

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

Real Estate Index No 21-30-415-883 9 1

(This space for Recorder's use only)

83099397

THIS INSTRUMENT WITNESSETH THAT Velma E. Bradford a/k/a Velma E. Reddins

14744 East Riverside Drive South Holland

(Buyer's Address) City of Michael Construction Co, Inc. State of Illinois, Mortgagee(s)

MORTGAGE and WARRANT to (Contractor) Mortgagee

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 \$ 20,338.80 being payable in 120

consecutive monthly installments of \$169.49 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 at above, and more fully described on Schedule A attached hereto and made a part hereof,

together with all present improvements thereon, furnishings 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 building 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 88 A.D. 19

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Velma E. Bradford Mortgagee (SEAL)

Velma E. Reddins Mortgagee (SEAL)

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, a 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 in, and who executed, the foregoing 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/their 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 day of 19

My commission expires Sept 24, 1990 Steve Michael Blitstein (NOTARY PUBLIC)

STATE OF ILLINOIS } COUNTY OF Cook ss.

I, Steven Michael Blitstein, a Notary Public for and in said County, do hereby certify that Velma E. Bradford a/k/a Velma E. Reddins (his/her spouse),

personally known to me to be the same person(s) whose name(s) 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 88

My commission expires Sept 24, 1990 Steve Michael Blitstein (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Irving Koidin Address 412 Brookside Drive Wilmette, Illinois 60091

OFFICIAL SEAL STEVEN MICHAEL BLITSTIEN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/24/90

DOCUMENT NUMBER

# UNOFFICIAL COPY

## ASSIGNMENT OF MORTGAGE

For consideration paid, see record **MICHAEL CONSTRUCTION CO., INC.** holder of the within  
 mortgage, from **Velma E. Bradford a/k/a Velma E. Reddins**  
 to **MICHAEL CONSTRUCTION CO., INC.** dated **November 15, 1988**

Recorders Office (Registrar of Title) of Cook County, Illinois

and intended to be recorded with 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 19th day of December, 1988.  
 IN WITNESS THEREOF, **IRVING KOIDIN**  
**MICHAEL CONSTRUCTION CO., 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 19th day of December, 1988.  
 By Irving Koidin (President)

### ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF ILLINOIS COUNTY OF COOK SS. DEC. 19, 1988  
 Then personally appeared the above named Irving Koidin and acknowledged the foregoing assignment to be his (her) free act and deed.  
 Before me, Barbara Seibert My commission expires Mar 11 1992  
 Notary Public

### ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF ILLINOIS COUNTY OF COOK SS. DEC. 19, 1988  
 Then personally appeared the above named IRVING KOIDIN the PRESIDENT of MICHAEL CONSTRUCTION CO., 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, Barbara Seibert My commission expires Mar 11 1992  
 Notary Public

OFFICIAL SEAL  
**BARBARA SEIBERT**  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: MAR 11 1992

### ACKNOWLEDGEMENT BY PARTNERSHIP

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

REAL ESTATE MORTGAGE STATUTORY FORM

VELMA E. BRADFORD A/K/A VELMA E. REDDINS TO

MICHAEL CONST

ASSIGNMENT OF MORTGAGE

MICHAEL CONST

THE DARTMOUTH PLAN, INC



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

Space below for Recorder's use only

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# UNOFFICIAL COPY

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The following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

The Southwesterly 19 feet 3 inches of the Northeastly 82 feet 8 inches of the Southeastly 50 feet of lot 167 in Division 1 in Westfall's Subdivision of 208 acres being the East  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in the Southeast  $\frac{1}{4}$  of Section 30, Township 38 North, Range 15, East of the Third principal Meridian, in Cook County, Illinois.

SAID PREMISES ARE KNOWN AS AND BY: 16744 East Riverside Drive, South Holland, Illinois, 60473  
REAL ESTATE INDEX NO: 21-30-415-033

Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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