

UNOFFICIAL COPY

89048518

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, THAT ARTURO LOPEZ MORALES AND MARIA LOPEZ MORALES (husband and wife) (single man) (single woman) of 3403 W. CORTLAND City of CHICAGO State of Illinois, Mortgagor(s)

MORTGAGE and WARRANT to CITY HOME SERVICES of 3101 N. CICERO, CHICAGO, IL. Mortgagee.

to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of \$3,768.00 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 due on DECEMBER 4, 1994 the following described real estate, to wit:

LOT 2 IN BLOCK 9 IN DREW'S SUBDIVISION OF BLOCKS 4 TO 9 BOTH INCLUSIVE IN E. SIMON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; I.L.N. 13-35-408-013 COMMONLY KNOWN AS: 3403 W. CORTLAND \$12.25
DEPT-01 TH1111 TRAN R279 01/31/89 12:56:00 #3175 #1 A *89-048518 COOK COUNTY RECORDER

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, and in accordance with federal law, 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.

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 this 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 all 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 or not.

DATED, this 11TH day of NOVEMBER, A.D. 1988

STATE OF ILLINOIS }
County of COOK }

Arturo Lopez Morales (SEAL)
Maria Lopez Morales (SEAL)
89048518

I, SHELLY BERKOWITZ in and for said County, in the State aforesaid, DO HEREBY CERTIFY That ARTURO LOPEZ MORALES & MARIA LOPEZ MORALES

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 this 11TH day of NOVEMBER, 1988.

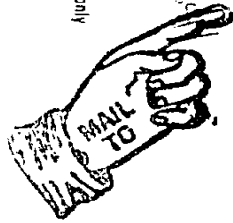


Shelly Berkowitz
Notary Public
THIS INSTRUMENT WAS PREPARED BY 1/2 mail

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OHM 032377



Space below for Recorder's use only

After recording mail to
City Home Services
3101 W. 111th St
Chicago, IL 60641

Date

TO

REAL ESTATE MORTGAGE

ASSIGNMENT

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

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.

By

Title

ACKNOWLEDGMENT

STATE OF

County of

ss.

On this day of 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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PROPERTY RECORDS

RECORDED