

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

UNOFFICIAL COPY

Real Estate Index Number: 16-91-244-026 89504594 (This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Wayne Culver & Nanell Culver

654 N. Homan City of Chicago State of Illinois, Mortgagor(s) (Buyer's Address) MORTGAGE and WARRANT to Super City Home Remodelers, Inc. 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 \$ 17,948.40 being payable in 120 consecutive monthly installments of 149.57 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 First 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 7th day of August AD 19 89 89504594

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. X Wayne Culver (SEAL) Mortgagor X Nanell Culver (SEAL) Mortgagor X Jeff Kaplan (SEAL) Subscribing Witness

NOTE: This document is a mortgage which gives your contractor and its assigns 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 654 N. Homan COUNTY OF COOK } Chicago, Ill. 60625 I, Shelly Berkowitz a Notary Public for and in said County, do hereby certify that JEFFREY KAPLAN the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at 6246 N. Polaski that he/she knows said Wayne Culver & Nanell Culver 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 7th day of August, 19 89

My commission expires SHELLY BERKOWITZ 19 "OFFICIAL SEAL" Notary Public, State of Illinois My Commission Expires 11/22/90

REPT-01 RECORDING \$13.00 (NOTARY PUBLIC) 1996 10/24/89 14:54:00 6806 # 8 89-504594 COOK COUNTY RECORDER

STATE OF ILLINOIS } 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 Jeff Kaplan Address 6246 N. Polaski Chicago, Ill.

89504594 DOCUMENT NUMBER

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid Super City home remodelers, inc holder of the within
 mortgage from Wayne Culver + Nanell Culver
 to Super City home remodelers, inc dated 8-7-89
 and intended to be recorded with the records office of Cook County
 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 THE REOF Jeffrey Kaplan
Super City home remodelers, inc
 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 18th day of August 1989

 (Contractor Individual or Partnership)

 Notary (Corporate Only)

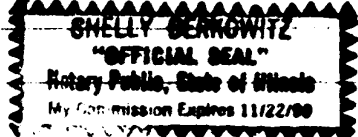
By Jeffrey Kaplan
 (Authorized Name of Officer and Title)

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 Illinois COUNTY OF Cook SS _____ 1989
 Then personally appeared the above named Jeffrey Kaplan the V.P.
 of Super City home remodelers, 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, Shelly Berkowitz My commission expires _____
 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

89-55663

REAL ESTATE MORTGAGE
 STATUTORY FORM

Wayne Culver + Nanell Culver

TO

Super City Home Remodelers, Inc.

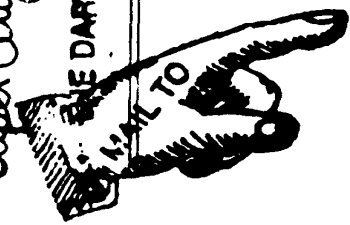
ASSIGNMENT OF MORTGAGE

Super City Home Remodelers, Inc.

TO

THE DARTMOUTH PLAN, INC.

MAIL TO



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

Space below for Recorder's use only

UNOFFICIAL COPY

8 9 5 0 4 5 9 4

LOT TWO (2) IN BLOCK EIGHT (8) IN HARDING'S SUBDIVISION OF WEST HALF OF THE NORTH EAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. REAL ESTATE INDEX NUMBER: 16-11-211-026 SAID PREMISES ARE KNOWN AS AND BY: 654 N. HOMAN, CHICAGO, IL 60624

Property of Cook County Clerk's Office

89504594