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Doc#: 0409842348
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/07/2004 02:27 PM Pg: 1 of 4

1871 CTIC NA 8/17/81 D

Property of SECOND MORTGAGE

Do not write above this line,

THE MORTGAGOR, CHRISTINE M. BEAUMONT, individually ("Mortgagor"), for good and valuable consideration, the receipt of which is hereby acknowledged, hereby mortgages and warrants to 2901 North Clybourn Corp., an Illinois corporation, together with its successors and assigns (collectively "Mortgagee"), having its principal office at 4252 North Cicero Avenue, Chicago, Illinois 60641 that certain property located at 2935 North Clybourn, Unit 302 and Unit P3S-14, Chicago, Illinois ("Property"), Permanent Index Number(s) 14-30-119-015-0000 (Part) and 14-30-119-016-0000 (Part), as further described on the attached Exhibit A hereby incorporated herein and made a part hereof, in order to secure the payment of that certain Promissory Note of even date herewith, made payable to Mortgagee, in the amount of FORTY FIVE THOUSAND THREE HUNDRED FORTY NINE AND NO/100 DOLLARS (\$45,349.00) ("Loan Amount") at an interest rate of one percent (1%) (simple interest) pursuant to such terms and conditions set forth in said note executed by the Mortgagor and made payable to the Mortgagee as of the date hereof.

H
B

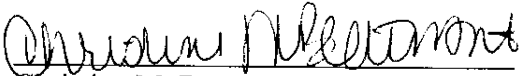
The principal balance outstanding of the Promissory Note, together with accrued and unpaid interest thereon and any other sums due hereunder, shall become due and payable in full on the date on which the earliest of the following occurs (the "Maturity Date"): (1) the Property is sold or abandoned in whole or in part by Mortgagor; (2) Mortgagor seeks to refinance the loan and mortgage, encumbering the Property, granted by the Mortgagor in favor of a permanent lender, except where such refinance is solely for the purpose of obtaining and Mortgagor does receive a lower interest rate; or (3) thirty (30) years from the date of the Promissory Note; provided, however, that the indebtedness evidenced by the Promissory Note and secured by this Mortgage, shall be forgiven upon the thirty (30) year anniversary date of the Promissory Note.

[signature page follows]

BOX 333-CT

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IN WITNESS WHEREOF, the Mortgagor has signed this instrument and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of this State as of this 23rd day of March, 2004.


Christine M. Beaumont

This Document prepared by:

C. Grant McCorkhill
Holland & Knight
131 South Dearborn
30th Floor
Chicago, IL 60603
312/715-5743

AFTER RECORDING RETURN TO:

Mark Lenz
Assistant Corporation Counsel
City of Chicago
30 North LaSalle Street
Suite 1610
Chicago, Illinois 60602
312/744-1041

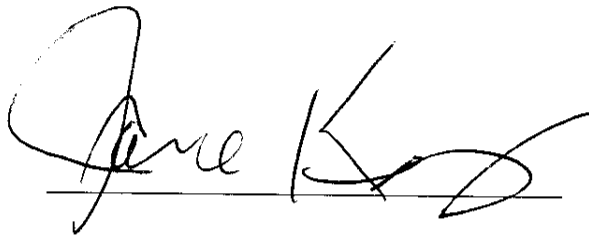
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that Christine M. Beaumont ("Mortgagor"), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as the free and voluntary act of the Mortgagor for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of March, 2004.



(SEAL)
My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION:

UNIT(S) 202 AND P3S-14 IN THE 2935 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, PARTS OF LOTS AND PART OF THE VACATED ALLEY IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0335844039, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as:

2935 North Clybourn, Units 202 and P3S-14, Chicago, Illinois

Permanent Index Number(s):

14-30-119-015-0000 (Part)

14-30-119-016-0000 (Part)