

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY Deed/Real Estate Index Number 13-19-413-09338225

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT KROEUN Hok (aka) KROEUN Nit and Sokhon Duong

3353 W Hutchinson City of Chicago State of Illinois, Mortgagee(s), (Buyer's Address) MORTGAGEE and WARRANT to Winby 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 \$ 14,066.64 being payable in 84 consecutive monthly installments of 167.96 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; and 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 4th day of APRIL AD 19 89

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. Kroeun Hok (aka) Kroeun Nit (SEAL) Sokhon Duong (SEAL) Subscribing Witness (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 3353 W Hutchinson County of Cook } ss. I, Tillie Cohen, a Notary Public for and in said County, do hereby certify that EDWARD WOODWILL, the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at 1760 N Wells that he/she knows said Kroeun Hok (aka) Kroeun Nit and Sokhon Duong 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/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 24 day of MAY 19 89 My commission expires 7-20 19 91 Tillie Cohen (NOTARY PUBLIC)

STATE OF ILLINOIS } ss. "OFFICIAL SEAL" TILLIE COHEN Notary Public, State of Illinois My Commission Expires 7/20/91 I, and (his/her spouse) personally known to me to be the same person(s) whose name(s) in (are) subscribed to the foregoing instrument, appeared before me this day, person, and acknowledged that he/she/they signed and delivered the said instrument as his/hers/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this day of My commission expires 19 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Tillie Cohen Address 4520 W Lawrence DOCUMENT NUMBER 89338225

89338225

89338225 DOCUMENT NUMBER

UNOFFICIAL COPY

For consideration of Windy City Exterior Inc. (Contractor) holder of the within mortgage, from Kroen Hok (aka) Kroen Nit and Sathorn Duong (Buyer) to Windy City Exterior Inc. (Contractor) dated 4-4-89

and intended to be recorded with Cook County Records 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)

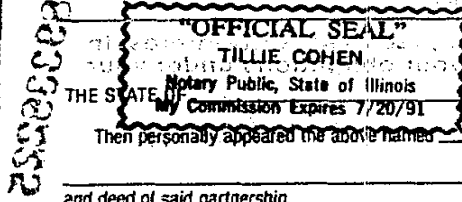
WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 19____. IN WITNESS THEREOF, Jeffrey Schwartz Windy City Exterior Inc. (Contractor) has caused its corporate seal to be affixed hereto and these presents to be signed on its behalf by its President or a Vice-President or its Treasurer or an Assistant Treasurer duly authorized this 24th day of MAY, 1989. By Jeffrey Schwartz (Duly Authorized Name of Officer 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, _____ Notary Public My commission expires _____ 19____.

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF Illinois COUNTY OF COOK SS. _____ 1989. Then personally appeared the above named Jeffrey Schwartz, the President of Windy City Exterior 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 Notary Public My commission expires 7-20 1991.



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, _____ Notary Public My commission expires _____ 19____.

REAL ESTATE MORTGAGE STATUTORY FORM

Sholon Duong aka Kroen Hok Kroen Nit TO Windy City Exterior Inc. ASSIGNMENT OF MORTGAGE Windy City Exterior Inc. The Dartmouth Plan Inc.

When recorded mail to MORTGAGE RECORDS OFFICE 107 FRANKLIN AVENUE GARDEN CITY, N.Y. 11530

Space below for Recorder's use only

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8 9 3 3 8 2 2 5

Lot three (3) (except the west ten (10) feet thereof) and the west fifteen (15) feet of lot four (4) in block four (4) in William H. Condon's subdivision of the west half of the east half forty (40) north, range thirteenth (13), east of the third principal Meridian, in Cook County, Il.

Real estate index number; 13-14-413-003

Said premises are known as + by; 3353 W. Hutchinson, Chicago, IL. 60618

Property of Cook County Clerk's Office

89338225