

UNOFFICIAL COPY

0020750089

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2002-07-09 10:29:53

Cook County Recorder

25.50



0020750089

JUNIOR NOTE

US \$ 15,000

Chicago, Illinois

FOR VALUE RECEIVED, the undersigned **Keith E. Martin** promises to pay **VPG Enterprise**, or its order, the principal sum of \$15,000 Dollars, with interest on the unpaid principal balance from the date of this Note, until paid, at the rate of 10.00% per annum for 1 year. Principal and interest will be payable to **VPG Enterprise**, at 900 S. Wabash, Chicago, Illinois 60605, or such other places as the Note holder may designate, in consecutive monthly installments of One Hundred Fifty (\$150.00) 00/100 Dollars, on the First day of each month beginning the month of July, 2002. Such monthly installments will continue until the entire indebtedness evidenced by this Note is fully paid, except that any remaining indebtedness, if not sooner paid, will be due payable on July 31, 2003.

If any monthly installment under this Note is not paid when due and remains unpaid after a date specified by a notice to Borrower, the entire principal amount outstanding and accrued interest thereon will at once become due and payable at the option of the Note holder. The date specified will not be less than thirty days from the date notice is mailed. The Note holder may exercise this option to accelerate during any default by Borrower regardless of any prior forbearance. If suit is brought to collect this Note, the Note holder will be entitled to collect all reasonable costs and expenses of suit, including, but not limited to, reasonable attorney's fees.

Borrower will pay to the Note holder a late charge of 5.0% of any monthly installment not received by the Note holder within 15 days after the installment is due.

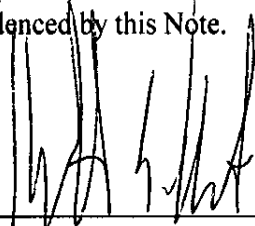
Borrower may prepay the principal amount outstanding in whole or in part. The Note holder may require that any partial prepayments be made on the date monthly installments is due and (ii) be in the amount of the part of one or more monthly installments, which would be applicable to the principal. Any partial prepayment will be applied against the principal amount outstanding and will not postpone the due date of any subsequent monthly installments or change the amount of such installments, unless the Note holder will otherwise agree in writing.

All makers, sureties, guarantors, and endorsers hereby waive presentment, notice of dishonor, and protest. This Note will be the joint and several obligations of all makers, sureties, guarantors and endorsers, and will be binding upon them and their successors and assigns.

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Any notice or Borrower provided for in this Note will be given by mailing such notice by certified mail addressed to Borrower at the Property Address stated below, or to such other address as Borrower may designate by notice to the Note holder. Any notice to the Note holder will be given by mailing such notice by certified mail, return receipt requested, to this Note holder at the address stated in the first paragraph of the Note, or at such other address as may have been designated by notice to Borrower.

The indebtedness evidenced by this Note is secured by a mortgage of property located at 4848-50 South Prairie Ave., 1-S Chicago, Illinois dated June 16th 2002, and reference is made to the Mortgage for rights as to acceleration of the indebtedness evidenced by this Note.

 4/17/02
Borrower Date

Borrower Date

SHARON D. COHEN, ESQ.
Attorney Cook's 3/449
1525 E. 63rd St. 5319
Chicago, IL 60615
773-643-9889



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COOK COUNTY CLERK
JAN 10 2011 10:00 AM
CHICAGO, ILL 60601

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Tuesday 28 of May 2002, Faxination

-78433978

ALTA Commitment
Schedule C

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File No.: C-45865

Legal Description:

Unit No. 1S in Prairie Avenue Condominium as delineated on the survey of the following real estate:

Lots 9 and 10 in Block 3 in Eleanor's Subdivision of the South 12 acres of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium made by VPG Enterprise, Inc., an Illinois Corporation recorded in the Office of the Recorder of Deeds of Cook, Illinois on the 29th day of September, 1997 as document 97717767, together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration (excepting from said property and space comprising all the units thereof as defined and set forth in said Declaration)

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Office of Cook County Clerk's Office