UNOFFICIAL COPY

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ABOVE SPACE FOR RECORDER'S USE ONLY MORTGAGE THIS INDENTURE, made August 20 , 1987, between Fransisco Jimpnez + Floriberto herein referred to as MORTGAGORS, and thone herein referred to as MORTGAGEE, witnesseth: THAT, WHEREAS, Mortgagors are justly indebted to Mortgagee upon the Retail Installment Sales Contract bearing date Ougust 20, 1967, in Mine hunderd Minety-nibollars (\$11,999.40), payable in 60 monthly installment, each installment in the amount of \$ 199.99, beginning , 19____ and with the final installment due and payable on . 19 NOW THEREFORE, the Morigagors 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: LOT 34 AND THE EAST & FEET OF LOT 33 OF BLOCK 2 IN WEAGE, EBERHADT AND BARTLETTS'S SUBDIVISION IN THE SOUTH, WOF THE NORTHEAST & OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, East of the production of the control of the

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TOGETHER with all improvements, tenements, ease ento, fixtures, and appurtenances now or hereafter erected thereon, all of which are declared to be part of the real estate whether physically attached thereto or rot.

TO HAVE AND TO HOLD the property with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging for the mes 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 dees hereby release and waive.

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

- 1. Mortgagor shall pay the indebtedness owing as provided for in the Retail Installment Sales Contract referred to above, and which is incorporated 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.
- 3. 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.

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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.

	 Mortgagee shall have the right to inspect the property at reasonable times and access thereto shall be permitted for that purpose.
	WITNESS the hand 5 and seal 5 of Mortgagors the day and year first above written.
	Drawies Jimeno
	Aloubla Simene
	State of Illinois) SS. County of Coot)
	I, the undersigned, a Notary Public in and for said County, in the state
	personally known to me to be the same person & whose name & subscribed to the CHIS foregoing instrument, appeared before me this day in person, and acknowledged that the usigned, dealed, and delivered the said instrument as the instrument as
	free and voluntary act, for the uses and purposes therin set forth. Given under my hand and official seal, this Apart day of August, 1987
4	Notary Public
NC N	SHARI SCHWIMMER STARY PUBLIC, STATE OF ILLINOIS by Commission Expires 4/1/1989
	THIS instrument was prepared by:
	S & S CONSULTANTS 6246 N. PULASKI CHICAGO, IL 60646
	ASSIGNMENT OF MORTGAGE
	FOR VALUE RECEIVED, the annexed Mortgage to which is recorded in the office of the Recorder of
٠.	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, thisday of, 19
	STATE OF County, ss: :
	Before me, the undersigned, a Notary Public in and for said county, this day of, 19, came 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
	Notary Public
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