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Cook County Recorder

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**REAL ESTATE MORTGAGE & NOTE  
(Second Mortgage)**

WITNESSETH, that Siamak Safavi Fard,  
City of Chicago, Cook County, State of Illinois, hereinafter  
referred to as mortgagor, docs mortgage and convey unto  
L&L Investments, hereinafter referred to  
as mortgagee, the following described Real Estate in the  
County of Cook, State of Illinois, to wit:



Lot 20 in Thompson's Resubdivision in Block 4 in Canal Trustee's Subdivision of Section 7, Township 39 North,  
Range 14. East of the third principal meridian, in Cook County, Illinois.

PIN NO. 17-07-200-002-0000  
Property Address 1947 W. Chicago Avenue, Chicago, IL 60622

Together with all buildings and improvements, hereditaments, and  
appurtenances pertaining to the property above described, all of  
which is referred to hereinafter as the "premises".

TO HAVE AND TO HOLD the above-described premises unto the said Mortgagee forever, for the purposes and  
uses herein set forth.

FOR THE PURPOSE OF SECURING: (1) performance of each agreement of Mortgagor contained herein; (2)  
payment of the principal sum with interest, as provided in accordance with the terms and provisions hereinafter  
payable to the order of Mortgagee, in the principal sum of \$ 75,000.00. (3) Payment of any additional advances,  
with interest thereon as may hereafter be loaned by Mortgagee to Mortgagor; (4) The payment of any money that  
may be advanced by the Mortgagee to Mortgagor for any reason or to third parties, with interest hereon, where the  
amounts are advanced to protect the security or in accordance with the covenants of this Mortgage; (5) Any  
renewal, refinancing or extension of said promissory note, or any other agreement to pay which may be substituted  
therefor.

Grantor after date for value received, promise to pay to the note holder, L & L Investments.  
All payments made by Mortgagor on the obligation secured by this Mortgage shall be made to L & L Investments,  
1457 South State Road 2, Valparaiso, Indiana 46383.

The Indebtedness secured hereby shall become due and payable, in full, on February 12, 2001, or upon  
the sale of the mortgaged property, whichever event occurs, in accordance with the following payment provisions.  
An additional sum equal to 3% of the unpaid principal balance if the principal is paid in full after 30 days  
from the date of this mortgage. If paid more than 60 days from the date of this mortgage, an additional charge  
equal to 4% of the unpaid principal balance. If paid after 90 days, an additional sum equal to 5% of the unpaid  
principal balance shall be paid.

TO PROTECT THE SECURITY HEREOF, MORTGAGOR COVENANTS AND AGREES: (1) to keep said  
premises insured against loss by fire and other hazards, casualty and contingencies up to the full value of all  
improvements in such amounts, and in such companies as Mortgagee may from time to time approve, and that loss  
proceeds (less expense of collection) shall, at Mortgagee's option, be applied on said indebtedness. In event of loss,  
Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly  
by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such  
loss directly to the Mortgagee instead of to the Mortgagor. (2) To pay all taxes and special assessments of any kind  
that have been or may be levied or assessed upon said premises, and to deliver to Mortgagee, upon request of the  
Mortgagee, the official receipt showing payment of all such taxes and assessments; (3) In the event of default by  
Mortgagor under Paragraphs 1 or 2 above, Mortgagee, at it's option, may (a) place and keep such insurance above  
provided for in force throughout the life of the Mortgage and pay the reasonable premiums and charges therefor.

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(b) pay all said taxes and assessments without determining the validity thereof and (c) pay such liens and all such disbursements shall be deemed a part of the indebtedness secured by this Mortgage and shall be immediately due and payable by Mortgagor to Mortgagee; (4) To keep the buildings and other improvements now existing or hereafter erected in good condition and repair, not to commit or suffer any waste or any use of said premises contrary to restrictions of record or contrary to law, and to permit Mortgagee to enter at all reasonable times for the purpose of inspecting the premises; not to remove or demolish any building thereon; to restore promptly and in a good and workmanlike manner any buildings which may be damaged or destroyed thereon, and to pay, when due, all claims for labor performed and materials furnished therefor; (5) That he will pay, promptly the indebtedness secured hereby, and perform all other obligations in full compliance with the terms of said Promissory Note and this Mortgage; (6) That the time of payment of the indebtedness hereby secured, or of any portion thereof, may be extended or renewed, and any portions of the premises herein described may, without notice, be released from the lien thereof, without releasing if affecting the personal liability of any person or the priority of this Mortgage; (7) That he does hereby forever warrant and will forever defend the title and possession thereof against the lawful claims of any and all persons whatsoever.

