

# UNOFFICIAL COPY

93236927

DEPT-01 RECORDINGS \$23.00  
T#9999 TRAN 7289 03/31/93 12:00:00  
#8511 # 236927  
COOK COUNTY RECORDER

## MORTGAGE DATE

3 - 3 - 93  
DAY YEAR

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## REAL ESTATE MORTGAGE AND ASSIGNMENT OF REAL ESTATE MORTGAGE (ILLINOIS INDIRECT-NOT FOR PURCHASE MONEY)

THIS INDENTURE MADE ON THE DATE NOTED ABOVE, BY AND BETWEEN THE PARTIES LISTED BELOW.

MORTGAGOR(S):

MORTGAGEE

Paul A. Sarna  
Ellen B. Sarna

Century Home Improvements, Inc.

10643 84th Ave.

60 Orland Sq. Dr.

Palos Hills

Orland Park

Cook

Illinois

Cook

Illinois

## WITNESSETH

That whereas, the Mortgagor(s) are justly indebted to the Mortgagee upon the Retail Installment Contract of even date, in the sum of ~~7,206.60~~ ~~60/00~~ dollars

SEVENTHOUSAND-TWOHUNDREDSTIX & ~~60/00~~ dollars  
sum as follows: ~~7,206.60~~ payable to the order of and delivered to the Mortgagee, and by which contract the Mortgagor(s) promise to pay the said

In ~~60~~ installments of ~~120.11~~ beginning ~~1/5~~ days after completion date as indicated on the completion certificate and continuing on the same day of each successive month thereafter until paid in full, and all of said indebtedness is made payable at such place as the holders of the Retail Installment Contract may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of Calumet National Bank, 5231 Hohman Avenue, Hammond, Indiana 46320.

Now, therefore, the Mortgagor(s) in consideration of the concurrent extension of credit, and in order to secure the prompt payment of said Retail Installment Contract, and to better insure the punctual and faithful performance of all and singular the covenants and agreements herein undertaken to be performed by the Mortgagor(s), do(es) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular

the real estate situate, lying and being in the County of ~~Cook~~ State of Illinois, hereby releasing and waiving all rights and benefits 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, said real estate known and described as follows, to-wit:

## PROPERTY DESCRIPTION

Lot 416 and 417 in Frank Delugach's Wooded Hills,  
being a Subdivision of the South 1/2 of the Northeast  
1/4 of Section 14, Township 37 North, Range 12, East  
of the Third Principal Meridian, in Cook County,  
Illinois.

93236927

PIN = 23-14-210-015 &amp; 016

Commonly known as 10643 84th Ave. Palos Hills, IL 60464

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MOREOVER, the Mortgagor(s) expressly covenant(s) and agree(s) with the Mortgagor as follows:

To keep the mortgaged property, including the buildings and improvements, the Mortgagor insured or re-insured against all risks for which the company authorized to do business in the State of Illinois, acceptable to the Mortgagor, which policy shall contain a provision that if the Mortgagor as his interest may appear, and if the Mortgagors fail to do so, the trustee or holder of Mortgagor to require him to pay to the trustee or holder a sum not exceeding the amount of indebtedness of the Mortgagors, for a time not exceeding one year, the trustee or holder may deduct such sum with the premium thereon, or to add such premium to the indebtedness of the Mortgagor, and provide, however, that nothing in this paragraph shall prevent the Mortgagor to advance funds for this purpose.

