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7/28/0235 38 001 Page 1 of 4
2001-08-23 15:33:37
Cook County Recorder 27.50

MORTGAGE

MAIL TO:

Schiller, DuCanto and Fleck

Attn: Carlton R. Marcyan/David A. King

311 S. County Farm Road, Suite G

Wheaton, IL 60187

NAME & ADDRESS OF

TAXPAYER:

James R. Elliott

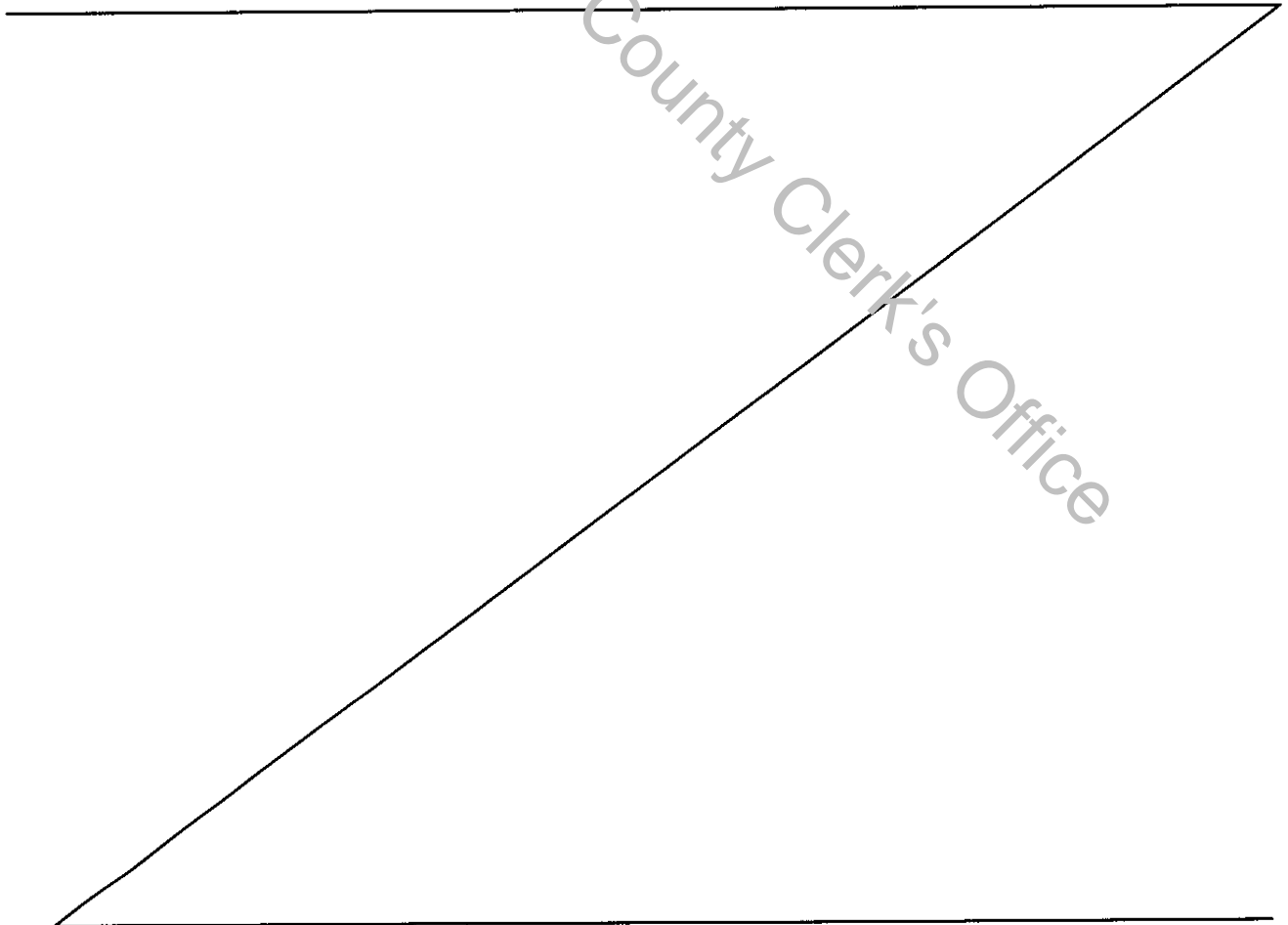
601 Ambriance Court

Burr Ridge, IL 60521



RECORDER'S STAMP (DO NOT TYPE IN THIS BOX)

