UNOFFICIAL COPY

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

This Myrtgage is made on this du day of 1995 between the Mortgagor,

KAFAEL FLORES

(hereinafter referred to as "Morigagor" whether singular or plural) for and on consideration of the sum of one and No 100 (\$1 00) together with office good and valuable consideration, cash in hand paid by

LIBERTY LYMBER, GEN CONSTR. CO. INC. thereinafter referred to as ("Mortgagee") receipt of which consideration is hereby acknowledged do bereby grant, bargain, sell, convey and warrant unto Mortgagee and unto its successors and assigns forever, the following properties, situated in the

County of COOK Screen Hamis In will not the ind block to in shorts and deakes addition to chikaso a subdivious in the se yy of the ne yy of section 28, also of blocks 5 and to in mortan park, a subdividion in the ne yy of section 28, township 39 north, Range 13. East of the third tracipal arribing. In cook county, seeings.

77N# 16-28-214-026

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CONTRACTOR OF THE PERSON OF TH

ADDRESS OF THE PROPERTY: \$322 to 24th 57., CICERO, 41 60050
To have and hold the same unto Mongrove 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 dereby coverants by and with Mortgagee that Mortgagor will forever warrant and defend the Title to said properties against any and all claims of any mature or kind whatsoever. And, We the Mortgagor for and in consideration of the considerations hetem before recited, do hereby release, and relinquish unto Mortgagee all our rights of dower, curtesy and Homestead on and to the above-described lands.

The grant of Mortgage is on the condition that whereas Eurotgagor is justly indebted unto Mortgagee in the sum of Four THOUGAND EIGHT HUMPRED FUTY TOO Dallars 18 4, 852.00), evidenced by one retail installment contract ("The Compact") of even execution date, in the sum of \$ 4,852.00 bearing interest from date until due as provided in the contract, payable in \$60 equal successive monthly installments of \$1,9.26 each, except the final installment, which shall be the balance then due on the contract.

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

Mortgagor and Mortgagee acknowledge and represents that a material part of the coasideration for the indebtedness owed by Mortgagors to Mortgagee is that the entire unpaid balance of principal and accrued interest rice on said indebtedness shall be paid prior to the sale, transfer, encumbrance, contract of sale, contract to transfer of 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 contact to encumber all or any part of the property herein described, without the prior written approval of Mortgagee, contract of sale, contract to transfer or contract to encumber shall constitute a default maker the Mortgage and the indebtedness evidence by the contract heremabove described shall be immediately due and payable on the election of Mortgagee regardless of the financial position (not worth) of the propose. 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 of required by morigagee to keep all buildings located upon the prenoses insured against Loss and damage from fire tornado and extended coverage insurance in a company and amount acceptable to Mortgagee, with standard Mortgagee clause in favor of Mortgagee as its interest appears, and with adequate Bood coverage under the National Flood Insurance Program, and pay the premiums thereon. I) Mortgagor fails to pay and such taxes or obtain 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 Mortgagoe with interest thereon at the rate then applicable to the unpaid balance of the principal as set forth in the above-referenced contract.

In addition to pledging the property as herein before mentioned, Mortgagor also hereby pledges and all profits, rents and income accruing in connection with said property. However, the right is reserved to the Mortgagor to collect the profits, rents and or as same mature and become due and payable, then at the option of the Mortgagee, its assigns or the holders of the indebtedness, all the remaining unpaid portion thereof shall become due and payable, and the hen of this instrument subject to foreclosuze 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 dofault shall not be a waiver to exercise the option it 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 the above conveyance shall be null and void; otherwise, to remain in full force and effect

NOTE: THIS INSTRUMENT IS A MONTH AGE WHICH GIV	EL YOUR ON TRACTORANT ITS ASSIGNEES A SECURITY INTERE
VAND MANE IMPROVEMENT CONTRACT	E ANY BLANK LINES OR IF YOU DO NOT UNDERSTAND DOCUMEN
In testimony whereof, the signature of Mortgagor is hereunto	
FREPARED \	, , , , , , , , , , , , , , , , , , ,
Daisy Lopes	* Ratal Flores Moraga
5038 W. FULLERTON CHICACL, IL GOLGG	MAFAEL FLORCS
CHICAGE, IL LECU 34	Mortga
ACKI	NOWLEDGEMENT
STATE OF ILLINOIS, COUNTY OF COUNTY	
I MIÓ MARTINEZ a Notary Public in	and for said County and State, do hereby certify personally known to me to
that RACHEL FLUCES the same nerseal suppose neglection of the first series of the firs	subscribed to the forecoing instrument, appeared before me the
TOTAL TO THE THE TOTAL TO A STATE OF THE STA	nd delivered the said instrument as There indivoluntary act, for the
Give under muli#And Mid Mineral Seal. ■is	day of HAY
My Complision BladayeBubic, Sale of Illnois	Notary Pub
My Commerce Control ASSIGNM	MENT OF MORTGAGE
KNOW ALL MEN BY THESE 282SENTS, that the undi-	lersigned for legally sufficient consideration, receipt of which is here it over and convey to Federal Finance Corp. 5010 W. Fullerton, Chicag
Ⅱ 60639 its successors and assigns the feterootic Moridage	e, and the ken thereof encombering the fear property described minipily-
IN WITNESS WILLERE OF those a coats have been exe	ecuted by the undersigned as of $7-25$ 19-45 LIBERTY AUTIBER + GEN GONSTR CO., INC.
SEAL) COFFICIAL SEAL*	By XX
LUIS MARTINEZ My Comission Explicatory Public, State of Binois	Sell
My Commission Expires 15:07/99	Netary Pub
	(ĆORPORATE ACKNOWLEDGEMEN
STATE OF ILLINOIS (LUC)	
On 7-25 . 19 95 before me, the i	undersigned authority personally appeared — JAN - CZQSNYKA —
	$SF_{ m CTV}$ $TMSFR$ — and known to me to be the person who as such acknowledged before me that said instrument is the act and deed of sa
officer of said company monared the same and he she comparation by JAN ASSINGTED AT exe	acknowled red before the that said instrument is the act and seed of an ecuted as such on cer for the purposes and consideration therein expresse
WITNESS my hand and official seal the day and year is	ast above writter
SEAL) Notary Public, State of Minnis	
My Comission Expline Commission Expres (6-07/99	Notary Pub
STATE OF ILLINOIS	CINDIVIDUAL ACKNOWLEDGEMEN
COUNTY OF	. a Notary Public in and for solid county and state, do hereby cert
l. Chat	personally known to me to be the same personusi whose
' ' '	e foregoing instrument, appeared before the this day in person, ar
acknowledged that — he signed and delive purposes and consideration therein expressed.	ered the said instrument as tree voluntar, act, for the uses a
Given under my hand and official seal, this	day of . 19
My Comission Expires:	Notary Pub
ASSIGNM	ENT OF MORTGAGE
ASSIGNM KNOW ALL MEN BY THESE PRESENTS, that Federal Final technological does be reby grant, sell, assign, transfer, set of the self-order.	IENT OF MORTGAGE ance Corp., for legally sufficient consideration, receipt of which is here over and consequent in THE FIRM ARE AREA OF RES
ASSIGNM KNOW ALL MEN BY THESE PRESENTS, that Federal Final technowledged, does hereby grant, sell, assign, transfer, set of is successors and assigns, the foregoing Mortgage, and the	RENT OF MORTGAGE ance Corp., for legally sufficient consideration, receipt of which is here over and conselve to THK FIRM METILATION OF KEY. Item thereof encumbering the real property described therein.
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