\$23.50

DEPT-01 RECORDING

T#0008 TRAN 6475 11/02/95 12:40:00 \$1350 \$ JB ★~95~750215

COOK COUNTY RECORDER

351750215 5000 Plaza on the Lake #101 Autho Return to: TMI FINANCIAL INC Texas 78746

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

	MOOIGITHEIT! OF MO	4
KNOW ALL	MEN BY THESE PRESENTS:	

That the undersigned Ricardo Chemona

and spouse spouse (hereinafter referred to as "Mortgagor" whether sincular 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 Charan City Contractors. 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 Look.

State of Illinois, to-wit: Lot Hin Black IIn Is Hair's Subdivision of the South half of the Southwest His Free Northcast 14. Consideration is a consideration. The South half of the Southwest His Free Northcast 14. Consideration is particular, in Cook County, Illinois

Address of property 1314 N. Homan

To have and to hold the same unto Mortgagee and unto its successors.

To have and to hold the same unto Mortgagee and unto its successors and assigns forever, together with all appurtenances thereunto belonging, and all fixtures and coupment used or useful in connection with said property. Mortgager their by 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 whatsioever.

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, curtiey 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 Ni TE THOUSAND

Two Hundred entity dollars a 00/10/1
Dollars (\$ 9280.00), evidenced by or e

__), evidenced by or exetail installment contract (the "Contract") of even execution date, in the sum of \$ 9.280.00 in the sum of \$ 9280.00 bearing interest from date until due as provided in the Contract, payable in 120 equal successive monthly installments of \$ 155.19 each, except the final installment, which shall be the 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 Mortgage, now owes or may owe the Mortgages, 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 that may by Mortgages be made to the Mortgagor jointly and/or severally, either direct or by andorsement.

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 of 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, which approval may be withheld in the sole and absolute discretion of Mortgagee, such sale, transfer, encumbrance, 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 chall 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 serial may be assessed and become due and payable and if required by Mortgagee to keep all buildings located upon the premises insured against loss or damage from fire, tomado and extended coverage insurance in a company and ano intraceptable to Mortgagee, with standard mortgage clause in favor of Mortgagee as its interest appears, and with adquate flood coverage under the National Flood insurance Program and oay 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 Contract.

In addition to pledging the property as hereinbefore mentioned, Mortgagor also hereby pledges any 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 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 Niortgagee, its assigns, or the holders of said indebtedness, it or they are hereby given the right of taking over said property, 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 herein before recited, either principal, interest taxes or insurance premiums as same mature and become due and payable, then at the option of the Mortgagee, its assigns or the holders of the indehtedness, all the remaining unpaid portion thereof shall become due and payable, and the lien of this instrument subject to foreclosure by sult fied in Chancery Court of the county in which the above described property is situated. Fallure 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, the above conveyance shall be null and void; otherwise, to remain in full force and effect.

EFC-ILL 95 RE-CRDER (713) 932-9855

Distribution Legend.

Assigns a Orlginal-White

Buyer's Copy-Yellow

Seller's Copy-Pink 23 EX

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Description of the	V WHEREOF.	the signature of Mor	deagor is hereunto	assignees a security interest in your home improvement co- affixed this the 5 day of	May 199
Prepared by:	1 Training.,	the signment co.	X	malore	
				Ricarto Carmong	(Mortgagor)
					(Mortgagor)
	و المحادث ويورون والمراجع والمراجع	ACK	NOWLEDGEMEN	lat.	111000
STATE OF ILLING	lis	} ss.	(UWLEDUM	- -	
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that RICARI		ONA LINEOT	Private Di Di Sa B	to be the same person(s) whose name(s) is/are
subscribed to the fo	oregoing instrum	nent appearation	e mediatrial million	mrk and acknowledged that	he signed and
delivered the said i	instrument as his	s/her/ther according	METARINICE TREASON	and purposes therein set fo	rth. 19 95
My Commission Ex		- 2 0 - 9 9	Management of the second	_ /:	
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IN WITNESS	WHEREOF	i ar concerent at any att	en recuted by the	e undersigned as of	25 19 95".
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