Return to: TMS Mortgage Sacramento, CA 95815

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

.That the undersigned ERESA E. DOBBINS (hereinafter referred to as "Mortgagor" whether singular 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 becommake s. p. R. (1917). The coupt of which consideration increinance referred to as "Mondagee"), receipt of which consideration is hereby acknowledged, do hereby grant, bargain, sell, convey and is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto Mortgagee and unto its successors and assigns forever, warrant unto Mortgagee and unto its successors and assigns forever,

the following properties, situated in the County 60 CK State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

073-6045-08

P110-29-30-130-051

Address of property 17036 SOUTH SHEA TL. 50429

To have and to hold the same unto Mortgagee and unto its successors and assigns follower, together with all appurtenances thereunto belonging, and all fixed and equipment used or useful in connection with said property, Mortgagor hereby covenants by and with Mortgagee that Mortgagor will forever varrant 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 hereinbefore recited, do and hereby release and relinquish unto Mortgagee all our rights of dower, curtsey and homestead in and to the above-described lands.

This grant of Mortgage is on the co. dition that whereas Mortgagor is

COOK COUNTY RECORDER

T#0011 TRAN 1054 04/08/96 09:25:00 \$9811 \$ RV #-96-260106

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DEPI-01 RECORDING

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justly indebted unto Mortgagee in the sur, OVENTY FOUR THOU SAND NINE HUNDRED and NO/100 XX8XXXXXXXXXXXXXXXXXXXXX

_), evidenced furnie retail installment contract (the "Contract") of even execution date, Dollars 184_900,00 _, bearing interest from date until due as provided in the Contract, payable in n in the sum of \$ 900.00. each, except the final installment, which shall be the equal successive monthly installments of § 79,16 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 Murigagor now owes or may owe the Mortgagee, 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 Mortgagee be made to the Mortgagor jointly and/or severally, either direct or by endorsement.

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 to fall or any part of or interest in the mortgaged property. In the even, 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 tract 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 obscribed 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 specie; a same 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, tornado and extended coverage insurance in a company and amount acceptable to the invertigage, with standard mortgage clause in favor of Mortgagee as its interest appears, and victual and to pay any such erage under the National Flood Insurance Program, and pay the premiums thereon. If Mortgagor 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 of 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 to the additional processing the principal as set the additional process of the principal as set the additional process.

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 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 Mortgagoe, 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 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 or 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 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 hull and void; otherwise, to remain in full force and effect.

RE-ORDER (713) 932-9855

Distribution Legend

Assignee Orlginal-White

Euyer's Copy-Yellow

Seler's Copy-Fink

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Property: 17036 S. Shen, Hazelcrest V. County: Cook

Legal Description: Lots 15 and 16 in Block 3 in Orchard Ridge Addition is South Harvey, being a subdivision of the South half of the Northwest quarter of Section 30, Township 36 North, Range 14, East of the Third Principal Meridian and of the East half of the Southeast quarter of the Northeast quarter of Section 25, also the East of feet of the Northeast quarter of the Northeast quarter of Section 25, Township 36 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois Premium Report

29-30-130-03

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Property of Cook County Clerk's Office