

UNOFFICIAL COPY

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

95650075

This Mortgage is made on this 8 day of
SEPTEMBER 1995 between the Mortgagor,
MARK T. HUFFMAN
LOUISE S. HUFFMAN

(hereinafter referred to as "Mortgagor" whether
singular or plural) for and on consideration of the sum
of one and No/100 (\$1.00) together with other good
and valuable consideration, cash in hand paid by:

COHO CONSTRUCTION
(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 CLAY State of Illinois To-wit:

Lot 32 in block 31 in Happy Homes Subdivision of block 31 subdivision of
Section 19, Township 39 North, Range 13 East of the Third Principal Meridian
except the South 100 acres thereof lying East of the East of the Third Principal
Meridian, in Clay County, Illinois.

ADDRESS OF THE PROPERTY: 1321 S. CUNDERSOHN, BLOOMINGTON, IL 62402 16-19-214 209

To have and 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 any and all claims of any nature or kind
whatsoever. And, We the Mortgagor for and in consideration of the considerations herein 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 Mortgagor is justly indebted unto Mortgagee in the sum of Five Thousand
Eight Hundred Fifty Dollars (\$5,850.00), evidenced by one retail installment contract
("The Contract") of even execution date, in the sum of \$5,850.00, bearing interest from date until due as provided in the contract,
payable in 60 equal successive monthly installments of \$110.71 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 the Mortgagee, either direct or by endorsement, at any time
between this date and the satisfaction of record of lien 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 endorsement.

Mortgagor and Mortgagee acknowledge and represents 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 prior written approval of Mortgagee, contract of sale, contract to transfer or
contract to encumber shall constitute a default under the Mortgage and the indebtedness evidenced by the contract 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 of required by mortgagee to keep all buildings located upon the premises 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 flood coverage under the National Flood Insurance Program, and pay the
premiums thereon. If 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 Mortgagee 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 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 if 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.

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NOTE: THIS INSTRUMENT IS A MORTGAGE WHICH GIVES YOUR CONTRACTOR AND ITS ASSIGNEES A SECURITY INTEREST IN YOUR PROPERTY. THE MORTGAGE IS TAKEN AS A COLLATERAL FOR PERFORMANCE OF YOUR OBLIGATION UNDER YOUR HOME IMPROVEMENT CONTRACT. PLEASE DO NOT SIGN THIS MORTGAGE IF THERE ARE ANY BLANK LINES OR IF YOU DO NOT UNDERSTAND DOCUMENT.

In testimony whereof, the signature of Mortgagor is hereunto affixed this 8 Day of SEPT, 19 95

PREPARED

Kim Bonds
5010 W. Fullerton
Chicago, IL 60639

x Mark Hoff Mortgagor
x Mark J. Hoffman
x Linda Hoffman Mortgagor
Linda S. Hoffman

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

I, LUCYANNA DESTEFANO, a Notary Public in and for said County and State, do hereby certify that Mark J. Hoffman personally known to me to be the same person(s) whose name(s) Mark J. Hoffman subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 8 day of SEPT, 19 95
My Commission Expires APR. 28, 1999
Lucyanna Destefano Notary Public

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for legally sufficient consideration, receipt of which is hereby acknowledged, does hereby grant, sell, assign, transfer, set over and convey to Federal Finance Corp., 5010 W. Fullerton, Chicago, IL 60639 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 as of 9-15, 19 95

(SEAL)

My Commission Expires

LUCYANNA DESTEFANO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 28, 1999

By: XX Leonard W. Cobb "Seller"
Lucyanna Destefano Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

(CORPORATE ACKNOWLEDGEMENT)

On 9-15, 19 95 before me, the undersigned authority personally appeared LEONARD COBB

to me known to be the Pres. of COBB CONSTR. and known to me to be the person who as 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 him executed as such officer for the purposes and consideration therein expressed.

WITNESS, my hand and official seal the day and year last above written.

(SEAL)

My Commission Expires

LUCYANNA DESTEFANO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 28, 1999

Lucyanna Destefano Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

(INDIVIDUAL ACKNOWLEDGEMENT)

I, _____, 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 and consideration therein expressed.

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

My Commission Expires _____ Notary Public

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Federal Finance Corp., for legally sufficient consideration, receipt of which is hereby acknowledged, does hereby grant, sell, assign, transfer, set over and convey to THE ASSOCIATES FINANCE, INC. 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 as of 9-15, 19 95

MAIL TO: FEDERAL FINANCE
5010 W. FULLERTON
CHICAGO, IL 60639

Federal Finance Corp.
By: XXXX "Seller"
Title

STATE OF ILLINOIS
COUNTY OF COOK

On 9-15, 19 95 before me, the undersigned authority personally appeared JAN CZOSNYKA

to me known to be the Pres. of FEDERAL FINANCE CORP. and known to me to be the person who as 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 him executed as such officer for the purposes and consideration therein expressed.

WITNESS, my hand and official seal the day and year last above written.

My Commission Expires

(SEAL)

LUCYANNA DESTEFANO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 28, 1999

Lucyanna Destefano Notary Public

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