

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

UNOFFICIAL COPY Real Estate 17-19-304-020 Index Number: 89280635 (This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT PAULINE HRANICKA

2111 W. 18th City of CHICAGO State of Illinois, Mortgagor(s)

MORTGAGE and WARRANT to Windy City Exteriors, Inc. 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 \$ 8761.20 being payable in 60

consecutive monthly installments of 146.02 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 Mortgagor(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; 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 10th day of JANUARY A.D. 19 89

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

Subscribing Witness (SEAL)

Pauline Hranicka as attorney in fact for Pauline Hranicka Mortgagor Pauline Hranicka Atty in fact for Pauline Hranicka (SEAL) Mortgagee (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 COUNTY OF COOK } ss. This Mortgage was signed at 2111 W. 18th

I, Tillie Cohen, a Notary Public for and in said County, do hereby certify that GERARD MAZZARA, the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at 9015 NORWOOD

that he/she knows said PAULINE HRANICKA 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 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 1st day of MAY 19 89

My commission expires 7-20 19 91 Tillie Cohen (NOTARY PUBLIC)

STATE OF ILLINOIS COUNTY OF COOK } ss. "OFFICIAL SEAL" TILLIE COHEN Notary Public, State of Illinois My Commission Expires 7/20/91 and in said County, do hereby certify

that [Name] and [Name] (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 [Day] day of [Month] 19 [Year]

My commission expires [Year] (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Tillie Cohen Address 4520 W. Lawrence, Chicago, IL 60630

DOCUMENT NUMBER

# UNOFFICIAL COPY

## ASSIGNMENT OF MORTGAGE

For consideration paid Windy City Exteriors, Inc. holder of the within  
 mortgage, from Pauline Hranicka  
 to Windy City Exteriors, Inc. dated 1-10-89

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.

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 1ST day of MAY 19 89

[Signature]  
 (Individual or Partnership)  
 Secretary (Corporate Only)

By [Signature]  
 Duly Authorized Name of Officer and Trust

### 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.

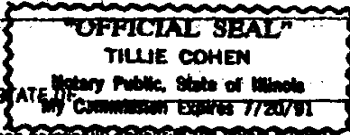
Before me, \_\_\_\_\_ My commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
 Notary Public

### ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF ILLINOIS COUNTY OF COOK SS. \_\_\_\_\_ 19 89

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, Tillie Cohen My commission expires 7-20 19 91  
 Notary Public



### 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

DEPT-01 \$13.00

795555 TRAM 2055 06/20/89 13:56:00  
 #2817 5 E 89-280635  
 COOK COUNTY RECORDER

89280635

REAL ESTATE MORTGAGE STATUTORY FORM

Pauline Hranicka TO Windy City Exteriors, Inc. ASSIGNMENT OF MORTGAGE TO Windy City Exteriors, Inc.

THE DARTMOUTH PLAN, INC. 1301 FRANKLIN AVENUE GARDEN CITY, N.Y. 11530

89280635

MAIL TO

MORTGAGE RECORDING DEPARTMENT

THE DARTMOUTH PLAN, INC. 1301 FRANKLIN AVENUE GARDEN CITY, N.Y. 11530

Space below for Recorder's use only

# UNOFFICIAL COPY

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LOT FIVE (5) IN EVANS SUBDIVISION OF BLOCK FORTY-THREE (43) IN THE SUBDIVISION OF SECTION NINETEEN (19), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN. REAL ESTATE INDEX NUMBER: 17-19-304-020 SAID PREMISES ARE KNOWN AS AND BY: 2111 W. 18TH, CHICAGO, IL 60608

Property of Cook County Clerk's Office

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