

UNOFFICIAL COPY

75-9658

Return to: TMI FINANCIAL, INC. 8582 Katy Freeway, Suite 202, Houston, Texas, 77024

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

92913417

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Donato Zarco & Maria G. Zarco

(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 Super city home remodelers, inc. (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 29 and lot 32 in Maria L. Dallam's resubdivision of that part lying west of south morgan street (except lots 7 to 12 inclusive and lots 49 to 54 inclusive) of M.L.Dallam's subdivision of block 4 in the assessor's division of the north 1/2 of the southeast 1/4 of section 20, township 39 north, range 14, east of the third principal meridian, and a strip of land 24-82/100 feet wide on west 16th street and 23-88/100 feet wide on west 16th street lying west of and adjoining said M.L.Dallam's subdivision of said block 4, in Cook county Illinois.

RECORDING \$25.50 FROM 9554 12/04/92 15:17:00 INSTR # 30-0000-0123417 COOK COUNTY RECORDER

Address of Property: 1702 South Morgan, Chicago Illinois

To have and to hold the same unto Mortgagee and unto its successors and assigns forever, together with all appurtenances thereto 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 any 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 Thirteen thousand two hundred eighteen dollars 24/100 Dollars (\$ 13,218.24), evidenced by one promissory note of even execution date, in the sum of \$ 7,700.00, bearing interest from date until due as provided in the said Installment Contract, Note and Disclosure Statement (the "Note"), payable in 24 equal successive monthly installments of \$ 157.36 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 Mortgagors 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 written approval of Mortgagee, which approval may be withheld in the sole and absolute discretion of Mortgagee, any 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 property 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, tornado 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 holder of said indebtedness, it 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.

Borrower agrees to maintain flood insurance with lender as loss payee in an amount equal to the principal outstanding during the term of this loan pursuant to the flood disaster Protective Act (42 u. s. c. 4012a).

\$ 23,500



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 performance of your obligations under your home improvement contract.

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IN TESTIMONY WHEREOF, the signature of Mortgagor is hereunto affixed this, the 19th day of August

19 92

Prepared by: Super city home remodelers, inc. 4138 north Kedzie Chicago Illinois 60618

X Donato Zarco (Mortgagor)

X Maria G. Zarco (Mortgagor)

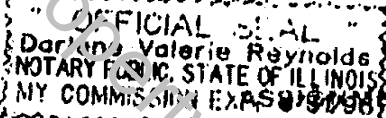
ACKNOWLEDGEMENT

STATE OF ILLINOIS COUNTY OF Cook

I, Darlene Valerie Reynolds, a Notary Public in and for said county and state, do hereby certify that Donato Zarco & Maria G. Zarco 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 their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of August 19 92

My Commission Expires:



Darlene Valerie Reynolds, Notary Public

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for legal consideration, does hereby grant, sell, assign, transfer, set over and convey to EMPIRE FUNDING CORP. its successors and assigns, the foregoing Mortgage, and the lien thereof, encumbering the real property described therein.

IN WITNESS WHEREOF, these presents have been executed by the undersigned on of August 19 19 92

(SEAL) Super city home remodelers, inc. By Jeffrey Kaplan (Seller)

(CORPORATE ACKNOWLEDGEMENT)

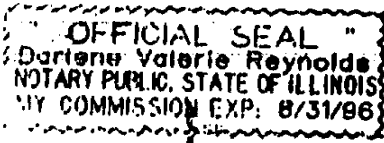
STATE OF ILLINOIS COUNTY OF Cook

52913417

On August 19, 19 92 before me, the undersigned called by person(s) Jeffrey Kaplan to me known to be the Vice President of Super city home remodelers, inc. and known to me to be the person who is each officer of said corporation, executed the same, and he/she acknowledged before me that said instrument is the act expressed of said corporation by Jeffrey Kaplan executed as such officer for the purposes therein expressed.

Given under my hand and official seal the day and year last above written

My Commission Expires:



Darlene Valerie Reynolds, Notary Public

(INDIVIDUAL ACKNOWLEDGEMENT)

STATE OF ILLINOIS COUNTY OF Cook

I, Darlene Valerie Reynolds, 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) 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 their free and 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