

THIS INDENTURE WITNESSETH, THAT Bernard Gusta And Ollie M. Gusta HW/JT
(Husband and wife) (single man) (single woman)

of 6743 South Loomis City of Chicago State of Illinois. Mortgagee(s)
(Address of Buyer)

MORTGAGE and WARRANT to Exel Builders, Inc.
of 3953 W. Irving Park Rd., Chicago, Ill. 60618 Mortgagee.
(Seller's Address)

to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of \$ 6,500.00
payable to the order of and delivered to the Mortgagee, in and by which the Mortgagor promises to pay the contract and interest at the rate and in installments
as provided in said contract with a final payment of the balance due on the following described real estate, to wit

Lot 160 in Weddell and Cox's Addition to Englewood,
a Subdivision of the East 1/2 of the South West 1/4
of Section 20, Township 38 North, Range 14, East of
the Third Principle Meridian, in Cook County, Illinois

P.I.N 20-20-304-021

DEPT-91 \$12.25
T#1111 TRAN 3840 08/26/88 11:34:00
#9318 # A * 88-389797
COOK COUNTY RECORDER

Known As, 6743 South Loomis Avenue, Chicago, Illinois 60636

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 if all or any part of the property or an interest in the property is sold or transferred by Mortgagor without
Mortgagee's prior written consent, Mortgagee, at Mortgagee's option, may require immediate payment in full of the entire amount due under the Mortgage
and Home Improvement Retail Installment Contract. Mortgagee, at Mortgagee's option, may waive the right to declare the balance immediately due and may
accept in writing an assumption agreement executed by the person to whom the Mortgagor is transferring or selling the interest in the property. If Mortgagee
does allow Mortgagor's successor in interest to assume the obligation, Mortgagor will be released from further obligation under this Mortgage and the Home
Improvement Retail Installment Contract. The following types of transfers will not give Mortgagee the right to require immediate payment in full:

- (a) the creation of liens or other claims against the property which are inferior to this Mortgage;
- (b) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses;
- (c) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;
- (d) leasing the property for three years or less; so long as the lease does not include an option to buy;
- (e) a transfer to Mortgagor's relative resulting from death of the Mortgagor;
- (f) a transfer where Mortgagor's spouse or children become owners of the property;
- (g) a transfer to Mortgagor's spouse resulting from a divorce decree, separation agreement or property settlement agreement;
- (h) a transfer into an inter vivos trust in which the Mortgagor is and remains a beneficiary, so long as there is no transfer of rights of occupancy in the property.

IT IS FURTHER EXPRESSLY PROVIDED AND AGREED, That if default be made in the payment of the said 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
such case the whole of said sum, less unearned charges, secured by the said contract in this mortgage mentioned, shall thereupon, at the option of the
said mortgagee, his or its attorneys or assigns, and as provided by law, become due and payable, and this mortgage may be foreclosed to pay the same,
and it shall be lawful for the said 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

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 attorney's fees, to be included in the decree, and all moneys advanced for taxes assessments and
other liens, then there shall be paid the unpaid balance of said contract whether due and payable by the terms thereof or not

DATED, This 8th day of August A D 19 88

Bernard Gusta (SEAL)
Mortgagor
Ollie M. Gusta (SEAL)
Mortgagor
Ollie M. Gusta
(Type or print names beneath signatures)

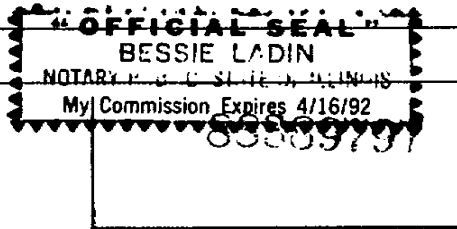
STATE OF ILLINOIS }
County of Cook } SS

I, BESSIE LADIN in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That
BERNARD GUSTA AND OLLIE M. GUSTA HW/JT
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 (they) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) free and voluntary act,
for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Bessie Ladin
Notary Public

My Commission Expires



THIS INSTRUMENT WAS PREPARED BY

EXEL BUILDERS, INC
Name
3953 W. IRVING PK
Address
CHICAGO, IL 60618

88389797

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

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After recording mail to
Excel Builders
3953 W. Irving Park Rd
Chicago, I.I. 60618
Space below for Recorder's use only

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to _____
_____ all right, title and interest in and to the Mortgage appearing on the reverse
side hereof and the money due and to become due on the Home Improvement Retail Installment Contract secured thereby and warrants that
no liens have been filed by Assignor on the property described in the Mortgage.

By _____ Title _____
(Seller's name)

ACKNOWLEDGMENT

STATE OF _____ }
County of _____ } ss.

On this _____ day of _____, 19____, there personally appeared before me

_____ known or proven to me to be the person whose name is subscribed to
the within assignment, and acknowledged that he/she executed the same, as his/her free and voluntary act of the purposes therein contained and

(in the event the assignment is by a corporation) that he/she is _____ and
was authorized to execute the said assignment and the seal affixed thereto, if any, is the seal of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

88389797

