



SUBORDINATED  
MORTGAGE

③ 78-018-882 JILD CTI

*30*

THIS INDENTURE, WITNESSETH, That FCD, INC. and KERRY CRAIG AND DIANE CRAIG (hereinafter called the "Mortgagor"), of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars in hand paid, CONVEY AND WARRANT to LLOYD FERGUSON, (hereinafter called the "Mortgagee"), for the purpose of securing performance of the covenants and agreements herein, the real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in COOK COUNTY and State of Illinois, and fully described below. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, for the purpose of securing performance of the covenants and agreements herein for the following described property:

LOT 15 IN GLENDALE INDUSTRIAL DISTRICT, A SUBDIVISION OF PART OF THE NORTH 1/2 NORTHWEST 1/4 SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. # 04-22-300-034-0000

WHEREAS, THE MORTGAGOR is justly indebted upon a promissory note bearing even date herewith, payable to Mortgagee, providing for an original principal indebtedness of \$ 200,000.00 with interest being charged at the rate of EIGHT AND ONE-HALF per cent(8.5%) per annum on the balance thereof which remains from time to time unpaid and payable as follows:

The balance of the principal indebtedness, TWO HUNDRED THOUSAND and no/100 Dollars (\$200,000.00) shall be paid in SEVENTY-ONE (71) equal and consecutive monthly installments of TWO THOUSAND-FOUR HUNDRED-SEVENTY- NINE and 72/100 Dollars (\$2,479.72) with the first of such payments being due and payable on March 3, 2000 and the subsequent payments being due and payable on First day of each of the following seventy-one (71) months, and

**BOX 333-CTI**

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entire unpaid principal balance of the indebtedness hereby evidenced and all accrued and unpaid interest thereon shall be due and payable on or before February 2, 2006.

THE MORTGAGOR covenants and agrees as follows: (a) to pay said indebtedness as herein and in said note provided; (b) to pay before they become delinquent, all taxes and assessments against said premises, and, on demand, to exhibit receipts therefor; (c) within a reasonable time after destruction or damage to rebuild or restore all buildings and improvements on said premises that may have been destroyed or damaged; (d) that waste to said premises shall not be committed or suffered; (e) to keep all buildings now or at any time on said premises insured by reputable companies with loss clause attached payable first to Mortgagee.

IN THE EVENT of failure so to pay taxes or assessments, the Mortgagee or the holder of said indebtedness may, following fifteen (15) days written notice to Mortgagor, pay such taxes or assessments, and all money so paid the Mortgagor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at fourteen per cent (14%) per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements which is not cured by Mortgagor within thirty (30) days of the receipt of written notice thereof, the whole of said indebtedness, shall, at the option of the legal holder thereof, without further notice, become immediately due and payable, and with interest thereon from time of such breach at fourteen per cent (14%) per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Mortgagor that all reasonable expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof - including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the Mortgagor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Mortgagee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by Mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit,

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including attorney's fees, have been paid.

THIS IS A PART PURCHASE MONEY JUNIOR MORTGAGE AND IS SUBORDINATE TO THE LOAN TO LASALLE NATIONAL BANK.

WITNESS the hand and seal of the Mortgagor this 3rd day of February, 2000.

FCD, INC by

Kerry Craig  
KERRY CRAIG, PRESIDENT

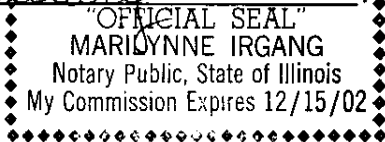
STATE OF ILLINOIS ) )

SS

COUNTY OF COOK ) )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that FCD, INC., BY KERRY CRAIG is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of February, 2000.



Mariynne Irang  
Notary Public

This Instrument Prepared By: Robert C. Geraghty, 1372 Sunview Lane, Winnetka, Illinois 60093