SEE NEXT PAGE



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MORTGAGE

THIS MORTGAGE: ("Security Instrument") is given on August 20th, 2001. The mortgagor is **James R. Elliott** ("Tax Payer Identification No. 331-44-9645") ("Borrower"). This Security Instrument is given to **Schiller, DuCanto and Fleck**, an Illinois Partnership whose address is 311 South County Farm Road, Suite G, Wheaton, Illinois 60187 ("Creditor"). Borrower owes Creditor the principal sum of **Two Hundred Forty Seven Thousand Seventeen Dollars and 00/100ths (\$247,017.00)**. This debt is evidenced by Borrower's Promissory Note dated the same date as this Security Instrument ("Note"), which provides for the payment of Two Hundred Forty Seven Thousand Seventeen Dollars and 00/100ths (\$247,017.00) on demand. This Security Instrument secures to Creditor: (a) the repayment of the sum of Two Hundred Forty Seven Thousand Seventeen Dollars and 00/100ths (\$247,017.00), the debt evidenced by the Note, with interest as defined therein, and all renewals, extensions and modifications; and (b) the performance of Borrower's covenants and agreements under this Security Instrument and the Note up to the sum of Two Hundred Forty Seven Thousand Seventeen Dollars and 00/100ths (\$247,017.00) with interest as defined in the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Creditor the following described property located in Cook County, Illinois:

Lot 4 in Ambriance, being a subdivision of part of the west ½ of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 18-30-306-004-0000

which has the address of 601 Ambriance Court, Burr Ridge, Illinois.

TOGETHER WITH all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter is referred to in this Security Instrument as the "Property."

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Creditor covenant and agree as follows:

- 1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges or other amounts due under the Note.
- 2. Borrower Not Released; Forbearance by Creditor Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security

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Instrument granted by Creditor to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest.

3. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred without Creditor's prior written consent, Creditor may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Creditor if exercise is prohibited by federal law as of the date of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Creditor further covenant and agree as follows:

4. **Waiver of Homestead.** Borrower waives all right of homestead exemption in the Property.

5. **Additional Property Mortgaged.** Borrower also mortgages to Creditor all personal property, attached to or used in connection with the premises, including but not limited to, steam and hot-water boilers, pipes, radiators, bath tubs, water-closets, refrigerators, gas and electrical fixtures, ranges, carpets, rugs, shades, oil burners, coal stokers, plumbing and bathroom fixtures, air conditional and sprinkler systems, clothes washers and dryers, dishwashers, wash tubs, sinks, stoves, awnings, screens, storm windows and storm doors, elevators, motors, dynamos, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery appliances, fittings and fixtures and every kind, and all replacements and additions.

James R. Elliott
James R. Elliott

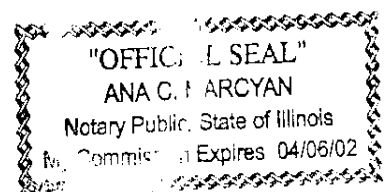
Taxpayer Identification Number: 331-44-9645

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The undersigned, a Notary Public, in and for said county and state, do hereby certify that JAMES R. ELLIOTT, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me to be the same person(s) and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and seal this 20th day of August, 2001.

Ana C. Marcyan
Notary Public

PREPARED BY: Schiller, DuCanto and Fleck
311 S. County Farm Road, Suite G
Wheaton, IL 60187-2438
RETURN TO: Same as Preparer



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[Handwritten signature]

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or any other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/23/01 Signature: [Signature]
Grantor or Agent

Subscribed to and sworn to before me by the said grantor's agent this 23rd day of Aug. 2001
Diane Monaco
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or any other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/23/01 Signature: [Signature]
Grantee or Agent

Subscribed to and sworn to before me by the said grantee's agent this 23rd day of August 2001
Diane Monaco
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" ON AN ASSIGNMENT OF BENEFICIAL INTEREST

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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