

TEXAS MORTGAGE INVESTORS, INC.

Return to: 8582 KATY FRWY, SUITE 202 HOUSTON, TEXAS 77024

DEPT-01 RECORDINGS \$20.00 TRN 9980 07/29/92 13:01:00 #3825 # *72-557509 COOK COUNTY RECORDER

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

92557509

DEPT-01 RECORDINGS \$23.00 TRN 9980 07/29/92 12:57:00 #3825 # *72-557509 COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Homer L. Pitchford, A single person, and Erma Wells (J) a single person, spouse (hereinafter referred to as "Mortgagor" whether singular or plural), for and in consideration of the sum of One and No/100 Dollars (\$1.00) together with other good and valuable considerations, cash in hand paid by Budget Construction Co. (hereinafter referred to as "Mortgagee"), receipt of which consideration is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto Mortgagee and unto its successors and assigns forever, the following properties, situated in the County of Cook State of Illinois, to-wit:

Lot 12 in Block 9 in Weage's Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Permanent Tax No. 25-17-32B-004 Address of Property: 1429 W. 10th Street Chicago, Illinois

To have and to hold the same unto Mortgagee and unto its successors and assigns forever, together with: all appurtenances thereunto belonging; and all fixtures and equipment used or useful in connection with said property, Mortgagor hereby covenants by and with Mortgagee that Mortgagor will forever warrant and defend the title to said properties against all and all claims of any nature or kind whatsoever.

And we, the Mortgagor for and in consideration of the considerations hereinbefore recited, do and hereby release and relinquish unto Mortgagee all our rights of dower, curtesy and homestead in and to the above-described lands.

This grant of Mortgage is on the condition that whereas Mortgagor is justly indebted unto Mortgagee in the sum of Five Thousand and 00/100 Dollars (\$ 5,000.00), evidenced by one promissory note of even execution date, in the sum of \$ 5,000.00, bearing interest from date until due as provided in the Flat-ir Installment Contract, Note and Disclosure Statement (the "Note"), payable in 120 equal successive monthly installments of \$ 83.75 each, except the final installment due which shall be the balance then due on the Note.

This instrument shall also secure the payment of any and all renewals and/or extensions of said indebtedness, or any portion thereof, together with any and all amounts that the Mortgagor now owe or may owe the Mortgagee, either direct or by endorsement, at any time between this date and the satisfaction of record of the lien of this instrument, including any and all future advances and/or loans that may by Mortgagee be made to the Mortgagor, jointly and/or severally, either direct or by endorsement.

Mortgagor and Mortgagee acknowledge and represent that a material part of the consideration for the indebtedness owed by Mortgagor to Mortgagee is that the entire unpaid balance of principal and accrued interest due on said indebtedness, shall be paid prior to the sale, transfer, encumbrance, contract of sale, contract to transfer or contract to encumber all or any part of or interest in the mortgaged property. In the event of the sale, transfer, encumbrance, contract of sale, contract to transfer or contract to encumber all or any part of the property herein described, without the prior written approval of Mortgagee, which approval may be withheld in the sole and absolute discretion of Mortgagee, and such sale, transfer, encumbrance, contract of sale, contract to transfer or contract to encumber shall constitute a default under this Mortgage and the indebtedness evidenced by the promissory Note hereinabove described shall be immediately due and payable on the election of Mortgagee regardless of the financial position (net worth) of the proposed transferee.

Mortgagor hereby agrees and covenants to pay any and all taxes both general and special as same may be assessed and become due and payable and also keep all buildings located upon the premises insured against loss or damage with fire, lightning and extended coverage insurance, in a company and amount acceptable to Mortgagee, with standard mortgage clause in favor of Mortgagee as its interest appears, and pay the premiums thereon. If Mortgagor fails to pay any such taxes or obtain any such insurance coverage, Mortgagee, its assigns or holders of said indebtedness shall have the right to pay said taxes and/or insurance premiums, and the amount so paid shall constitute a charge against the Mortgagor and added to the amount due hereunder, shall be secured hereby and shall be, without demand, immediately repaid by Mortgagor to Mortgagee with interest thereon at the rate then applicable to the unpaid balance of the principal as set forth in the above-referenced Note.

In addition to pledging the properties as hereinbefore mentioned, Mortgagor also hereby pledges any and all profits, rents and income accruing in connection with said properties. However, the right is reserved to the Mortgagor to collect the profits, rents and/or income as same mature and become due and payable, but in the event of default as to any of the covenants herein contained, then at the option of Mortgagee, its assigns, or the holders of said indebtedness, if or they are hereby given the right of taking over said properties, managing same, renting same and collecting the rents thereon, and the net income so collected shall be credited upon the indebtedness and/or covenants in connection herewith.

