

UNOFFICIAL COPY

Windy City Extentors, Inc., 4520 W. Lawrence Ave., Chicago, Ill. 89394298

(Name)

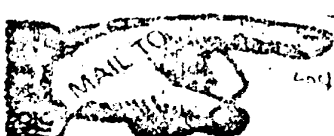
This instrument prepared by Tille Cohen

insurance money if not otherwise paid by said Mortgagee. And the said Mortgagee further covenants and agrees to and with said Mortgagee that Mortgagee will in the meantime pay all taxes and assessments on the said premises, and will as a further security for the payment of said indebtedness keep all buildings that may at any time be upon said premises insured for the extended coverage, vandalism and malicious mischief in some reliable company, up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness by suitable policies, payable in case of loss to the said Mortgagee and to deliver to it all policies of insurance thereon, as soon as effected, and all renewal certificates thereon, and said Mortgagee shall have the right to collect, receive and receipt in the name of said Mortgagee or otherwise, for any and all money that may become payable and collectable upon any such policies of insurance by reason of damage to or destruction of said buildings or any of them, and apply the same less all reasonable expenses in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagee shall so elect, may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Mortgagee thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at eight percent and be paid out of the proceeds of the sale of said premises, or out of such insurance money if not otherwise paid by said Mortgagee.

And it is further provided and agreed that if default be made in the payment of said contract (or any of them) or any part thereof, or the interest thereon or any part thereof, when due, or in case of waste or non-payment of taxes or assessments, or neglect to procure or renew insurance, as hereinafter provided, then and in such case, the whole of said principal and interest secured by the contract in this mortgage mentioned shall thereupon, at the option of the holder of the contract, become immediately due and payable; anything herein or in said contract contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgagee or of said option or election, be immediately foreclosed, and it shall be lawful for said Mortgagee, agents or attorneys, to enter into and upon said premises and to receive all rents, issues and profits thereof, the same when collected, after the deduction of reasonable expenses, to be applied upon the indebtedness secured hereby, and the court wherein any such suit is pending may appoint a Receiver to collect said rents, issues and profits to be applied on the interest accruing after foreclosure sale, the taxes and the amount found due by such decree.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying contract shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying contract shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of Cook and 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 or breach of any of the covenants, agreements, or provisions herein contained.



AUG 23 1989

TRW REAL ESTATE
LOAN SERVICES
SUITE #1015
100 N. LA SALLE
CHICAGO, IL 60602

Permanent Index number: 16-21-220-007

Correctly known as: 1415 S. 50th Ave. Cicero, Illinois

Lot 41 up Block 32 in Grant Locomotive Work Addition to Chicago, a Subdivision of Section 21, Township 39 North, Range 13, East of the Third Principal Meridian. According to the Plat thereof recorded May 29, 1891, as Document 1478510 in book 49 of Plats, Pages 13 to 16 in Cook County, Illinois.

DEPT-11
1411111 TRAM 8988 07/27/89 12:00
\$3505 + 9-27-89 394298
COOK COUNTY RECORDER

State of Illinois, to secure the payment of \$ 9,300.00 (Total of Payments) evidenced by that certain Retail Installment Contract, bearing even date herewith,

hereinafter called Mortgage, of the City of Chicago, County of Cook (County) and State of Illinois

of the Town of Cicero (City/Town) in the County of Cook (County) and State of Illinois Mortgage and Warrant to Windy City Extentors, Inc. (Name of Seller)

1415 S. 50th Ave. (Name of Buyer and Other Owners)

REAL ESTATE MORTGAGE

89394298

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

Mail to:

TO

89394298

OFFICIAL SEAL
TILLIE COHEN
Notary Public, State of Illinois
My Commission Expires 7/20/91

Notary Public

before me.

acknowledged the same to be his/her free act and deed and the free act and deed of said Windy City Extortors, Inc., Personally appeared Jeffrey Schwartz (Seller's City/Town) Windy City Extortors, Inc. 4520 W. Lawrence Chgo, IL. (Seller's Name)

STATE OF ILLINOIS
COUNTY OF COOK) ss.
Jeffrey Schwartz

Witnessed by: Windy City Extortors, Inc. (Seal) By: [Signature]

unto set hand and seal, this 13th day of July 19 89 here- as well as to the land described herein and the indebtedness secured thereby in witness whereof the undersigned ha

from Izmael Villagrana (Buyer/Mortgagor) Windy City Extortors, Inc. (Seller)

all right, title, interest, powers and options in, to and under the within mortgage For value received the undersigned hereby transfers, assigns and conveys unto First Credit Corp.

STATE OF ILLINOIS) ss.
COUNTY OF COOK

TRANSFER AND ASSIGNMENT
Notary Public

My commission expires 7-20-91
July 19 89

given under my hand and seal this 13th day of July 19 89

OFFICIAL SEAL
TILLIE COHEN
Notary Public, State of Illinois
My Commission Expires 7/20/91

of the right of homestead. personally known to me to be the same persons whose names subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that the Mortgagors, Izmael Villagrana

STATE OF ILLINOIS, County of Cook) ss.
(Signatures)

(SEAL) (SEAL) (SEAL) (SEAL)

of July 19 89 A.D. 19 89

In witness whereof, the said Mortgagor, ha B. hereunto set his hand and seal, this 13th day

And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions herein contained shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, execu-

and secured hereby. foreclosure hereof, a decree shall be entered for such reasonable fees, together with whatever other indebtedness may be due whether by foreclosure proceedings or otherwise, and a lien is hereby given upon said premises for such fees, and in case of

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said contract or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach

due and payable it shall bear like interest with the principal of said contract. And said Mortgagor further agrees that in case of default in the payment of the interest on said contract when it becomes

Mcgragor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee, said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, of the Mortgagee and without notice to Mortgagee forthwith upon the conveyance of Mortgagee's title to all or any portion of

if not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option