

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

UNOFFICIAL COPY

Record No. 8109-07-306-034 (This space for Recorder's use only) 89090529

THIS INDENTURE WITNESSETH, THAT Marjorie J. Blim

197 Warrington City of Des Plaines State of Illinois, Mortgage(s) (Buyer's Address) MORTGAGE and WARRANT to Tapes, Inc. 5097 N. Elston Chicago, Illinois 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 \$7,376.04 being payable in 4

consecutive monthly installments of \$7.81 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 Mortgagee(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 IS 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 15th day of November, A.D. 1988

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Marjorie J. Blim Mortgagee (SEAL) Marjorie J. Blim

Subscribing Witness (SEAL) Mortgagee (SEAL) (Type or print names beneath signatures)

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 } This Mortgage was signed at COUNTY OF Cook } ss

I, Notary Public for and in said County, do hereby certify that the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at

that he/she knows said 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 15th day of November, 1988

My commission expires 1989 (NOTARY PUBLIC)

STATE OF ILLINOIS } ss COUNTY OF Cook } Notary Public for and in said County, do hereby certify

that Marjorie J. Blim 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 15th day of November, 1988

My commission expires 1989 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Tapes, Inc. Address 5097 N. Elston Ave. Chgo. IL.

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ASSIGNMENT OF MORTGAGE

For consideration paid Tapco, Inc. 5097 N. Elston Ave. Chgo. Ill. holder of the within mortgage from Margoria Blim to Tapco, Inc. 5097 N. Elston Ave. - Chgo. Ill. dated 11-15-88

and intended to be recorded with Recorder of Deeds 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

WITNESS my (our) hand(s) and seal(s) this 3rd day of January 1989.
 IN WITNESS THEREOF, Joey Tapp
Tapco, Inc.
 (Contractor)
 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 3rd day of January 1989.
 By [Signature]
 Duty Authorized (Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF Illinois COUNTY OF Cook SS. 1-3 1989
 Then personally appeared the above named Joey Tapp and acknowledged the foregoing assignment to be his (her) free act and deed.
 Before me, Christa Ostermeyer My commission expires 19
 Notary Public

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF Illinois COUNTY OF Cook SS. 1-3 1989
 Then personally appeared the above named Joey Tapp the Pres. and acknowledged the foregoing assignment to be the free act and deed of said officer and said corporation and the seal affixed to said instrument is the corporate seal of said corporation.
 Before me, Christa Ostermeyer My commission expires 19
 Notary Public

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF Illinois COUNTY OF Cook SS. 1-3 1989
 Then personally appeared the above named Joey Tapp a General Partner of Tapco, Inc. 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, Christa Ostermeyer My commission expires 19
 Notary Public

89090529

1300E



REAL ESTATE MORTGAGE STATUTORY FORM
 Margoria Blim
 TO
 Tapco, Inc.
 ASSIGNMENT OF MORTGAGE
 Tapco, Inc.
 TO
 The Dartmouth Plan, Inc.

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

RECORDING 13.00
 89090529##
 CHECK 13.00
 4682A000 10-15

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~~SUBDIVISION TO DES PLAINES, BEING A SUBDIVISION OF PART OF
SOUTHWEST 1/4 OF SECTION 7 AND PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWN-
SHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.~~

PREMISES KNOWN AS AND BY: 107 W. WARRINGTON, DES PLAINES, IL 60016

REAL ESTATE INDED NO: 09-07-306-034

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