

ILLINOIS REAL ESTATE MORTGAGE

UNOFFICIAL COPY 3751425

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH THAT Judge Thomas and Jessie Thoams (Married to each other) (J)

14045 Lydia City of Robbins State of Illinois, Mortgagor(s). (Buyer's Address) MORTGAGE and WARRANT to Sav-Mor Construction Co., Inc. Mortgagee

(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 \$ 11,300.52 being payable in 84

consecutive monthly installments of 134.53 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.

See Attached Schedule A 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 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 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.

SCHEDULE A

Judge Thomas and Jessie Thomas 14045 Lydia Robbins, IL 60472

LEGAL DESCRIPTION

Lot 12, Block 4 in Golden Acres, being a Resubdivision of the Lots and vacated Streets and Alleys in all of the Subdivision of Lots 8, 9, & 10, in Luschtenmeyer's subdivision in the Southeasterly 1/4 of Section 8, Township 36 North, Range 13, East of the Third Principal Meridian, according to Plat of said Golden Acres registered in the Office of the Registrar of Titles of Cook County, Illinois, on 7/29/60, as Document #1934610, and Surveyor's Certificate of Correction thereof registered on 9/16/60, as Document #1942832, in Cook County, Illinois.

Commonly known as 14045 Lydia, Robbins, Illinois

Permanent Tax #28-02-434-012

(NOTARY PUBLIC)

STATE OF ILLINOIS } COUNTY OF } ss.

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

that and (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 day of 19

My commission expires 19

(NOTARY PUBLIC)

THIS INSTRUMENT WAS PREPARED BY

Name SCOT IGRA Address 446 W. DEMPSTER ST.

6/87 © TDP Inc. 1985

DOCUMENT NUMBER

NOTE IDENTIFIED

3751425

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE

For consideration paid, Sav-Mor Construction Co., Inc. (Contractor), holder of the within mortgage, from Judge Thomas and Jessie Thomas (Married to each other) (J) (Buyer) to Sav-Mor Construction Co., Inc. (Contractor) dated 9/30/88 and intended to be recorded with Cook County Registrar of Titles

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. (Corporate Signature)

WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 19____ IN WITNESS THEREOF, Sav-Mor Construction Co., Inc. Gil Pozin, President (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 [Signature] (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, _____ Notary Public My commission expires _____, 19____

ACKNOWLEDGEMENT BY CORPORATION
 THE STATE OF Illinois COUNTY OF Cook SS. _____, 19____
 Then personally appeared the above named Gil Pozin the President of Sav-Mor Construction Co., Inc. 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, [Signature] Notary Public My commission expires April 30, 1990, 19____

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, _____ Notary Public My commission expires _____, 19____

3751425

2922519 NC 3751425
 REAL ESTATE MORTGAGE STATUTORY FORM
 3751425

3751425 TO
 ASSIGNMENT OF MORTGAGE
 3751425
 REGISTERED OFFICE
 HARRY (BUSY) TRUST
 1888 N. LAUREL ST.
 CHICAGO, ILL. 60610

Deliver Original to Trust
 Deed to _____
 Address _____
 When recorded mail to _____
 Notified
 DARTMOUTH PLAN Kelly
 6200 N. HAWAIIAN
 CHICAGO, IL

Space below for Recorder's use only

UNOFFICIAL COPY

DOCUMENT NUMBER

1/88

THIS INSTRUMENT WAS PREPARED BY
SCOTT ISAIA
Address 1405 S. DEMPESTER ST. ST. LOUIS, MO 63104

(NOTARY PUBLIC)

My commission expires _____, 19____

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

that he/she knows said _____ and _____ (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.

_____ a Notary Public for and in said County, do hereby certify

STATE OF ILLINOIS
COUNTY OF _____

ss

(NOTARY PUBLIC)

My commission expires July 30, 1989
Given under my hand and notarial seal this _____ day of _____, 19____

30th September 19 88

that he/she knows said _____ and _____ (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/their execute the same, and that he/she, said subscribing witness, at the time subscribed his/her name as witness therein.

personally known to me, who, being by me duly sworn, did depose that he/she resides at 4808 W. Dempster, Skokie, IL

that _____ the subscribing witness to the foregoing instrument

Howard Beard

Gil Pozin

_____ a Notary Public for and in said County, do hereby certify

Robbins, IL

COUNTY OF Cook

ss

This Mortgage was signed at 1405 Lydia

STATE OF ILLINOIS

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.

Subscribing Witness _____ (SEAL)
Mortgagor _____ (SEAL)

REQUIRED WITNESS. _____ (SEAL)
MUST BE SIGNED IN THE PRESENCE OF A NOTARY OR _____ (SEAL)

Judge Thomas _____ (SEAL)
Mortgagor _____ (SEAL)

DATED, this _____ day of _____, 19____
30th September AD 19 88

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THIS INSTRUMENT WITNESSETH THAT Judge Thomas and Jesse Thomas (Married to each other) (J)

(This space for Recorder's use only)

3751425

[Handwritten signature]

REAL ESTATE MORTGAGE

ILLINOIS

(Please print or type all names and addresses)

UNOFFICIAL COPY

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922519
NCS
3751425

REAL ESTATE MORTGAGE
STATUTORY FORM

3751425 TO

ASSIGNMENT OF MORTGAGE

1988 NOV 13
HARRY (BUSY)
REGISTRAR OF TITLES

Deed to _____
Dated of _____
Address _____
Notified _____
MORTMOUTH PLAN Kelly
6200 N. HAUBATHIA
CHICAGO, IL

Space below for Recorder's use only

3751425

Before me, _____ Notary Public
My commission expires _____ 19____
and deed of said partnership, a partnership, and acknowledged the foregoing assignment to be his free act and deed and the free act
Then personally appeared the above named _____
a General Partner of _____
THE STATE OF _____ COUNTY OF _____
19____

ACKNOWLEDGEMENT BY PARTNERSHIP

Before me, _____ Notary Public
My commission expires _____ 19____
forgoing 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
President of Sav-Mor Construction Co., Inc., and acknowledged the
the _____
G11 Pozin
COUNTY OF Cook ILLINOIS
19____

ACKNOWLEDGEMENT BY CORPORATION

Before me, _____ Notary Public
My commission expires _____ 19____
and acknowledged the foregoing assignment to be his (her) free act and deed
Then personally appeared the above named _____
THE STATE OF _____ COUNTY OF _____
19____

ACKNOWLEDGEMENT BY INDIVIDUAL

Contractor (Individual or Partnership)
Secretary (Corporate Only)
By _____
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
Only Notarized (Name of Officer and Title)

WITNESS my (our) hand(s) and seal(s) this _____ day of _____ 19____
IN WITNESS THEREOF, Sav-Mor Construction Co., Inc.
(Corporate Signature)
G11 Pozin, President

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
Sav-Mor Construction Co., Inc.
Cook County Registrar of Titles
dated 9/30/88
Judge Thomas and Jessie Thomas (Married to each other) (1)
Sav-Mor Construction Co., Inc.
mortgage, from _____
for consideration paid, _____
holder of the within _____

ASSIGNMENT OF MORTGAGE

Property of Cook County Clerk's Office