89473639

MORTGAGE

On the 20 day of July 1989

Wilma J Talbot

who lives at 8534 S. Drexel Chgo, IL

(the "Property Owner") MORTGAGES and WARRANTS to Oxford Credit Corp ("Oxford"), whose principal place of business is at 300 Crossways Park Drive, Woodbury, New York 11797, all of the land, buildings, and other improvements now or in the future owned by the Property Owner and located at 8534 S Drexel Chgo, IL in Cook County in Illinois (the "mortgaged property"), the legal description of which is as follows:

Lot 14 (except the North 8.33 feet thereof) and North 16.67 feetof Lot 15 in Block 4 in William Ashton's Subdivision of the West 30 acres of the South 60 acres of the West ½ of the Southwest ¼ of Section 35, Township 38 North, Range 14,East of the Third Principal Meridian, in Cook County, Illinois: Commonly known as: 8534 S. Drexel, Chicago, Illinois.

P.I.N. Number(s) 20-35-310-054

The Property Owner MORTGAGES and WARRANTS the mortgaged property to Oxford to provide security for a debt owing under a Retail Installment Contract (the "Contract") dated 7 20 19 89 between Wilma J. Talbot as Buyer and Chicagoland Home Imp. Sales Inc Div #2 as Contractor-Seller which Contract has been or is to be assigned to Oxford. The debt owing under the Contract is $ 18,500 (referred to in the Contract as the "Amount Financed") and is payable together with a FINANCE CHARGE (as defined in the Contract) calculated at the interest rate specified in the Contract, in consecutive monthly installments of $ 313.55 each commencing 60 days from the date of completion of the improvements described in the Contract, with the full debt, if not paid sooner, due 120 months after the due date of the first payment due under said Contract. The Contract also provides for late charges, however, in no event shall the total aggregate indebtedness secured by this mortgage exceed an amount equal to twice the debt owing under the Contract.

The Property Owner also agrees to the following terms:

1. PROPERTY SUBJECT TO MORTGAGE. The Property Owner subjects the mortgaged property to payment of the debt due under the Contract.

2. INSURANCE. The Property Owner will maintain insurance against fire and other hazards on the mortgaged property for the benefit of Oxford, will pay the premiums for the insurance and will transfer to Oxford all proceeds of such insurance to the extent of the unpaid debt secured by this mortgage.

#2222 TRAN 0413 07/26/89 09:06:00 $12.25

3. TAXES AND ASSESSMENTS. The Property Owner will pay on time all taxes, assessments, and sewer, water [illegible] charges on the mortgaged property.

4. OTHER MORTGAGES. The Property Owner will pay on time all [illegible] and [illegible] other mortgage [illegible] the mortgaged property and will not violate any other term of any other mortgage.

5. RECEIPTS; FAILURE TO MAKE CERTAIN PAYMENTS. Upon Oxford's [illegible] request [illegible] receipts for payments required [illegible] paragraphs [illegible] and 4 above. If the Property Owner [illegible] 4 above, Oxford may make [illegible] make any such payment [illegible] this mortgage and will be [illegible] Property Owner [illegible] or the maximum rate permitted by law.

6. NO ALTERATION OF MORTGAGED PROPERTY. [illegible] without Oxford's [illegible] The Property Owner [illegible]

7. IMMEDIATE PAYMENT UPON DEFAULT. [illegible] default [illegible] any term of this mortgage [illegible] debt due [illegible] FINANCE CHARGE and any [illegible] as described in the Contract.

8. DEBT DUE ON SALE. [illegible] demand immediate payment [illegible] mortgaged property [illegible] assign [illegible] FINANCE CHARGE [illegible] may be due as described [illegible]

9. RIGHT [illegible] reasonable [illegible] Oxford [illegible] may enter the mortgaged property for the purpose [illegible]

10. DEMAND IN PERSON OR BY MAIL. Demand for payment may be made [illegible]

11. SALE [illegible] PROPERTY [illegible] FORECLOSURE. In case of foreclosure [illegible] appoint [illegible] may be sold as one parcel [illegible] Oxford [illegible]

12. LIEN [illegible] Property Owner [illegible] any mechanic's [illegible] mortgaged property.

13. STATEMENT [illegible] The Property Owner is the [illegible] owner of [illegible] Property [illegible] make this mortgage [illegible] Property Owner [illegible]

14. [illegible] The Property Owner [illegible] persons [illegible] mortgaged property.

15. TRANSFER OF MORTGAGE. [illegible] this mortgage [illegible] will have all [illegible] Oxford were still the holder, including the right [illegible]

16. WAIVER OF HOMESTEAD. The Property Owner releases and waives all right of homestead exemption in the mortgaged property.

17. GOVERNING LAW. This mortgage shall be governed by the law of Illinois.

18. FORECLOSURE. If the debt secured by this mortgage becomes due, whether by acceleration or otherwise, Oxford shall have the right to foreclose the lien, and in any such foreclosure suit there shall be allowed as additional indebtedness in the decree for sale all expenditures which may be incurred on behalf of Oxford for reasonable attorneys' fees and other costs. The proceeds of any foreclosure sale of the mortgaged property shall be distributed and applied in the following order of priority: First, on account of all expenses incident to the foreclosure proceedings; second, all other items which under the terms of this mortgage constitute secured debt additional to that evidenced by the Contract, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Contract; and fourth, any overplus to the Property Owner.

19. LEGAL DESCRIPTION AUTHORIZATION. The Property Owner hereby authorizes Oxford to determine the legal description of the mortgaged property and enter it on this mortgage.

This mortgage has been duly executed by the Property Owner.

In Presence Of

(SUBSCRIBING WITNESS)

I (We) acknowledge that I (we) have received a copy of this mortgage.

X Wilma J Talbot (L.S.)

(PROPERTY OWNER) Wilma J. Talbot

(L.S.)

(PROPERTY OWNER)

(L.S.)

(PROPERTY OWNER)

This instrument was prepared by, and when recorded should be mailed to

OXFORD CREDIT CORP.
300 CROSSWAYS PARK DRIVE,
WOODBURY, NEW YORK 11797

89473639

12

OCC 16-3 ILL. (White: Original; Contractor or Assignee) (Pink Copies: Title Holder(s)) 1/88

STATE OF ILLINOIS)
) ss:
COUNTY OF)

I, ______ a Notary Public for and in said County, do hereby certify that ______ and ______ (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 ______ day of ______, 19 ______

My commission expires ______, 19 ______ ______ (NOTARY PUBLIC)

STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

I, Michael E Rowe ______ a Notary Public for and in said County, do hereby certify that Michael S. O'Donnell ______ the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose and say that he/she resides at ______ Lemon Cove?, IL that he/she knows said Wilma I Talbot ______ 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 thereto.

Given under my hand and notarial seal this 17th day of August, 19 89

My commission expires ______, 19 ______ [signature] (NOTARY PUBLIC)

"OFFICIAL SEAL"
MICHAEL E. ROWE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/27/92

DEPT-01 RECORDING $12.00
T#0000 TRAN 0413 10/05/89 15:07:00
#2051 # C *-89-473639
COOK COUNTY RECORDER

OCC 16-3 ILL 1/88

MORTGAGE

Wilma Talbot

— TO —

OXFORD CREDIT CORP.

The land affected by this instrument lies in

the ______

of ______

COUNTY OF Cook

STATE OF ILLINOIS

SECTION ______

BLOCK ______

LOT ______

Oxford Credit Corp
300 Greenwood Ave
Woodbury NJ 08096

89473639

117078