85-33646

COOK COUNTY RECORDER

NOFFICIAL S laza on the Lake #100, Austin,

Return to: TMI FINANCIAL INC., 500 Texas 78746

ILLINOIS MORTGAGE AND ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

MARTIN That the undersigned JAMES

the following properties, situated in the County of State of Illinois, to-wift Pint 21-15-213-044

Lot 212 and the Northwasterly 2 feet of lot 213 in Chapman's subdivision, being a subdivision of part of the Northeast quarter of

Address of property of North, Page 14. East of the Third Principal Meridian,

To have and to hold the same unto Mortgagee and unto its successors and assigns forever, together with all appurtenances thereunto belonging, and all fixtures and addipment used or useful in connection with said property, Mortgager 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 hereinbefore recited, do and herely release and relinquish unto Mortgagee all our rights of dower, curtisty and homestead in and to the above-described lands.

This grant of Mortgage is on the condition that whereas Mortgagor is justly indebted unto Mortgagee in the sum of Tirkery Fire

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2099/0040 65 001 Page 1 of

1998-10-02 10:02:51 Cook County Recorder

Dollars (\$ 25,001.00 __), evidenced by one retail installment contract (the "Contract") of even execution date. _, bearing interest from date until due as provided in the Contract, payable in 240 ents of \$ _____38, 47 _____each, except the final installment, which shall be the in the sum of \$ 25,000.20 equal successive monthly installments of \$ __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 receivals and/or extensions of said indebtedness, or any portion hereof together with any and all amounts that the Mortgagor in w owes or may owe the Mortgagoe, 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 printipal 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, 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 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 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 Mortgagee, with standard mortgage clause in favor of Mortgagee as its interest appears, and with acceptable to erage under the National Flood Insurance Program, and pay the premiums thereon. If Mortgagor fails 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 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 hereinbefore mentioned, Mortgagor also hereby piedges 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 covenants herein contained, then at the option of Mortgagee, 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 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.

EFC-ILL 95 RE-ORDER (713) 832-9855

NOTE: This document is a moregage which gives you moregage is taken as collected for performance of your TESTIMONY WHEREOF, the signature of Merepared by:	fortgagor is hereunto affixed this, the 3 day of Marcon, 1975
M.D. PRYUE	Jammie V MARTIN (Mortigage
17662 Burreation Ro#	
OAKBROOK TERRACE	
	(Mortgage
	KNOWLEDGEMENT 98884850 Page 2 of
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hereof encumbering the fear the described the	the undersigned for legally sufficient consideration, receipt of which, transfer, set over and convey to EMPIRE FUNDING CORP., Second to the legally successors and assigns, the foregoing Morigage, and the legally been executed by the undersigned as of March 28, 1995
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