

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

90222165

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH THAT Henry Luse, Orine Jackson & Gladys Watson

738 N. Le Claire City of Chicago State of Illinois, Mortgagor(s) All City Remodeling 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 \$ 14019.60 being payable in 120 consecutive monthly installments of 116.83 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 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 attorney's fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, insurance and other charges; then 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 15th day of Dec AD 19 89

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. X [Signature] Subscribing Witness (SEAL) X [Signature] Henry Luse X [Signature] Orine Jackson X [Signature] Gladys Watson Mortgagee (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 Cook 90222165 This Mortgage was signed at 738 N. Le Claire COUNTY OF Chicago, IL I, Julie Goldstein a Notary Public for and in said County, do hereby certify that William Glasser the subscribing witness to the foregoing instrument,

personally known to me, who, being by me duly sworn, did depose that he/she resides at 5116 N. Cicero that he/she knows said Henry Luse, Orine Jackson & Gladys Watson 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 15th day of Dec 19 89 My commission expires 19 [Signature] (NOTARY PUBLIC)

STATE OF ILLINOIS Cook 90222165 This Mortgage was signed at 738 N. Le Claire COUNTY OF Chicago, IL I, Julie Goldstein a Notary Public for and in said County, do hereby certify that [Signature] and [Signature] (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 15th day of Dec 19 89 My commission expires 19 [Signature] (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Julie Goldstein Address 5116 N. Cicero Chicago, IL 60630

13.00 DOCUMENT NUMBER

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ALL THAT CERTAIN PROPERTY SITUATED IN CHICAGO
IN THE COUNTY OF COOK, AND STATE OF ILLINOIS
BEING DESCRIBED AS FOLLOWS:
LOT 10 IN BLOCK 1, IN THE THIRD PRINCIPAL MERIDIAN, COM
MONLY KNOWN AS 738 N. LECLAIRE
AND BEING MORE FULLY DESCRIBED IN A DEED DATED 10/24/80
AND RECORDED 10/24/80, AMONG THE LAND RECORDS OF THE COUNTY
AND STATE SET FORTH ABOVE, IN DEED BOOK 25646150 PAGE ..

Property of Cook County Clerk's Office

90222165