

THIS INDENTURE WITNESSETH, THAT Clifton A Young  
Lorna Young (Husband and wife) single man / single woman

of 5407 W Potomac City of Chicago State of Illinois, Mortgagee(s)

MORTGAGE and WARRANT to Blue Ribbon Remodeling Co  
of 5116 N Cicero Suite # 105 Chicago IL 60630 Mortgagee

to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of \$ 4000.00  
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 3 in Block 3 in the Subdivision of the West 10.728 Acres  
of the 53.640 Acres of the South 1/2 of the Northwest 1/4 of  
Section 4, Township 39 North, Range 13, East of the Third  
Principal Meridian, in Cook County, ILLINOIS

PIN# 16-04-126-019

5407 W POTOMAC, CHICAGO, ILL

DEPT-01 \$12.00  
T41111 TRAN 6673 10/30/89 16:12:00  
#0974 # A \*-89-515314  
COOK COUNTY RECORDER

acc/c-1

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 the 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 the 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.

DATED, This 19th day of September A.D. 19 89

Clifton A Young (SEAL)  
Lorna Young (SEAL)

STATE OF ILLINOIS  
County of Deer } ss.

89515314

I, Edward Skahan in and for said County in the State aforesaid, DO HEREBY CERTIFY, That  
Clifton Young and Lorna Young HUSBAND & WIFE

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

Edward Skahan  
Notary Public

My Commission Expires April 23, 1990

THIS INSTRUMENT WAS PREPARED BY

Herietta Ruyter  
Name  
5116 North Cicero Chicago Ill.  
Address  
Suite 105

UNOFFICIAL COPY

OHM-032377

Reverse

Space below for Recorder's use only

After recording mail to:

Date:

10

REAL ESTATE MORTGAGE

60-114 10-7-88  
CHICAGO, ILLINOIS 60601  
RECORDED - 10-7-88  
ASSIGNED - 10-7-88

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to CHAYS  
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.

(Seller's name)

By

Title

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 \_\_\_\_\_

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