

TOP

Customer # St. S. Consultants

Torrens _____ Filing Date _____

Cit. # 1325756 L.F. Date 9-15-88

Grantor _____

S.S.# _____

Grantor _____

S.S.# Katherine Thompson

Grantee _____

S.S.# Joyce Knox

Grantee _____

S.S.# _____

PIN# 19-1344-008 Tax# 51712

Fed Lien Search _____

Title Officer _____

Title Company _____

Trust Dept. _____ Survey Dept. _____

Approval _____ Approval _____

Refused _____

Type of Document _____ Number _____

1

Total No. Docs. _____

Logged _____ Microfilm _____

To Tax Dept. _____ Ret'd _____

Reviewer _____ Date _____

Typist _____ Date _____

Revisor _____ Date _____

New Cit. # _____ Date _____

Delivery _____ Date _____

Customer Signature _____

SEARCH

DATE OF SEARCH:

813918

11-20-88

NOV 20 PM 2:50

PROPERTY OF COOK COUNTY CLERK'S OFFICE

9-15-88

RESULT OF SEARCH:

UNOFFICIAL COPY

Property of Cook County Clerk's Office

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT KATHERINE V. THOMPSON (A WIDOW) AND JOYCE P. KNOX (A SPINSTER)
(Husband and wife) (single man) (single woman)

of 6021 S. CAMPBELL City of CHICAGO State of Illinois. Mortgagee(s)
(Address of Buyer) (Strike out designations that do not apply)

MORTGAGE and WARRANT to 2ND CITY CONSTRUCTION CO., INC.
of 3006 W. DIVERSEY, CHICAGO, IL. Mortgagee.
(Seller's Address)

to secure payment of that certain Home Improvement Retail Installment Contract of even date herewith, in the amount of \$ 3,117.00
payable to the order of and delivered to the Mortgagee, in and by which the Mortgagor promises to pay the contract and interest at the rate and in installments
as provided in said contract with a final payment of the balance due on the following described real estate, to wit:

**LOT 33 IN BLOCK 15 IN COBE AND MC KINNON'S 39TH STREET AND WESTERN AVENUE SUBDIVISION
OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4
OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

PERMANENT REAL ESTATE INDEX NUMBER 19-13-414-008
ADDRESS OF REAL ESTATE 6021 S. CAMPBELL, CHICAGO, IL.

situated in the County of _____ 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 if all or any part of the property or an interest in the property is sold or transferred by Mortgagor without
Mortgagee's prior written consent, Mortgagee, at Mortgagee's option, may require immediate payment in full of the entire amount due under the Mortgage
and Home Improvement Retail Installment Contract. Mortgagee, at Mortgagee's option, may waive the right to declare the balance immediately due and may
accept in writing an assumption agreement executed by the person to whom the Mortgagor is transferring or selling the interest in the property. If Mortgagee
does allow Mortgagor's successor in interest to assume the obligation, Mortgagor will be released from further obligation under this Mortgage and the Home
Improvement Retail Installment Contract. The following types of transfers will not give Mortgagee the right to require immediate payment in full:

- (a) the creation of liens or other claims against the property which are in prior to this Mortgage;
- (b) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that
person against possible losses;
- (c) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;
- (d) leasing the property for three years or less; so long as the lease does not include an option to buy;
- (e) a transfer to Mortgagor's relative resulting from death of the Mortgagor;
- (f) a transfer where Mortgagor's spouse or children become owners of the property;
- (g) a transfer to Mortgagor's spouse resulting from a divorce decree, separation agreement or property settlement agreement;
- (h) a transfer into an inter vivos trust in which the Mortgagor is and remains a beneficiary, so long as there is no transfer of rights of occupancy in the property.

IT IS FURTHER EXPRESSLY PROVIDED AND AGREED, That if default be made in the payment of the said 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
such case the whole of said sum, less unearned charges, secured by the said contract in this mortgage mentioned, shall thereupon, at the option of the
said mortgagee, his or its attorneys or assigns, and as provided by law, become due and payable, and this mortgage may be foreclosed to pay the same,
and it shall be lawful for the said 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.

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 attorney's fees, to be included in the decree, and all moneys advanced for taxes, assessments and
other liens, then there shall be paid the unpaid balance of said contract whether due and payable by the terms thereof or not

DATED, This 10TH day of NOVEMBER A D 19 90

[Handwritten signatures of Katherine V. Thompson and Joyce P. Knox]
KATHERINE V. THOMPSON (SEAL)
JOYCE P. KNOX (SEAL)
(Strike out or print names beneath signatures)

STATE OF ILLINOIS }
County of COOK } ss.

I, SHELLY BERKOWITZ in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That
KATHERINE V. THOMPSON (A WIDOW) AND JOYCE P. KNOX (A SPINSTER)
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) 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
My Commission Expires _____
OFFICIAL SEAL
SHELLY BERKOWITZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/22/94

Notary Public *[Signature]*

THIS INSTRUMENT WAS PREPARED BY

PREPARED BY:
S. BERKOWITZ
Name 4747 W. PETERSON AVE.
CHICAGO, IL 60648
Address

NOTE: AD

3927514

UNOFFICIAL COPY

258570
REAL ESTATE MORTGAGE
IN DISTRICT

0927514

3927514

3927514

10

Date

After recording and in presence of

AC

Dec

Notified

Spec hereunder Recorder's use only

Hand City Construction
3006 W. Diversy Ave.
Chgo. Ill. 60647

1950
SUBSCRIBED BY
Address
Notary Public
District
Delivered
FES
2 2 58

ASSIGNMENT

The undersigned, for value received, does hereby grant, bargain, sell, assign, transfer and set over to _____ all right, title and interest in and to the Mortgage appearing on the reverse side hereof and the money due and to become due on the Home Improvement Retail Installment Contract secured thereby and warrants that no liens have been filed by Assignor on the property described in the Mortgage.

(Seller's name)

By _____ Title _____

ACKNOWLEDGMENT

STATE OF _____ }
County of _____ } ss.

On this _____ day of _____, 19____, there personally appeared before me

_____ known or proven to me to be the person whose name is subscribed to this within assignment, and acknowledged that he/she executed the same, as his/her free and voluntary act of the purposes therein contained and

(in the event the assignment is by a corporation) that he/she is _____ and was authorized to execute the said assignment and the seal affixed thereto, if any, is the seal of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

JAN 22 1958
NOTARY PUBLIC
STATE OF ILLINOIS

Property of Cook County Clerk's Office