

UNOFFICIAL COPY ILLINOIS MORTGAGE

95348937

This Mortgage is made on this 4-6-1975 day of 1975 between the Mortgagor, THOMAS W. HUNT & CETRA L. HUNT

(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:

ALARD HOME IMP. CORP.

(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 COOK State of Illinois to-wit:

THE NORTH 1/2 OF LOT 18 BLOCK 5 IN N. LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 200-22-307-008

95348937

ADDRESS OF THE PROPERTY:

8831 S. WABASH CHICAGO, IL 60637

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 jointly indebted unto Mortgagee to the sum of FOUR THOUSAND NINE HUNDRED FORTY 4,900 Dollars (\$4,900.00), evidenced by one retail installment contract ("The Contract") of even execution date, in the sum of \$, bearing interest from date until due as provided in the contract, payable in 60 equal successive monthly installments of \$125.43 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 extensions of and 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.

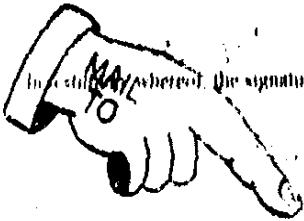
Mortgagor hereby agrees and covenants to pay any and all taxes both general and special as same may be assessed and become due and payable and of required by mortgagee to keep all buildings located upon the premises insured against Loss and damage from fire, tornado and extended coverage insurance in 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 mentioned, Mortgagor also hereby pledges and all profits, rents and income accruing in connection with said property. However, the right is reserved to the Mortgagee to collect the profits, rents and/or as same mature and become due and payable, or, 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.

23350
2000
4300
3000

UNOFFICIAL COPY



In witness whereof, the signature of Mortgagor is hereunto affixed this

6th

Day of APRIL

19 95

X Thomas Hunt Mortgagor

X Cetra Hunt Mortgagor

PREPARED

Thomas Brophy
5366 N. Elston
CHICAGO, IL 60630

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.

ACKNOWLEDGEMENT

95348937

STATE OF ILLINOIS

COUNTY OF

COOK

I, Budimir Radovic, a Notary Public in and for said County and State, do hereby certify

that Thomas Hunt & Cetra Hunt

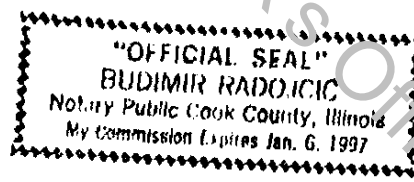
personally known to me to be the same person(s) whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day

in person, and acknowledged that They 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 6th day of APRIL, 19 95

My commission expires: JAN 6th 1997

Budimir Radovic Notary Public



COOK COUNTY RECORDER

40470 JJ * -95-348937

DEPT-01 RECORDING \$23.50
740004 TRAN 7830 05/30/95 14:32:00

DEPT-10 PENALTY \$20.00