

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

(Please use print or type all names and addresses)

(This space for Recorder's use only)

88370453

THIS INDENTURE WITNESSETH, THAT Jimmie Hoskins & Joanne Hoskins, husband & wife & Donnie L. Hoskins, a divorced man

5127 W. Van Buren City of Chicago State of Illinois, Mortgagor(s).

MORTGAGE and WARRANT to Household Construction

Mortgagee (Contractor)

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 \$ 18,823.20 being payable in 120

consecutive monthly installments of 156.86 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 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 21st day of May, AD 19 88. 88370453

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. [Signatures of Jimmie Hoskins, Joanne Hoskins, and Donnie L. Hoskins]

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 5127 W. Van Buren Chicago, Illinois. I, ELLEN SUGERMAN, a Notary Public for and in said County, do hereby certify that STEVEN F. DAUER, the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at 3018 N. Cicero that he/she knows said JIMMIE HOSKINS, JOANNE HOSKINS and DONNIE L. HOSKINS 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 21 day of MAY 19 88. My commission expires 3-29 19 88. [Signature of Ellen Sugerman, Notary Public]

STATE OF ILLINOIS, COUNTY OF [blank], I, [blank], a Notary Public for and in said County, do hereby certify that [blank] and [blank] (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 [blank] day of [blank] 19 [blank]. My commission expires [blank] 19 [blank]. [Signature of Notary Public]

THIS INSTRUMENT WAS PREPARED BY Name: Ellen Sugerman Address: 3101 N. Cicero Chicago, Il. 60641

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ASSIGNMENT OF MORTGAGE

For consideration paid Household Construction holder of the within
(Contractor)
 mortgage, from Jimmie Hoskins & Joanne Hoskins, Husband & Wife & Donnie L. Hoskins, a
(Buyer) Divorced Man
 to Household Construction dated May 21, 1988
(Contractor)

and intended to be recorded with Recorder's Office of 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 28th IN WITNESS THEREOF, _____
 day of June, 19 88

Household Construction
Contractor (Individual or Partnership)
Steven F. Drier
 STEVEN F. DRIER
Notary (Corporate Seal)

(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 _____ day of _____ 19 _____
 By _____
Duly Authorized (Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF Illinois COUNTY OF Cook SS. June 28, 19 88

Then personally appeared the above named Steven F. Drier and acknowledged the foregoing
 assignment to be his (her) free act and deed.

Before me, Ellen Seyerman My commission expires 3-29, 19 88
Notary Public

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF _____ COUNTY OF _____ SS. _____, 19 _____

Then personally appeared the above named _____ the _____
 of _____ 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, _____ My commission expires _____, 19 _____
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

88370453

REAL ESTATE MORTGAGE
 STATUTORY FORM
 JIMMIE HOSKINS
 JOANNE HOSKINS
 DONNIE L. HOSKINS
 HOUSEHOLD CONSTRUCTION
 ASSIGNMENT OF MORTGAGE
 HOUSEHOLD CONSTRUCTION
 TO
 THE DARTMOUTH PLAN, INC.

When recorded mail to:
 ROSE AND QUINN
 THE DARTMOUTH PLAN, INC.
 1301 FRANKLIN AVENUE
 GARDEN CITY, N.Y. 11530

Space below for Recorder's use only

UNOFFICIAL COPY

LOT 7 IN BLOCK 22 IN COMMUNITY RESUBDIVISION OF CERTAIN LOTS & PARTS OF LOTS IN SCHOOL TRUSTEE'S SUBDIVISION OF THE N. PART OF SECTION 16, TOWNSHIP 39N., RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. AS PER PLAT RECORDED APRIL 22, 1946 AS DOCUMENT #13774213. IN COOK COUNTY ILLINOIS
REAL ESTATE INDEX # 16-16-216-003
PREMISES KNOWN AS AND BY:
5127 VANBUREN W. CHICAGO, ILLINOIS 60644

88370453



13 1/2 E

16 AUG 28 10:40

AUG-16 88370453 88370453 - A - Rec 13.00

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Recorder Return to:

THE DARTMOUTH PLAN, INC.
1301 FRANKLIN AVENUE
GARDEN CITY, N.Y. 11530

ROSE ANN CHALMERS

Property of Cook County Clerk's Office

3081

NOV 19 1968

RECORDED