

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

Record File # 16-22-309.018

89487272

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Commercial National Bank of Berwyn as trustee Under trust number 870106 Viviano Rosales Vargas & Placido Vargas 2106 S. 47 ave City of Cicero State of Illinois, Mortgagee(s), (Buyer's Address) MORTGAGE and WARRANT to Side-All America, Inc.

(Contractor) Mortgagee 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 \$ 17,965.20 being payable in 120.

consecutive monthly installments of 149.71 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 Mortgagee(s) shall pay all taxes and assessments upon said premises when due, together with all present improvements thereon, rents, issues and profits thereof, 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 the Mortgagee(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(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 3 day of June AD. 19 89 COMMERCIAL NATIONAL BANK OF BERWYN AS Trustee under Trust No. 870106 and dated 8/15/87 by [Signature] Mortgagee Vice President

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS.

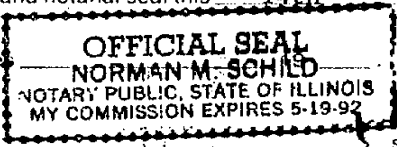
(SEAL) Attest [Signature] (SEAL) Mortgagee Assistant Secretary

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 COMMERCIAL NATIONAL BANK OF COUNTY OF COOK } ss. BERWYN

I, Norman M. Schild, a Notary Public for and in said County, do hereby certify that John P. Dunne, Vice President and Timothy T. Fullerton, Assistant Secretary personally known to me, who, being by me duly sworn, did depose that he/she resides at [Address] that he/she knows said Vice President and Assistant Secretary 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 14th day of July 19 89



My commission expires [Date] (NOTARY PUBLIC)

STATE OF ILLINOIS } a Notary Public for and in said County, do hereby certify that [Name] and [Name] (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 [Date] day of [Month] 19 [Year]

My commission expires [Date] (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Carolyn Peterson

Address 5359 W. Irving Park Road Chicago, IL 60641

89487272

DOCUMENT NUMBER

UNOFFICIAL COPY ASSIGNMENT OF MORTGAGE

For consideration paid, Side-All America, Inc. holder of the within mortgage from Commercial National Bank of Berwyn as Trustee Under Trust No. 870106 to Side-All America, Inc. dated 6-3-89

and intended to be recorded with Cook County Recorders Office 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.

WITNESS my (our) hand(s) and seal(s) this _____ day of _____ 19 _____

IN WITNESS THEREOF, Richard M. Pasch Side-All America, Inc.

Thomas L. Muntz

(Individual or Partnership Signature)

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 19 89

By [Signature]

(Name, Address and Name of Office 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 Illinois COUNTY OF Cook SS _____ 7-20 19 89

Then personally appeared the above named Richard M. Pasch the President of Side-All America, 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.

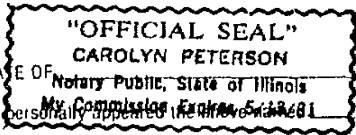
Before me, Carolyn Peterson My commission expires 5-13 19 91
Notary Public

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____ COUNTY OF _____ SS _____ 19 _____

Then personally appeared _____ 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



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REAL ESTATE MORTGAGE STATUTORY FORM
Viviano Rozales Vargas + Placido Vargas
TO
Side-All America, Inc.
ASSIGNMENT OF MORTGAGE
Side-All America, Inc.
TO
The Dartmouth Plan, Inc.

1301 Franklin Avenue
Garden City, N.Y. 11530
MORTGAGE RECORDING DEPARTMENT
PLAN, INC.
GARDEN CITY, N.Y. 11530
Space below for Recorder's use only

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Property of Cook County Clerk's Office

Lot 4 in the Subdivision of Lots 1 to 15 inclusive and Lots 31 to 45 inclusive in Block 1 and Lots 1 to 14 inclusive in Block 2 in Frank Nowak's Subdivision of the South West $\frac{1}{4}$ of the South West $\frac{1}{4}$ of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Premises known as and by 2106 South 47th Avenue, Cicero IL 60650 Real Estate index No: 16-22-309-018

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