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ILLINOIS MORTGAGE & ASSIGNMENT OF MORTGAGE

THIS INDENTURE WITNESSETH, THAT

Charlie R. Motton & Wildred R. Motton

of 9243 S. Greenwood City of Chicago
State of Illinois, Mortgagor(s), MORTGAGE AND WARRANT TO

Cor-Tec General Contractors

of 6335 N. Nordica Chicago, IL, Mortgagee,
to secure payment of that certain Home Improvement Retail
Installment Contract of even date herewith, in the amount of

\$ 3753.09 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 of the
balance due on the following described real estate, to wit:

Lots 29 and 30 in Block 3 in Phare's Dauphin Park Subdivision
in the West 1/2 of the South East 1/4 of the North East 1/4 of
the South West 1/4 of Section 2, Township 37 North, Range 14
East of the Third Principal Meridian, In Cook County, Illinois
Pin#: 25-02-313-016

Commonly Known As: 9243 S. Greenwood Chicago, IL
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.

DEPT-01 RECORDING #23.50
10004 TRAN 0720 12/09/96 13:58:00
5119 + LF *-96-928343
COOK COUNTY RECORDER

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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, 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. If Mortgagee does allow
Mortgagor's successor in interest to assume the obligation, Mortgagor will be released from
further obligation under this Mortgage and the Home Improvement Retail Installment Contract.
The following types of transfers will not give Mortgagee the right to require immediate
payment in full:

- (a) the creation of liens or other claims against the property which are inferior to this Mortgage;
- (b) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses;
- (c) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;
- (d) leasing the property for three years or less; so long as the lease does not include an option to buy;
- (e) a transfer to Mortgagor's relative resulting from death of the Mortgagor;
- (f) a transfer where Mortgagor's spouse or children become owners of the property;
- (g) a transfer to Mortgagor's spouse resulting from a divorce decree, separation agreement, property settlement agreement;
- (h) a transfer into an inter vivos trust in which the Mortgagor is and remains beneficiary, so long as there is no transfer of rights of occupancy in the property.

IT IS FURTHER EXPRESSLY PROVIDED AND AGREED, That if default be made in the payment of t
said contract, or of any part thereof, or in the case of waste or non-payment of taxes
assessments on said premises, or of a breach of any of the covenants of agreements here
contained, then in such case the whole of said sum, less unearned charges, secured by the sa
contract in this mortgage mentioned, shall thereupon, at the option of the said mortgagee, h
or its attorneys or assigns, and as provided by law, become due and payable, and this mortga
may be foreclosed to pay the same, and it shall be lawful for the said mortgagee, his or i
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.

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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.

DATE 11-9-96

Charlie R. Motton (Seal)
Mortgagor

CHARLIE R. MOTTON

Wildred R. Motton (Seal)
Mortgagor

WILDRED R. MOTTON

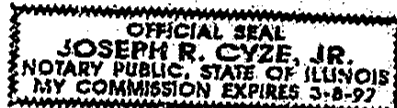
STATE OF ILLINOIS
County of COOK)SS

I, THE UNDERSIGNED in and for said County, in the State aforesaid, DO

HEREBY CERTIFY, That Charlie R. Motton and Wildred R. Motton 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, sealed and delivered the said instrument as a 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.

Joseph R. Cyze, Jr.
Notary Public

Prepared by: J. R. Cyze, Jr.
6335 N. Nordica Chicago, IL 60631



***** ASSIGNMENT *****

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to CONTOUR FINANCIAL SERVICES, LTD. all right, title and interest in and to the foregoing Mortgage 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.

Cot-Tec General Contractors
(Seller's name)

By Joseph R. Cyze, Jr. President

Title

STATE OF Illinois
County of Cook) SS

On this 9TH day of NOVEMBER, 19 96, there personally appeared

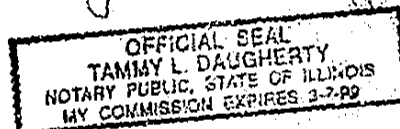
before me Joseph R. Cyze, Jr., known or proven to me to be the person whose name is subscribed to the within assignment, and acknowledged that he/she executed the same, as his/her free and voluntary act of the purposes therein contained and (in the event the assignment is by a corporation) that he/she is President 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.

After recording mail to:

Tammy L. Daugherty
Notary Public

CONTOUR FINANCIAL SERVICES, ETC.
1066 Sibley Blvd.
Calumet City, IL 60409



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