

ILLINOIS
REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

UNOFFICIAL COPY

Real Estate Index Number: 13-12-416-014

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Russell Harold Sawadski and Linda Jean Sawadski

2725 W. Ainslie City of Chicago State of Illinois, Mortgagor(s)
(Buyer's Address)
MORTGAGE and WARRANT to

Windy City Exteriors, Inc.
(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 \$ 18,914.40, being payable in 120

consecutive monthly installments of 157.62 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, 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 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(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(S) 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 27th day of October

A.D. 19 88

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

Russell Harold Sawadski (SEAL)
Mortgagor
Linda Jean Sawadski (SEAL)
Mortgagor

Sam Rappa (SEAL)
Subscribing Witness

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

COUNTY OF Cook

This Mortgage was signed in 2725 W. Ainslie

CAROLYN PETERSON
that SAM RAPPA

personally known to me, who, being by me duly sworn, did depose that he/she resides at 4147 N. Western

and he/she knows said Russell Harold Sawadski, and Linda Jean Sawadski 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 herein 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 8 day of November, 19 88

My commission expires 5-13, 1991

Carolyn Peterson
(NOTARY PUBLIC)

STATE OF ILLINOIS

COUNTY OF Cook

"OFFICIAL SEAL"
CAROLYN PETERSON
Notary Public, State of Illinois
My Commission Expires 5/13/91

that Sam Rappa and Russell Harold Sawadski, and Linda Jean Sawadski (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 8 day of November, 19 88

My commission expires 5-13, 1991

Carolyn Peterson
(NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY:

Name John Cohen
Address 1520 W. Lawrence
Chicago, IL 60630

DOCUMENT NUMBER

7/88

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ASSIGNMENT OF MORTGAGE

For consideration paid, Windy City Exteriors, Inc. holder of the within mortgage, from RUSSELL HAROLD SOWADSKI and LINDA JEAN SOWADSKI to WINDY CITY EXTERIORS, INC. dated 10-27-88 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 (Individual and Partnership Signature) (Corporate Signature)

WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 19 ____ IN WITNESS THEREOF, JEFFREY SCHWARTZ WINDY CITY EXTERIORS, 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 8th day of NOVEMBER 19 88 By [Signature] Duly Authorized (Name) (Title 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. _____ 19 88 Then personally appeared the above named JEFFREY SCHWARTZ the PRESIDENT of WINDY CITY EXTERIORS, 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

"OFFICIAL SEAL" ACKNOWLEDGEMENT BY PARTNERSHIP

CAROLYN PETERSON Notary Public, State of Illinois My Commission Expires 5/13/91 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

JAN-9-89 62226 7 6401-0015-A-100 13.00

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REAL ESTATE MORTGAGE STATUTORY FORM
Russell Harold Sowadski
Linda Jean Sowadski
Windy City Exteriors, Inc.
ASSIGNMENT OF MORTGAGE
Windy City Exteriors, Inc.
The Dartmouth Plan, Inc.

When recorded mail to ROSE ANN CHALMERS
THE DARTMOUTH PLAN, INC.
1301 FRANKLIN AVENUE
GARDEN CITY, N.Y. 11530

Space below for Registrar's use only



89010535

13472

UNOFFICIAL COPY

LOT 5 IN THE SUBDIVISION OF LOT 58 IN SHACKFORD'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIDAN, IN COOK COUNTY, ILLINOIS. REAL ESTATE INDEX NUMBER: 13-12-416-014 SAID PREMISES ARE KNOWN AS AND BY: 2725 W. AINSLIE, CHICAGO, IL 60625

Property of Cook County Clerk's Office

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