

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY

03/08707310

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INSTRUMENT WITNESSETH THAT

Stephanie Muhammad DIVORCED AND NOT SINCE REMARRIED

9006 S Kings Lane City of Chicago State of Illinois, Mortgagee(s).

MORTGAGEE and WARRANT to ... (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 \$ 21,432.00, being payable in 120

consecutive monthly installments of 178.60 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 thereon, situated in the County of Cook together with all present improvements thereon, rents, issues and profits thereon, situated in the County of Cook

AND IT IS EXPRESSLY PROVIDED AND AGREED, That the Mortgagee(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(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 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; if on them 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 April A.D. 19 88

MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR REQUIRED WITNESS. X Stephanie Muhammad (SEAL) Mortgagee

X Barry J. Siegal (SEAL) Subscribing Witness

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 9006 S. Kings Lane COUNTY OF Cook } ss CHICAGO, IL

I, DENNIS W. HILL, a Notary Public for and in said County, do hereby certify that BARRY J. Siegal, the subscribing witness to the foregoing instrument,

personally known to me, who, being by me duly sworn, did depose that he/she resides at 154 W. DORR LANE Deerfield that he/she knows said Stephanie Muhammad, DIVORCED AND NOT SINCE REMARRIED to be the individual(s) described in, and who executed, the foregoing instrument as his/his/his free and voluntary act, for the uses and purposes herein set forth; that he/she, said subscribing witness, was present and saw him/his/his 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 11th day of April 1988 My commission expires 19 (NOTARY PUBLIC)

STATE OF ILLINOIS } ss. " OFFICIAL SEAL " DENNIS W. HILL NOTARY PUBLIC, STATE OF ILLINOIS

I, DENNIS W. HILL, a Notary Public for and in said County, do hereby certify that and (his/his spouse), personally known to me to be the same person(s) who 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/his/his 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 day of 19 My commission expires 19 (NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY Name Address

1987 © TDP Inc. 1985 DOCUMENT NUMBER

NOTE IDENTIFIED

3707310

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

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 _____ day of _____ 19____
 (Contractor)
 IN WITNESS WHEREOF, _____
 (Contractor)
 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 _____
 (Contractor)
 (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

Legal Description: The South 1/2 of Lot 3 & all of Lot 4 in Block 8 in Ira Holmes' Addition to South Chicago, a Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois. ALSO KNOWN AS 9006 S KINGSTON ST CHICAGO IL
 Pin 26-06-123-022

REAL ESTATE MORTGAGE STATUTORY FORM

3707310 TO

ASSIGNMENT OF MORTGAGE

Submitted by _____
 Address _____
 Promised _____
 Deliver cert. to _____

Address _____
 When recorded mail to _____
 Delivery appropriate Trust _____
 Party's _____

Space below for Recorder's use only

DARTMOUTH PLAN
 6200 N Hawthorne
 CHICAGO IL

3707310
 1/1/87