IT IS MUTUALLY AGREED THAT: (1) If the Mortgagor shall fail to pay installments on said Promissory Note or on any other advance or obligation which may be secured hereby as the same may hereafter become due, or upon default in performance of any agreement hereunder, or upon sale or other disposition of the premises by Mortgagor, or should any action or proceeding be filed in any court to enforce any lien on, claim against or interest in the premises, then all sums owing by the Mortgagor to the Mortgagee under this Mortgage or under the Promissory Note secured hereby shall immediately become due and payable at the option of the Mortgagee, on the application of the Mortgagee, or any other person who may be entitled to the moneys due thereon. In such event the Mortgagor shall have the right immediately to foreclose this mortgage by complaint for that purpose, and such complaint may be prosecuted to judgment and execution and sale for the collection of the whole amount of the indebtedness and interest thereon, including reasonable attorney's fees, any amounts advanced pursuant to this mortgage, costs of suit, and costs of sale, if permitted by law.

(2) In the event said premises are sold at a foreclosure sale, Mortgagor shall be liable for any deficiency remaining after sale of the premises if permitted by law, and application of the proceeds of said sale to the indebtedness secured and to the expense of foreclosure including Mortgagee's reasonable attorney's fees and legal expenses if allowed by law.

(3) Mortgagee shall be subrogated to the lien of any and all prior encumbrances, liens or charges paid and discharged from the proceeds of the loan hereby secured, and even though said prior liens have been released of record, the repayment of said indebtedness shall be secured by such liens on the portions of said premises affected thereby to the extent of such payments, respectively.

(4) Whenever, by the terms of this instrument or of said Promissory Note, Mortgagee is given any option, such option may be exercised when the right accrues or at any time thereafter, and no acceptance by Mortgagee of payment of indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter accruing.

(5) Each of the undersigned hereby waives the right to claim any damage for trespass, injury or any tort occasioned by or resulting from the exercise by the Holder of the rights given hereunder or any attempt to exercise any other right the Holder is herein granted, or any other right that the Holder has or may have, to the extent permitted by law.

(6) If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with and duly perform all the covenants and agreements herein, then Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release for satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee, if permitted by law.

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(7) By accepting payment of any sum accrued hereby after its due date, Mortgagee does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to pay. If Mortgagor shall pay said Promissory Note at the time and in the manner aforesaid and shall abide by, comply with and duly perform all the covenants and agreements herein, then this conveyance shall be null and void.

(8) Should Mortgagor sell, convey, transfer or dispose of, or further encumber said property, or any part thereof, without the written consent of the Mortgagee being first had and obtained, then Mortgagee shall have the right, at its option, to declare all sums secured hereby forthwith due and payable.

(9) All Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained, and all provisions of this Mortgage shall inure to and be binding upon the heirs, executors, administrators, successors, grantees, lessees and assigns of the parties hereto respectively. Any reference in this Mortgage of the singular shall be construed as plural where appropriate.

(10) Invalidity or unenforceability of any provisions herein shall not affect the validity and enforceability of any other provisions.

(11) Should said property or any part thereof be taken by reason of condemnation proceeding, Mortgagee shall be entitled to all compensation, awards, other payments therefor and apply the same on said indebtedness.

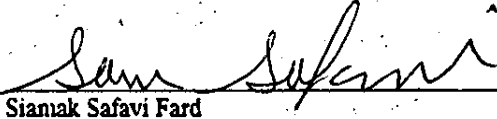
(12) If any of the undersigned is a married woman, she represents and warrants that this instrument has been executed on her behalf and for her sole and separate use and benefit and that she has not executed the same as surety for another, but that she is the borrower hereunder.

(13) Each of us, whether Principal, Surety, Guarantor, Endorser, or other party hereto, hereby waives and renounces, each for himself and family, any and all homestead or exemption rights either of us have under or by virtue of the Constitution or Laws of any State, or of the United States, as against this debt or any renewal thereof, and any security agreement taken to secure this note or any renewal thereof, and the undersigned, and each Surety, Endorser, Guarantor, or other party to this note, transfers, conveys and assigns to the Holder thereof a sufficient amount of any homestead or exemption that may be allowed to the undersigned, or either if them, including such homestead or exemption as may be set apart in bankruptcy, to the extent permitted by law.

(14) This Mortgage shall be construed according to the laws of the State of Illinois.

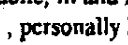
DATE OF MORTGAGE: November 14, 2000

WITNESS the hand and seal of the Mortgagor, the day and year first written,

  
Siamak Safavi Fard

State of Illinois

County of ~~Cook~~ Kane

I, Richard M Pahl, a notary public, in and for the county and State aforesaid, Do hereby certify that Siamak Safavi Fard and  personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws. Given under my hand and Notarial Seal this 14th day of November AD, 2000.

**"OFFICIAL SEAL"**  
RICHARD M. PAHL  
Notary Public, State of Illinois  
My Commission Exp. 05/24/2004

Notary Public

Prepared by and Mail to:

Colleen G. Thomas  
10 E. Main St., Suite 103  
Dundee, IL 60118



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