If Mortgagor elects to waive such insurance, Mortgagor shall agree to be fully responsible for all damage losses arising from such waiver, and Mortgagor shall agree that any sums advanced or expended by Mortgagor for the protection or preservation of the other property, the debt, and the principal amount paid shall be secured hereby. Mortgagor shall further agree to pay all taxes, assessments, charges for services and any other expenses relating to the mortgaged property when due in order that no lien superior to that of this mortgagee, or that now or hereafter may be created upon the property, shall exist during the term of this mortgage, and to pay, when due, all installments of interest and principal accrued and thereafter to accrue, and to pay any sum superior to the amount of this mortgage and existing on the date hereof, provided that Mortgagor, if at any time any of the funds deposited in the account at its discretion, may pay the same on behalf of the Mortgagor and may charge Mortgagor with the amount deposited, and that the responsibility of the Mortgagor, which is secured hereby, and provided, however, that it remains unimpaired upon the other property and upon further notice in writing given into the validity of such taxes, assessments or special assessments resulting therefrom, to the satisfaction of the holder of this obligation, in the general management and occupation of the mortgaged property, and in case of any default in the payment of the principal amount of the mortgaged premises, and to keep the mortgaged property in its present condition and repair. But the said holder of this obligation,

If default be made in the payment of any of the debts or debts hereby secured by any of the terms of this mortgage, or if the payment of any installments when due, or if the Mortgagor(s) shall become bankrupt or insolvent, or if a receiver be appointed for the benefit of the Mortgagor(s), or if the Mortgaged Property or any part thereof be attached, levied upon, seized, or taken by the representatives of the debtors or the debts of Mortgagor(s) herein contained be incorrect or if the Mortgagor(s) shall abandon the mortgaged property, or sell or otherwise dispose of the same, then the whole amount hereby secured shall, at the Mortgagor's option, bear interest from the date of the default, and shall be collectible in a suit at law or by foreclosure of this mortgage. In any case, regardless of such enforcement, Mortgagor(s) shall be entitled to immediate possession of the mortgaged property with the rents, issues, income, and profits therefrom, and will be liable to pay all taxes upon the Mortgaged Property. Mortgagor(s) shall pay all costs, including reasonable attorney's fees, expenses of collection, or removal, including garnishments, and all other expenses by Mortgagor(s) in connection with any suit or proceeding to which it may be a party, or held in behalf of the Lender, or any other party to the mortgage, in the event of the foreclosure of this mortgage. Mortgagor(s) will pay to Mortgagee, in addition to the amount of the principal sum, interest, and all taxes and foreclosures, together with all other and further expenses of foreclosure, and all other amounts due hereunder, a sum equal to one-half of one percent per annum, as an imposition of liens or claims against the property and expenses of upkeep and maintenance, and for other expenses of the property.

No failure on the part of the Mortgagor to exercise any of its rights hereunder shall be deemed a waiver of such rights or of any other rights in the event of any other or subsequent defaults, or breaches, or violations of any of the terms and conditions of this Note and Deed of Trust, and shall not be construed to preclude it from the exercise thereof at any time, and the right of the holder of this Note and Deed of Trust to enforce any one or more remedies hereunder successively or concurrently, is hereby reserved.

All rights and obligations hereunder shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

STATE OF Illinois | ss.  
COUNTY OF Cook  
Before me, the undersigned, a Notary Public in and for said County and  
State on this 3rd day of March, 1993,  
personally appeared Paul A. Sarno and

Ellen B. Sarna  
and acknowledge the execution of the above and foregoing mortgage  
Witness my Signature and Seal

ENVIRONMENTAL MONITORING AND ASSESSMENT

*Paul A. Sarna*  
PAUL A. SARNA

*Alerta* - *Alerta*

*Ellen B. Sarna*

10.1007/s00332-010-9000-0

**ASSIGNMENT OF MORTGAGE**

ASSIGNMENT OF MORTGAGE  
FOR VALUABLE CONSIDERATION, Mortgagor hereby sells, assigns and transfers the within MORTGAGE to Calumet National Bank, 1001 South Avenue, Hammond, Indiana 46320.

IN WITNESS WHEREOF I have hereunto set my hand this

class of

ATTESTED  
M. J. G. D. C.

STATE OF ILLINOIS, )  
                        )      A.D. 1900)  
                        )

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, ss:

Before me, a Notary Public, in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.  
I personally witnessed the above signature.

**WITNESS** my hand and seal'd on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

**CALUMET NATIONAL BANK**  
**P.O. BOX 69**

**INSTALMENT LOAN DEPT.**