

ILLINOIS

UNOFFICIAL COPY

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

36331-11

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH THAT DR ELSIE A HART (DILIGED AND NOT (SARLESIS))

12623 75TH AVE City of PALOS HEIGHTS State of Illinois Mortgagor(s)

MORTGAGE and WARRANT to THE DARTMOUTH PLAN, INC. of 1301 FRANKLIN AVENUE, GARDEN CITY, NEW YORK Mortgagee

to secure payment of that certain Retail Installment Contract (Home Improvement) executed by the MORTGAGOR(S) bearing even date herewith, payable to the MORTGAGEE above named in the amount of \$29,180.80 being payable in 120 consecutive monthly

installments of \$246.44 each, commencing 2 month(s) from the date of completion of the property improvements described in said Retail Installment Contract and on the same day of each subsequent month until paid, or any amendment to said Retail Installment Contract, or any consolidation thereof pursuant to the Illinois Retail Installment Sales Act, together with delinquency and collection charges, if any, the following described real estate, to wit: Lot 3 in Block 86 in Robert Bartlett's Homestead Development

No. 10, being a Subdivision of that part lying E. of the E. Line of S. 76th Avenue of the W. 1/2 of the SE 1/4 of Section 25, Township 37 N., Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Tax# 23-25-428-003 12623 75th Ave., Palos Heights Together with all present improvements thereon, rents, issues and profits thereof

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 the Mortgagor(s) shall pay all taxes and assessments upon said premises when due, shall keep the buildings thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of principal, mortgages (trust deeds) or said premises, and interest thereon, when due, and shall keep said premises in good repair. In the event of the failure of Mortgagor(s) to comply with any of the above covenants, Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated, to attend to the same and the amount paid therefor, together with interest thereon at the rate of 8% per annum, shall be due on demand and shall be added to the indebtedness secured by this mortgage. If default be made in the payment of the said Retail Installment Contract, or of any part thereof, or in the case of waste, or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then in any such case the whole of the sum secured hereby shall thereupon, at the option of Mortgagee, his or his attorneys or assigns, become immediately due and payable, and this mortgage may be immediately foreclosed to pay the same, and it shall be lawful for Mortgagee, his or his attorneys or assigns, to enter into and upon the premises hereby granted, or on 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 attorneys' fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, insurances and other charges, then there shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not.

DATED this 27th day of MARCH A.D. 1987

(Signature) (SEAL) Mortgagee

(Signature) (SEAL) Mortgagee (type or print names beneath signatures)

STATE OF ILLINOIS County of COOK ss GUY LARSEN

This Mortgage was signed at All Seasons Loans & SPAs, Inc 4135 W. 135th STREET ORLAND PARK, ILLINOIS

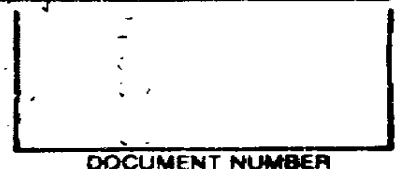
and for said County in the State aforesaid, DO HEREBY CERTIFY, That

DR ELSIE A. HART (DILIGED AND NOT (SARLESIS)) 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 acknowledged that they (he) (she) (it) 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

Given under my hand and official seal, this 27th day of MARCH A.D. 1987

(Signature) NOTARY PUBLIC My Commission Expires 12/9/90

THIS INSTRUMENT WAS PREPARED BY GUY LARSEN Name Address: Orland Park, Ill.



DOCUMENT NUMBER

NOTE IDENTIFIED

36331-11

UNOFFICIAL COPY

REAL ESTATE MORTGAGE
STATUTORY FORM

TO
THE DARTMOUTH PLAN, INC.

When recorded mail to
THE DARTMOUTH PLAN, INC.
1301 F. Franklin Avenue
Garden City, New York 11530

Space Below for Recorder's use only.

THE DARTMOUTH PLAN, INC.
6200 N. HAWAIIAN
CHICAGO, IL 60645

Property of Cook County Clerk's Office

172819
618241

3633141

3633141

RECORDED
INDEXED
MAY 2 1981

Submitted by

Address

Phone

City or County

Address

Deed to

Address

Notified

1007

THE DARTMOUTH PLAN
6200 N. HAWAIIAN
CHICAGO, IL 60645