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DA

REAL ESTATE MORTGAGE
CHARGE

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94 MAY -2 PM 2:34

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(This space for Recorder's use only)

THIS INSTRUMENT WITNESSETH, THAT Dean Wilkowitz and Tracy and Joyce A. Tate
 of 6424 S Maplewood City of Chicago State of Illinois, Mortgagor(s)
 MORTGAGE and WARRANT to Chicago Metro Building Co
 of 7775 W Talcott City of Chicago State of Illinois, Mortgagee,
 to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of \$ 1997.52 payable to the
 order of and delivered to the Mortgagee, in and by which the Mortgagor promises to pay the contract and interest at the rate and in installments as provided in said
 Contract with a final payment due on 4-26-96, the following described real estate, to wit:

Lot 9.00 Block 23 on Cook and MacMonon a 63rd Street Subdivision
 of the Southeast 1/4 of the Southeast 1/4 of Section 13 of the Northeast 1/4
 of the Northeast 1/4 of Section 24, Township 38 North, Range 13, East of
 the Third Principal Meridian in Cook County, Illinois
 and the property described in the Mortgage

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 if all or any part of the property or an interest in the property is sold or transferred by Mortgagor without
 Mortgagee's prior written consent, Mortgagee, at Mortgagee's option, and in accordance with federal law, may require immediate payment in full of the
 entire amount due under the Mortgage and Home Improvement Retail Installment Contract. Mortgagee, at Mortgagee's option, may waive the right to declare
 the balance immediately due and may accept in writing an assumption agreement executed by the person to whom the Mortgagor is transferring or selling
 the interest in the property.

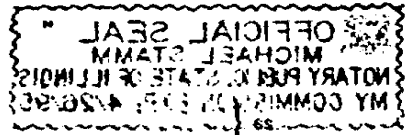
IT IS FURTHER EXPRESSLY PROVIDED AND AGREED, That Mortgagor(s) shall pay all taxes, assessments, insurance premiums, and prior liens that such
 mortgaged property may be subject to. In case Mortgagor(s) shall fail to pay such expenses, Mortgagee, at its option, may pay them and all sums of money so
 expended shall be repayable by Mortgagor(s) and such expenditures(s) shall be secured by this Mortgage. If default be made in the payment of the said contract
 of any part thereof, or in the case of waste or non-payment of taxes, assessments or prior mortgages on said premises, or of a breach of any of the covenants
 or agreements herein contained, then in such case the whole of said sum, secured by the said contract in this mortgage mentioned, shall thereupon, at the option
 of the said mortgagee, his or its attorneys or assigns, and as provided by law, become due and payable, and this mortgage may be foreclosed to pay the
 same, and it shall be lawful for the said 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.

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 and
 other liens, then there shall be paid the unpaid balance of said contract whether due and payable by the terms thereof or not.

DATED, This 5 day of April A.D., 1994

Dean Wilkowitz (SEAL)
Tracy Wilkowitz (SEAL)
 Mortgagee

Person signing immediately below signs to subject his or her interests in the above described property, including any right to possession after foreclosure,
 to the terms of this mortgage and to waive his or her homestead exemption in the above described real estate. Person signing immediately below is
 personally liable.



STATE OF ILLINOIS
 County of Cook
 I, Michael Stamm

Joyce A. Tate (SEAL)
 Mortgagor
 (type or print names beneath signatures)

Dean Wilkowitz, Tracy Wilkowitz and Joyce A. Tate
 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) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) free and voluntary act,
 for the uses and purposes therein set forth, including the release and waiver of the right of homestead. IN WITNESS WHEREOF, I hereunto set my hand and
 official seal this 5 day of April 1994.



My Commission Expires 4/26/95

THIS INSTRUMENT WAS PREPARED BY
 Name _____
 Address _____

BOX 333-CTI

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space below for Recorder's use of

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Registered By
After recording mail to:
American General Finance
5313 W. 95th St.
Chicago, IL 60643

U-07-94

REAL ESTATE MORTGAGE

TO

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to Quinn Samuel Dixon all right, title and interest in and to the Mortgage appearing on the reverse side hereof and the money due and to become due on the Home Improvement Retail Installment Contract secured thereby and warrants that no liens have been filed by Assignor on the property described in the Mortgage.

Chicago Metro Bank Inc
(Seller's name)

By [Signature]

Title Pres

ACKNOWLEDGMENT

STATE OF Ill
County of Cook) ss.

On this 5 day of April, 1994, there personally appeared before me

C S D. Dixon, known or proven to me to be the person whose name is subscribed to the within assignment, and acknowledged that he/she executed the same, as his/her free and voluntary act of the purposes therein contained and (in the event the assignment is by a corporation) that he/she is President and was authorized to execute the said assignment and the seal affixed thereto, if any, is the seal of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michael Stamm
Notary Public

My Commission Expires 4/26/95



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