If the Mortgagor should fail or refuse to make any of the payments hereinbefore recited, either principal, interest, taxes or insurance premiums as same mature and become due and payable, then at the option of Mortgagee, its assigns or the holders of the indebtedness, all the remaining unpaid portion thereof shall become due and payable, and the lien of this instrument subject to foreclosure by suit filed in Chancery Court of the county in which the above described property is situated. Failure to exercise the option herein granted to declare the entire balance due and payable on the default shall not be a waiver to exercise the option at any subsequent default.

But, if the undersigned shall pay all of the indebtedness secured by this Mortgage, at the time and in the manner set out above, and shall fully do and perform all of the other obligations herein assumed by the undersigned, Mortgagee shall release this instrument; otherwise, it shall remain in full force and effect.

IN TESTIMONY WHEREOF, the signature of Mortgagor is hereunto affixed this, the 18th day of April 1992.

Prepared by: Budget Construction Co 6307 N. Dulacki Rd Chicago, IL 60646

Homer L. Pitchford (Mortgagor)

Erma Wells (Mortgagor)

25th 2508

UNOFFICIAL COPY

REQUIRES OWNERSHIP OF DEED FOR
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrances with a lien which has priority over this Mortgage to give Notice to Mortgagee, at Mortgagee's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF Cook } ss.

Donald Schneider, a Notary Public in and for said county and state, do hereby certify that Homer A. Pitchfoca a single person & Erma Wells a single person

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 they signed and delivered the said instrument as his/her/their free voluntary act, for the uses and purposes therein set forth.

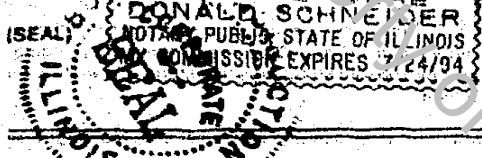
Given under my hand and official seal, this 18th day of April, 1992

My Commission Expires: July 24, 1994 Donald Schneider
Notary Public

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for legally sufficient consideration, does hereby grant, sell, assign, transfer, set over and convey to EMPIRE FUNDING CORP. (whose address is: 6401 N.W. Grand Blvd., Suite 309, Oklahoma City, OK 73116) its successors and assigns, the foregoing Deed of Trust, and the lien thereof encumbering the real property described therein.

IN WITNESS WHEREOF, these presents have been executed by the undersigned as of June 4, 1992



Budget Construction Co.
By: Marilyn Hartmann, Secretary
(Secretary)

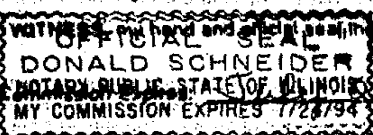
(CORPORATE ACKNOWLEDGEMENT)

STATE OF ILLINOIS

COUNTY OF Cook } ss.

On June 4, 1992, before me, the undersigned authority personally appeared MARILYN HARTMANN to me known to be the Recording Secretary of Budget Construction Co. and known to me to be the person who's

such officer of said corporation, executed the same, and he/she acknowledged before me that said instrument is the act and deed of said corporation by Marilyn Hartmann executed as such officer for the purposes therein expressed



Donald Schneider
Notary Public

(INDIVIDUAL ACKNOWLEDGEMENT)

STATE OF ILLINOIS

COUNTY OF _____ } ss.

_____, a Notary Public in and for said county and state, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ he _____ signed and delivered the said instrument as _____ free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 19 _____.

My Commission Expires: _____ Notary Public

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74-7351

TEXAS MORTGAGE INVESTORS, INC.
8582 KATY FRWY. SUITE 202
HOUSTON, TEXAS 77024

92557511

AFFIDAVIT OF IDENTITY

THE STATE OF Illinois
COUNTY OF Cook

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, a Notary Public in and
for Cook County, State of Illinois on this
day personally appeared Homer Pitchford who stated
on his/her oath as follows:

That my name is Homer Pitchford and I am one in
the same person as Homer B. Pitchford.

Homer S Pitchford

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF June
1992.

" OFFICIAL SEAL "
DONALD SCHNEIDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/24/94

Donald Schneider
Notary Public in and for the
State of Illinois
County of Cook

My Commission Expires:
July 24, 1992

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Property of Cook County Clerk's Office

2023/03/15