

Gold

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90161762

## MORTGAGE

On the 24 day of FEBRUARY 19 90 VICTOR E. LEONE & CONNIE A. LEONE  
 CHAIRMAN CONCEPCION A. LEONE  
 who lives at 2251 N. LECLAIRE, CHICAGO, ILLINOIS  
 the Property Owner MORTGAGES and WARRANTS to Oxford Credit Corp. ("Oxford"), whose principal place of business is at 300 Crossways Park Drive Woodbury, New York 11797, all of the land, buildings, and other improvements now or in the future owned by the Property Owner and located at 2251 N. LECLAIRE, CHICAGO, ILL.  
 in COOK County in Illinois (the "mortgaged property") the legal description of which is as follows:

The North 1/2 of Lot 44 and all of Lot 45 in Block 6 in Chicago Land Investment Co.'s Subdivision in the Northeast 1/4 of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as: 2251 North LeClaire, Chicago, 11.

PIN Number(s) 123-45-6789

The Property Owner MORTGAGES and WARRANTS the mortgaged property to Oxford to provide security for a debt owing under a Retail Installment Contract (the "Contract") dated 2-7-90 between VICTOR E. LEONE & CONNIE A. LEONE as Buyer and ASTOR CONSTRUCTION COMPANY as Contractor/Seller which Contract has been or is to be assigned to Oxford. The debt owing under the Contract is 6,500.00 (referred to in the Contract as the "Amount Financed") and is payable in monthly installments with a FINANCE CHARGE (as defined in the Contract) calculated at the interest rate specified in the Contract. The borrower's estimated statements of 166.02 each commencing 60 days from the date of completion of the improvements described in the Contract with the first debt not paid earlier than 120 months after the due date of the first payment due under said Contract. The Contract is provided for its charges however the event that the total aggregate indebtedness secured by this mortgage exceed an amount equal to twice the debt owing under the Contract.

The Property Owner also agrees to the following terms:

1. PROPERTY SUBJECT TO MORTGAGE. The property owner subjects the mortgaged property to payment of the debt due under the Contract.
2. INSURANCE. The Property Owner will maintain a fire and other hazard insurance on the mortgaged property for the benefit of Oxford. The property owner will pay the premiums for the insurance and will transfer to Oxford all proceeds from the insurance and all proceeds from this mortgage.
3. TAXES AND ASSESSMENTS. The Property Owner will pay all taxes, assessments, and sewer, water and other charges on the mortgaged property.
4. COVENANTS. The Property Owner will not use the mortgaged property for any purpose other than that stated in the mortgage and will not allow any other person to use the mortgaged property for any purpose other than that stated in the mortgage.
5. REPAIRS AND MAINTENANCE. The Property Owner will keep the mortgaged property in good repair and will pay for all repairs and maintenance. The Property Owner will not allow any person to occupy the mortgaged property for any purpose other than that stated in the mortgage.
6. ASSIGNMENT. The Property Owner will assign the mortgage to Oxford and will execute all documents necessary to perfect the mortgage.
7. DEFERRED PAYMENTS. The Property Owner will not make any payments in arrears on the mortgage.
8. FORECLOSURE. The Property Owner will not foreclose on the mortgage.
9. LEGAL DESCRIPTION. The Property Owner hereby authorizes Oxford to determine the legal description of the mortgaged property and enter into this mortgage.

This mortgage has been duly executed by the Property Owner  
 in Presence of 90161762  
JOSEPH BRANCO  
VICTOR E. LEONE (PROPERTY OWNER)  
CONNIE A. LEONE (PROPERTY OWNER)  
CONCEPCION A. LEONE (PROPERTY OWNER)

This instrument was prepared by and when recorded should be mailed to  
**OXFORD CREDIT CORP.**  
 300 CROSSWAYS PARK DRIVE,  
 WOODBURY, NEW YORK 11797

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