

# UNOFFICIAL COPY

Address

17 6 1 5 1

Illinois

(Name)

Quality Remodeling

This instrument prepared by

insured money if not otherwise paid by said Mortgagee.

insured money if not otherwise paid by said Mortgagee, and shall bear interest at eight percent and be paid out of the proceeds of the sale of said premises, or out of such policies, or to pay taxes, said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be set-aside in repairing or rebuilding each building and in case of refusal or neglect of said Mortgagee to insure or deliver such same in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagee shall so elect, may use the insurance by reason of damage to or destruction of said building or any of them, and apply the same less all reasonable expenses of name of said Mortgagee or otherwise, for any and all money that may become payable and collectible upon any such policies of suitable policy, payable in case of loss to the said Mortgagee and to deliver to it all policies of insurance, as soon as effected, and all renewal certificates, therefor, and said Mortgagee shall have the right to collect, receive and receipt, in the some reliable company, up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness by all taxes and assessments on the said premises, and will as a further security for the payment of said indebtedness keep all buildings that may at any time be upon said premises insured for fire, extended coverage, vandalism and malicious mischief in

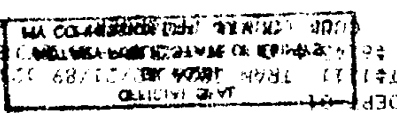
And the said Mortgagee further covenants and agrees to and with said Mortgagee that Mortgagee will in the meantime pay and payable at any time thereafter at the sole option of the owner or holder of this mortgage. close said prior mortgage, then the amount secured by this mortgage and the accompanying contract shall become and be due by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to fore-ment may be added to the indebtedness secured by this mortgage and the accompanying contract shall be deemed to be secured pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such pay- be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may if this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default foreclosure sale, the taxes and the amount found due by such decree. such suit is pending may appoint a Receiver to collect said rents, issues and profits to be applied on the interest accruing after after the deduction of reasonable expenses, to be applied upon the indebtedness secured hereby, and the court wherein any or attorneys, to enter into and upon said premises and to receive all rents, issues and profits thereon, the same when collected, notice to said Mortgagee or of said option or election, be immediately foreclosed, and it shall be void for said Mortgagee, agents and payable; anything herein or in said contract contained to the contrary notwithstanding and this mortgage may, without the contract in this mortgage mentioned shall thereupon, at the option of the holder of the contract, become immediately due procure or renew insurance, as hereinafter provided, then and in such case, the whole of said principal and interest secured by or the interest thereon or any part thereof, when due, or in case of waste or non-payment of taxes or assessments, or neglect to And it is further provided and agreed that if default be made in the payment of said contract (or any of them) or any part thereof, contained.

including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of Cook and 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 or breach of any of the covenants, agreements, or provisions herein contained.

and State of Illinois, hereby including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of Cook and 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 or breach of any of the covenants, agreements, or provisions herein contained.

HEI TITLE SERVICES # R12-531

89610851



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P.I. No. 19-01-215-096 19-01-215-097

Block 1 to 5 in Paul F. Kozel and Company's Subdivision of Lot 3 in S. H. Kozel's Subdivision of the North Half of the Northeast Quarter of Section 1, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to-wit: 3956 S Western Ave.

certain Retail Installment Contract, bearing even date herewith, State of Illinois, to secure the payment of \$ 4,136.76 (Total of Payments) evidenced by that hereinafter called Mortgage, of the City of Chicago, County of Cook (County) and

of the City of Chicago in the County of Cook (County) and State of Illinois Mortgage and Warranty to Quality Remodeling, Inc. (Name of Seller)

89610851

THE MORTGAGORS) Roberto Cortes and Lilia Cortes (Mortgagor) 3956 S. Western Ave. (Name of Buyer and Other Owners)

## REAL ESTATE MORTGAGE

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

Mail to:

First Credit Corporation  
Suite 115  
370 Lakes Cook Rd.  
Deserfield, IL 60015



My Commission Expires July 30, 1993

Notary Public

*John M. Boyer*

before me,

acknowledged the same to be his/her free act and deed and the free act and deed of said Quality Realty, Inc. (Seller's Name)

Personally appeared 6/1/90 (Seller's City/Town), signer and sealer of the foregoing instrument and of

STATE OF ILLINOIS ) ss: COUNTY OF

Witnessed by: Quality Realty, Inc. (Title)

By Quality Realty, Inc. (Seal)

unto set hand and seal, this day of June 19 90

as well as to the land described herein and the indebtedness secured thereby in witness whereof the undersigned here-

from Roberta & Bill Cortes (Buyer/Mortgagors) to Quality Realty, Inc. (Seller)

all right, title, interest, powers and options, to and under the within mortgage

For value received the undersigned hereby transfers, assigns and conveys unto FIRST Credit Corp.

STATE OF ILLINOIS ) ss: COUNTY OF

TRANSFER AND ASSIGNMENT My commission expires

19 90 day of June AD 19 90

Given under my hand and seal this 1st day of June 19 90

of the right of homestead. I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that the Mortgagors,

personally known to me to be the same persons whose names subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

STATE OF ILLINOIS, County of COOK ss: Roberta Cortes and Bill Cortes (Signatures)

(SEAL) (SEAL) (SEAL) (SEAL)

In Presence Of: Roberta Cortes Bill Cortes

of Quality Realty, Inc. hand and seal this 1st day of June 19 90

In witness whereof, the said Mortgagor has hereunto set hand and seal, this day of June 19 90

tors, administrators and assigns of said parties respectively. And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions herein contained shall apply to, and as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of said parties respectively.

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of the Mortgagee and without notice to Mortgagee forthwith upon the conveyance of Mortgagee's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagee unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

And said Mortgagor further agrees that in case of default in the payment of the interest on said contract when it becomes due and payable it shall bear like interest with the principal of said contract.

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said contract or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach of any of the covenants, or agreements herein contained, or in case said Mortgagee is made a party to any suit by reason of the existence of this mortgage, then or in any such cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting its interest in such suit and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceedings or otherwise, and a lien is hereby given upon said premises for such fees, and in case of foreclosure hereof, a decree shall be entered for such reasonable fees, together with whatever other indebtedness may be due and secured hereby.

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