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2001-01-19 10:26:02
Cook County Recorder 25.50

GEORGE E. COLE®
LEGAL FORMS

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No. 103
November 1994

MORTGAGE (ILLINOIS)
For Use With Note Form No. 1447

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THIS AGREEMENT, made January 10th 2001, between
Tony Chavez Jr. & Gloria Chavez
4356 W. 25th
Chicago Illinois 60623
(No. and Street) (City) (State)

herein referred to as "Mortgagors," and Budimir Radujic
291 W. Dearborn Rd
Lake Forest Illinois
(No. and Street) (City) (State)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of fifteen thousand DOLLARS (\$ 15,000), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 11th day of February, 2001, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at Budimir Radujic

Above Space for Recorder's Use Only

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar, in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the

City of Chicago, COUNTY OF Cook IN STATE OF ILLINOIS, to wit:
LOT 5 in Lippincott's Subdivision of Cots 24 to 37 of Mrs City
B. Lippincott's Subdivision of Cots 1, 2, and 3 in Block 23 with
lot 1 to 4 in Block 24 and Cots 3 and 4 in Block 25 in Crawford's
Subdivision of the Northeast quarter south of Chicago Burlington
and Quincy Railroad, 9th section 27 township 39 north Range 13,
and east of the Third Principal Meridian, in Cook County Illinois
which, with the property hereinafter described, is referred to herein as the "premises,"

Permanent Real Estate Index Number(s): 16-27-225-022

Address(es) of Real Estate: 4356 W. 25th Pl.

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

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TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: TONY CHAVEZ, JR and GIBRIA CHAVEZ

This mortgage consists of four pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgagor the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Tony Chavez Jr. (SEAL) Gloria Chavez (SEAL)
Tony Chavez Jr. (SEAL) Gloria Chavez (SEAL)

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

IMPRESS SEAL HERE

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ h _____ signed, sealed and delivered the said instrument as _____ 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 official seal, this _____ day of _____ 19 _____

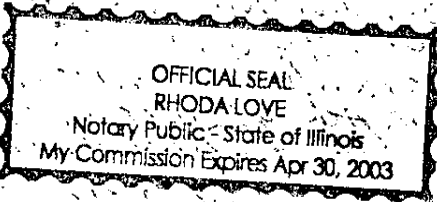
Commission expires Apr 30, 2003

NOTARY PUBLIC

This instrument was prepared by CHRISTA JONES 6947 S. SOUTH CHICAGO
(Name and Address)

Mail this instrument to CHRISTA JONES 6947 S. SOUTH CHICAGO
(Name and Address)
Chicago (City) ILLINOIS (State) 60637 (Zip Code)

OR RECORDER'S OFFICE BOX NO. _____



INSTALLMENT NOTE

Chicago Illinois
January 10th 2001

FOR VALUE RECEIVED, the undersigned promise to pay to the order of _____
_____ the principal
sum of 15,000 DOLLARS

*(a) and interest from _____ on the balance of principal
remaining from time to time unpaid at the rate of _____ per cent per annum, such
principal sum and interest to be payable in installments as follows:

_____ Dollars on the day of _____, 199____; and
_____ Dollars on the _____ day of _____, 199____.

*(b) payable in installments as follows: one hundred sixty five dollars & fifteen cents
Dollars on the 11th day of February, 2001; one hundred sixty five dollars & fifteen cents
Dollars on the day of each Month thereafter for 240 consecutive months and
a final payment of one hundred sixty five dollars & fifteen cents
Dollars on the 11th day of February, 2001. With interest on the balance of
principal remaining from time to time unpaid at the rate of 12% per cent per annum,
payable on the due dates for installments of principal as aforesaid.*

All payments on account of the indebtedness evidenced by this note shall be first
applied to interest on the unpaid principal balance and the remainder to principal.

Each of said installments of principal shall bear interest after maturity at the
highest rate now permitted by Illinois law, and the said payments of both principal and
interest are to be made at such place as the legal holders of this note may, from time to
time, in writing appoint, and in the absence of such appointment, then at the office of
Budimir Radjovic in _____

The payment of this note is secured by mortgage, bearing even date herewith, to
Tony Jr. + Gloria Chavez Mortgagee, on real estate in the
County of COOK Illinois; and it is agreed that at the election of the holder or
holders hereof and without notice, the principal sum remaining unpaid hereon, together
with accrued interest thereon, shall become immediately due and payable at the place of
payment aforesaid in case of any default shall occur and continue for three days in the
performance of any other agreement contained in said mortgage, or in case the right so to
elect shall accrue to the holder or holders hereof under any of the provisions contained in
said mortgage.

All parties hereto severally waive presentment for payment, notice of dishonor,
protest and notice of protest.
Tony Chavez Gloria Chavez

Fill out either (a) or (b) and strike out the other of (a) or (b)

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