MARTINEZ NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/17/91

I, Louis Martinez and Elvina Burt (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 15th day of May, 1988

My commission expires 4-17 19 91 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Louis Martinez Address 2344 N. Cicero Chicago, Illinois 60608 DOCUMENT NUMBER 1/88

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ASSIGNMENT OF MORTGAGE CHICAGO LUMBER CO.

For consideration paid, 10000000, holder of the within mortgage, from James H. Burt and Elvina Burt (Contractor/Buyer) to CHICAGO LUMBER CO. dated 5/15/88

and intended to be recorded with Recorder Office (Registration of Title) of Cook County 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, Steve Chalmers CHICAGO LUMBER 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 7 day of July, 1988. By _____ Duty Authorized (Name of Officer and Title)

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. _____, 1988.
Then personally appeared the above named Steve Chalmers the President of CHICAGO LUMBER CO. and acknowledged the foregoing assignment to be his free act and deed of said officer or an Assistant Treasurer and that the seal affixed to said instrument is the corporate seal of said corporation.
Before me, Louis Martinez Notary Public, State of Illinois My commission expires 4-17-91, 1991.
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/17/91

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, _____ Notary Public My commission expires _____, 19____.

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REAL ESTATE MORTGAGE STATUTORY FORM
JAMES H. BURT
ELVINA TO BURT
CHICAGO LUMBER CONSTRUCTION
ASSIGNMENT OF MORTGAGE
CHICAGO LUMBER CONSTRUCTION
TO
The Dartmouth Plan, Inc.

When recorded call for
ROSE ANN CHALMERS
THE DARTMOUTH PLAN, INC.
1301 FRANKLIN AVENUE
GARDEN CITY, N.Y. 11530



Space below for Recorder's use only

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LOT 6 IN BLOCK 10 IN GOLDEN GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE E. $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 37 N., RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

REAL ESTATE INDEX # 25-34-112-006

PREMISES KNOWN AS AND BY:
13226 S SAINT WRENCE
CHICAGO, ILLINOIS

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

88357954

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Recorder Return #0.

THE DARTMOUTH PLAN, INC.
1331 FRANKLIN AVENUE
GARDEN CITY, N.Y. 11530

ROSE ANN CHALMERS



Property of Cook County Clerk's Office

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