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REGISTRAR OF TITLES

ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGE

DATE

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THIS INDENTURE, made November 12, 1984, between
Juan Lebron and Aida Lebron as joint tenants
herein referred to as MORTGAGORS; and ^{HIS WIFE} Windy City Exteriors, Inc.
herein referred to as MORTGAGEE, witnesseth:

THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail
Installment Sales Contract bearing date November 12, 1984, in
and by which Contract the Mortgagors have agreed to pay the sum of Eight thousand
three hundred fifty six 32/100 DOLLARS (\$ 8356.32), payable in 84
monthly installments, each installment in the amount of \$ 99.48, beginning
February 13, 1985 and with the final installment due and payable on
January 13, 1992.

NOW THEREFORE, the Mortgagors to secure the payment of said sum of money in
accordance with the terms, provisions and limitations of the Retail Installment
Sales Contract, and the performance of the covenants and agreements herein
contained in this Mortgage do by these presents CONVEY and WARRANT unto the
Mortgagee, the Mortgagee's successors and assigns, the following described Real
Estate, to wit:

Lots 1 and 2 in Rudolph Vacek's Subdivision of Lots 13
and 16 (except the West 154 feet thereof) in Inglehart's
Subdivision of the South West 1/4 of Section 7,
Township 38 North, Range 14, East of the Third Principal
Meridian, in Cook County, Illinois.

more commonly known as 5214 S. Damen Chicago, Ill.

TOGETHER with all improvements, tenements, easements, fixtures, and appur-
tenances now or hereafter erected thereon, all of which are declared to be part
of the real estate whether physically attached thereto or not.

TO HAVE AND TO HOLD the property with all improvements, tenements, ease-
ments, fixtures, and appurtenances thereto belonging for the uses herein set
forth free from all rights and benefits under the Homestead Exemption Laws for
the State of Illinois, which rights and benefits the Mortgagor does hereby
release and waive.

Mortgagor COVENANTS and WARRANTS to Mortgagor and to Mortgagor's successors
and assigns:

1. Mortgagor shall pay the indebtedness owing as provided for in the
Retail Installment Sales Contract referred to above, and which is incor-
porated herein by reference and made a part hereof.
2. Mortgagors shall pay before any penalty attaches all general taxes,
special assessments, all special taxes, water charges, sewer services
charges, and other charges against the premises when due.

Mortgagor shall (1) promptly repair, restore or rebuild any buildings
or improvements now or hereafter on property which may become damaged or be
destroyed; (2) Keep said property in good condition and repair without
waste; (3) comply with all requirements of law or municipal ordinances
with respect to the property and the use thereof; (6) make no material
alterations in said property except as required by law or municipal
ordinance.

Note identified

PTN: 20-07-308-089
20-07-308-081

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4. Mortgagor shall keep all buildings and improvements now or hereafter situated on said property insured against loss or damage by fire, lightning and windstorm under policies providing for payment of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby.

5. Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.

WITNESS the hand and seal of Mortgagors the day and year first above written.

Juan Lebron
Rida Lebron

State of Illinois)
County of COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that JUAN LEBRON & RIDA LEBRON personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 12th day of November, 1984.

Eric T. Karamanlis
Notary Public

IMPRESS
SEAL HERE

My Commission expires

March 27, 1988

THIS instrument was prepared by: S. Zemla Borg Warner

1305 E. Remington Rd., Suite V, Schaumburg, Ill. 60195

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the annexed Mortgage to DOMINION CITY EXTERIORS, INC. which is recorded in the office of the Recorder of COOK County, in Mortgage Record _____, page _____, and the Retail Installment Sales Contract described therein which it secures are hereby assigned and transferred to Borg-Warner Acceptance Corporation.

Witness the hand and seal of said mortgagee this 12th day of November, 1984.

STATE OF ILLINOIS, COOK County, ss: :

Before me, the undersigned, a Notary Public in and for said county, this 12th day of November, 1984, came JEFFREY SCHWARTZ and acknowledge the execution of the assignment of mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires March 27, 1988
Eric T. Karamanlis
Notary Public

3166311

PLEASE RETURN TO: BORG WARNER ACCEPTANCE CORPORATION
MORTGAGE DIVISION
1305 E. REMINGTON RD., SUITE V
SCHAUMBURG, IL 60195