

UNOFFICIAL COPY

96663640

REAL ESTATE MORTGAGE

DEPT-01 RECORDING \$23.50
 T#0004 TRAN 5343 08/29/96 11:48:00
 74360 SA * - 96-663640
 DEPT-10 PENALTY RECORDER \$20.00

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT Doris L. Ellis
 of 1217 W. 97th Place City of Chicago State of Illinois, Mortgagor(s)
 MORTGAGE and WARRANT to Felco Factory To You
 of 7540 W. Irving Park Road (Seller's Address) Norridge IL 60634 Mortgagee,
 to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of \$ 16,903.32 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 08-06-03, the following described real estate, to wit:

Lot 17 in Block 10 in the Subdivision of the West half of Block 2 and all of Blocks
 3, 6, 7, and 10 in Hilliard and Dobbin's Resubdivision of that part of Blocks 1 and 2 in
 Hilliard and Dobbin's First Addition to Washington Heights, lying North of the Washington
 Heights Branch Railroad, being in East half of the Northwest quarter of Section 8, Township
 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

A/K/A 1217 W. 97th Place, Chicago County: Cook
 Pin# 25-08-113-016

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, or
 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 20 day of JUNE A.D., 19 96
96663640 Doris L. Ellis (SEAL)
 Mortgagor
 Doris L. Ellis

 Mortgagor (type or print names beneath signatures)

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 not
 personally liable.

 Mortgagor (type or print names beneath signatures)

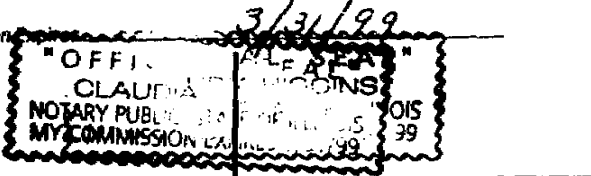
STATE OF ILLINOIS
 County of Cook } ss.

I, Claudia Higgins
Doris L. Ellis in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

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 20 day of JUNE 19 96.

Claudia Higgins
 Notary Public

My Commission



DOCUMENT NUMBER

THIS INSTRUMENT WAS PREPARED BY

Equity One

111 Plaza Drive, Schaumburg, IL

Address

23.50
 20.00
 43.50

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DM-032177

Space below for Recorder's use only

After recording, mail to:

Date:

TO

REAL ESTATE MORTGAGE

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to _____ 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.

(Seller's name)

By _____ Title _____

ACKNOWLEDGMENT

STATE OF _____
County of _____ } ss.

On this _____ day of _____, 19____, there personally appeared before me

_____, 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 _____ 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.

Notary Public

My Commission Expires _____

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