

MORTGAGOR(S) JAMES THOMAS
DIANN THOMAS

THIS SPACE PROVIDED FOR RECORDER'S USE
DEPT-01 RECORDING \$13.25
143333 TRAM 6675 02/20/90 14:2:00
19087 : C * 90-460023
COOK COUNTY RECORDER

for consideration paid hereby mortgages and warrants to
MORTGAGEE: SEMKO INC

the following described real estate in COOK
County, Illinois:

LOTS 16 AND 17 IN BLOCK 4 IN KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12323 RACINE CALUMET PARK IL

Tax Identification Number 35-39-400 017

with the following mortgage covenants and together with all additions and improvements to the said real estate, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This mortgage secures the performance of a certain Home Improvement Retail Installment Contract (herein called "Contract") of Mortgagor(s) dated this date to Mortgagee. Pursuant to the Contract, Mortgagor(s) agree(s) to pay the "Total of Payments" of \$ 18,391.20 in 120 monthly payments, with a first payment of \$ 153.26 other payments of \$ 153.26 and a final payment of \$ 153.26, beginning on 30 days from completion and every month thereafter until the Total of Payments is paid.

Mortgagor(s) agree(s) to pay the Contract (which is incorporated herein by reference) according to its terms, pay all taxes and assessments when due and keep all improvements on said premises insured during the term of the Mortgage, with Mortgagee named as loss payee as its interest appears.

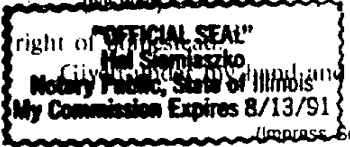
Mortgagee may collect costs and disbursements, including reasonable attorney's fees, incurred in legal proceedings to collect on the Contract or to realize on security after default, as provided in the Contract.

Subject to applicable law, in the event of default in the payment of the Contract, any failure to pay taxes and assessments when due or keep required insurance in force, or any transfer of all or part of the real estate, Mortgagee may, at its option, declare the sum remaining unpaid at once due and payable (less any rebate of unearned Finance Charges) and Mortgagee may proceed to foreclose on and sell the above property as provided by law. In connection with any foreclosure proceeding, Mortgagee shall be entitled to the immediate appointment of a receiver to take possession and control of the premises, and collect, receive and apply the rents and profits thereof for Mortgagee (subject to direction of court) from the time of appointment to the time when the period of redemption expires.

WITNESS Mortgagor(s) hand(s) and seal(s) this 28th day of April, 1990
Bery Blum (Witness) (SEAL) James Allen Thomas (Mortgagor) (SEAL)
Diann Thomas (Witness) (SEAL) Diann Thomas (Mortgagor) (SEAL)

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, Hal Siemiaszko, a Notary Public in and for said County, in the State aforesaid. DO

HEREBY CERTIFY that James Thomas and DIANN Thomas (Mortgagor and spouse, if applicable) personally known to me to be the same person S whose name Are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that They signed, sealed and delivered the said instrument as Their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the



right of Hal Siemiaszko and notarial seal this 20th day of June, 1990.
Hal Siemiaszko Notary Public

Commission Expires 8-13-91
This mortgage was prepared by _____ and return document to: _____
Name: HAL SIEMIASZKO
Address: 6259 W. PULASKY AVE
CHICAGO IL 60648
Telephone Number: 1-312-631-6666

\$13.25
2:00
23

90460023

33060040
TRW REAL ESTATE
LOAN SERVICES
SUITE #1015
100 N. LaSALLE
CHICAGO, IL 60602

90460023

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6/20/2023

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County Record, Office of
the Commission Exp.