

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

Lots 41 & 42 in Wakeford Third Addition being a Subdivision of Block 13 in Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PEIN# 20-27-428-005 & 006

HRO

LOT 42 LOT 41

7817 S. ST. LAWRENCE

3691745

ILLINOIS

REAL ESTATE MORTGAGE

UNOFFICIAL COPY

3691745

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT ROSALYN TERRY BURKE AND EVELYN STOKES

7817 S. ST. LAWRENCE City of CHICAGO State of Illinois, Mortgagor(s)

(Buyer's Address) MORTGAGE and WARRANT to DUN-RITE HOME IMPROVEMENTS COMPANY

(Contractor) 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 total amount of \$ 28,576.80 being payable in 120

consecutive monthly installments of \$238.14 each, commencing two (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 real estate located above, and more fully described on Schedule A attached hereto and made a part hereof, 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 prior mortgages, (trust deeds) on said premises, and interest thereon, when due, and shall keep said premises in good repair. In the event of the failure of Mortgagee 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 its 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 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.

THE MORTGAGOR IS TO MAINTAIN Fire and Extended Coverage or other physical damage insurance for the benefit of the Mortgagee, and Flood insurance as required under the Flood Disaster Protection Act.

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, insurance 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 11TH day of DECEMBER, A.D. 19 87

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. ROSALYN TERRY BURKE (SEAL) Mortgagee

(SEAL) EVELYN STOKES (SEAL) Mortgagee

(Type or print name beneath signature)

NOTE: This document is a mortgage which gives your contractor and its assignees a security interest in your property. The mortgage is taken as collateral for the performance of your obligations under your home improvement contract.

STATE OF ILLINOIS } This Mortgage was signed at COUNTY OF COOK } ss.

I, _____, a Notary Public for and in said County, do hereby certify that _____, the subscribing witness to the foregoing instrument, personally known to me, who, being by me duly sworn, did depose that he/she resides at _____

that he/she knows said _____ to be the individual(s) described in, and who executed, the foregoing instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth; that he/she said subscribing witness, was present and saw him/her/them execute the same, and that he/she, said subscribing witness, at the time subscribed his/her name as witness therein.

Given under my hand and notarial seal this _____ day of _____, 19 _____

My commission expires _____, 19 _____ (NOTARY PUBLIC)

STATE OF ILLINOIS } COUNTY OF COOK } ss.

I, Edward Skann, a Notary Public for and in said County, do hereby certify

that Rosalyn Terry Burke and Evelyn Stokes (his/her spouse), 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 he/she/they signed and delivered the said instrument as his/her/their 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 notarial seal this 11 day of Dec, 19 87

My commission expires June 9, 19 89, Edward Skann (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name JOHN URSIK

Address 4143 W Lawrence, Chicago Ill

8/87 © TDP Inc 1985 DOCUMENT NUMBER

NOTE ID

3691745

2111236

DOCUMENT NUMBER

7/87

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For consideration paid, _____, holder of the within

mortgage, from _____

to _____ dated _____

and intended to be recorded with _____ immediately prior hereto does hereby assign said mortgage and claim secured thereby to THE DARTMOUTH PLAN, INC., 1301 Franklin Avenue, Garden City, N.Y. 11530;

(Individual and Partnership Signature)

(Corporate Signature)

WITNESS my (our) hand(s) and seal(s) this _____ IN WITNESS THEREOF, _____

day of _____, 19 _____

has caused its corporate seal to be affixed hereto and these presents to be signed on its behalf by its President or a Vice-President or its Treasurer or an Assistant Treasurer duly authorized

this _____ day of _____, 19 _____

By _____
Duly Authorized (Name of Officer and Title)

ACKNOWLEDGEMENT BY INDIVIDUAL

THE STATE OF _____, COUNTY OF _____, SS. _____, 19 _____

Then personally appeared the above named _____ and acknowledged the foregoing assignment to be his (her) free act and deed.

Before me, _____ My commission expires _____, 19 _____

Notary Public

ACKNOWLEDGEMENT BY CORPORATION

THE STATE OF _____, COUNTY OF _____, SS. _____, 19 _____

Then personally appeared the above named _____, the _____ of _____, and acknowledged the foregoing assignment to be the free act and deed of said officer and said corporation and that the seal affixed to said instrument is the corporate seal of said corporation.

Before me, _____ My commission expires _____, 19 _____

Notary Public

ACKNOWLEDGEMENT BY PARTNERSHIP

THE STATE OF _____, COUNTY OF _____, SS. _____, 19 _____

Then personally appeared the above named _____ a General Partner of _____ a partnership, and acknowledged the foregoing assignment to be his free act and deed and the free act and deed of said partnership.

Before me, _____ My commission expires _____, 19 _____

Notary Public

REAL ESTATE MORTGAGE STATUTORY FORM

3691745

ASSIGNMENT OF MORTGAGE

1988 MAR -4 PM 1:19

3691745

HARRY (BUS) YOURELT
REGISTRAR OF TITLES

Submitted by	
Address	
Promise	
County	
When recorded mail to	
Notary	
Notice	
Other	

Alex. Rite
4743 W. LAWRENCE
CHICAGO, ILL. 60630

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6/87