

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

DEPT-01 RECORDING

\$25.50

740013 TRAN 9399 02/04/97 08:44:00

4526 # Dtl * -97-080246

COOK COUNTY RECORDER

97080246

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH THAT Elvin & Gloria Velez
 of 856 N. Roberta City of Leyden Township State of Illinois, Mortgagor(s)
(Address of Buyer)
 MORTGAGE and WARRANT to Therminu-Scard Co.
 of 1600 Lexington Buffalo Grove, IL Mortgagee,
(Mortgagee's Address)
 to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of
 \$ 10,023.00 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 March 13, 2002, the following described real estate, to wit:

Lot 15 in Block 10 in Fourth Addition to Grand Avenue Highlands, being
 a Subdivision of parts of the Southwest quarter and the Northwest
 quarter and the Northwest quarter of Section 29 Township 40 North,
 Range 12, East of the Third Principal Meridian, in Cook County
 Illinois

PIN# 12-29-324-018 AKA 856 N. Roberta Avenue, Melrose Park, Illinois

97080246

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.

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01/02/2018

Property of Cook County Clerk's Office

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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 3rd day of DECEMBER, 19 96
Mortgagor Elvin Velez (SEAL)
Mortgagor Gloria Velez (SEAL)
Gloria Velez
(Type or print name 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 (SEAL)
(Type or print name beneath signature)

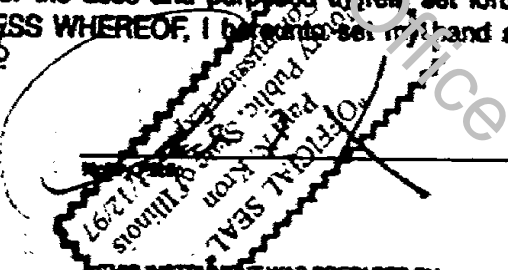
STATE OF ILLINOIS

County of Will ss.

I, Paul Kim in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Elvin Velez, Gloria Velez

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 acknowledge 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 7 day of March 19 96

My Commission Expires _____



THIS INSTRUMENT WAS PREPARED BY
Equity One Inc.
7111 Plaza Drive Ste 850
Schaumburg IL 60173

97080346

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REAL ESTATE MORTGAGE

TO

space below for Recorder's use only

After recording mail to:
EQUITY ONE, INC.
One National Plaza
1111 Plaza Drive - Suite 850
Schaumburg, IL 60179
(847) 995-9150

ASSIGNMENT

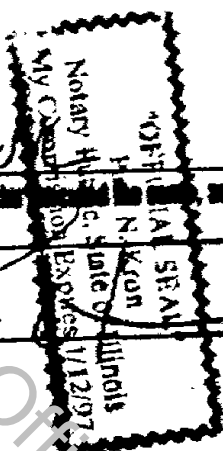
The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to Equity One, Inc. all right, title and interest in and to the Mortgage appearing on the reverse side hereof and the money due and to become due on the Home Improvement Loan installment Contract secured thereby and warrants that no liens have been filed by Assignor on the property described in the Mortgage.

By [Signature] The Assignor (Debtor's name)

STATE OF ILLINOIS
County of LAKE

On this 7 day of June, 1997 I have personally appeared [Signature] who is known or proven to me to be the person whose name is subscribed to the within assignment, and who 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 authorized to execute the said assignment and the act attested therein, if any, in the name of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal
My Commission Expires _____



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