

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

UNOFFICIAL COPY

Real Estate Index No. 200-23-213-054

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Louise P. McChrister and YVONNE M. GREENE

65309. Dorchester (Buyer's Address) City of Chicago State of Illinois, Mortgagor(s) Better Builders Bureau, Inc

MORTGAGE and WARRANT to (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 \$ 42044.40 being payable in 180

consecutive monthly installments of 233.58 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

together with all present improvements thereon, rents, issues and profits thereof, situated in the County of Cook in the State of Illinois, here by 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 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 Mortgagee 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 26 day of APRIL AD 19 89 89487262

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Louise P. McChrister (SEAL) Mortgagee

Zachar Fitzgibbon (SEAL) X Yvonne M. Greene (SEAL) (Type or print names beneath signatures)

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 6530 Dorchester COUNTY OF Cook } ss. Chicago ILLINOIS

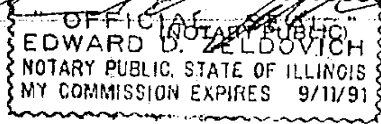
I, EDWARD D. ZELDOVICH a Notary Public for and in said County, do hereby certify that ZACHAR FITZGIBBON the subscribing witness to the foregoing instrument,

personally known to me, who, being by me duly sworn, did depose that he/she resides at 3334 W. MONTROSE

that he/she knows said LOUISE P. MCCHRISTER AND YVONNE M. GREENE 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/their 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 26 day of APRIL 19 89

My commission expires 9-11 19 91



STATE OF ILLINOIS } COUNTY OF } ss.

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)

THIS INSTRUMENT WAS PREPARED BY Name BETTER BUILDERS BUREAU Address 3334 W. MONTROSE, Chicago, IL 60625

89487262

DOCUMENT NUMBER

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid, Better Builders Bureau Inc holder of the within
 mortgage, from Louise MCKRISTON and YVONNE M. GREEN
 to Better Builders Bureau Inc dated 4-26-89
 and intended to be recorded with Recorder's Office of Cook County IL
 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, Better Builders Bureau Inc
EDWARD D. ZELDOWICH
 (Contractor) (Buyer) (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 20 day of July, 1989
 By [Signature]
 (Contractor (Individual or Partnership)) (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, _____ My commission expires _____ 19____
 Notary Public

ACKNOWLEDGEMENT BY CORPORATION
 THE STATE OF ILL COUNTY OF COOK SS _____ 1989
 Then personally appeared the above named EDWARD D. ZELDOWICH the President
 of Better Builders Bureau Inc, 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, Zachar F. [Signature] ZACHAR F. [Signature] 9/10/91 19____
 Notary Public OFFICIAL SEAL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/10/91

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, _____ My commission expires _____ 19____
 Notary Public

8908262
 REAL ESTATE MORTGAGE STATUTORY FORM
 LOUISE P. MCKRISTON + YVONNE M. GREEN
 TO
 Better Builders Bureau, Inc.
 ASSIGNMENT OF MORTGAGE
 Better Builders Bureau, Inc.
 TO
 The Dartmouth Plan, Inc.

When recorded mail to:
 MORTGAGE RECORDING DEPARTMENT
 THE DARTMOUTH PLAN, INC.
 1301 FRANKLIN AVENUE
 GARDEN CITY, N.Y. 11530
 DEPT. OF RECORDING \$15.00
 4321 10/13/89 15:08:00
 *189-487252
 COUNTY RECORDER
 Space below for Recorder's use only

UNOFFICIAL COPY

8 9 4 8 7 2 6 2

The following described Real Estate situated in the County of Cook in the State of Illinois, to-wit: Lot 8 (except the West 100 feet thereof) in Block 7 in Wait and Bowen's Subdivision of that part of West $\frac{1}{2}$ of the North East $\frac{1}{4}$ of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Railroad in Cook County, Illinois.
Premisese known as and by: 6530 S. Dorchester, Chicago, IL 60637
Real Estate known as and by: 20-23-213-054

89487262