

UNOFFICIAL COPY



Doc#: 0412142221  
Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 04/30/2004 11:13 AM Pg: 1 of 4

**MORTGAGE**

This mortgage made on March 22, 2004 by Janet Nelson, of 9119 Major Avenue, Morton Grove, Illinois 60053 mortgagor, to Laurence Nelson, 4903 Sherwin, Skokie, Illinois, 60077 of mortgagee.

For and in consideration of the sum of Thirty Five Thousand Dollars (\$35,000.00), mortgagors grant, bargain, sell and convey to mortgagees an undivided lien in the property situated in the County of Cook, State of Illinois, described as follows LOTS 16 AND 17 IN BLOCK 2 IN HIELD AND MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16 AND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, , together with all the hereditaments and appurtenances belonging thereto. This instrument is given to secure the payment of a promissory note of even date herewith, a true copy of which note is hereby set out and attached hereto as Exhibit "A".

*APR*

The condition of this mortgage is such that if mortgagor pays the above promissory note according to this mortgage at maturity, principal and interest, then this mortgage shall be null and void; otherwise it shall remain in full force and effect.

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81994605K 38F3  
Property Address:  
9119 Major Avenue  
Morton Grove, IL 60053

PIN #: 10-17-406-016-0000  
10-17-406-017-0000

**BOX 333-CTI**

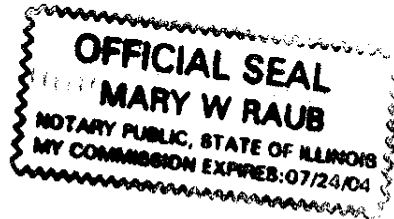
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Executed at Skokie, Illinois, on this 23 day of March, 2004.

Janet Nelson  
Janet Nelson

SUBSCRIBED AND SWORN TO  
before me this 23 day of March  
2004.

Mary W. Raub  
Notary Public



Mortgage Prepared By:  
Corine A. O'Hara  
SHUFLIT & O'HARA  
Attorney at Law  
3528 North Ashland Avenue  
Chicago, Illinois 60657  
312/666-3020

Property of Cook County Clerk's Office

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## EXHIBIT "A" PROMISSORY NOTE

\$35,000.00  
Skokie, Illinois  
March 22, 2004  
Payee: Laurence Nelson  
Payor(s): Janet Nelson

For value received, I promise to pay to the order of Laurence Nelson, Thirty Five Thousand Dollars (\$35,000.00) without interest, fully due and owing on or before May 31, 2008. Said \$35,000.00 shall be payable and due and owing consistent with the terms of the Judgment for Dissolution of Marriage entered by this court on September 10, 2003 in case "In re Marriage of Laurence Nelson and Janet Nelson, 03 D 7226", in the Circuit Court of Cook County, Illinois.

The failure of maker to pay such principal upon maturity, with such failure continuing uncured for 30 days after such maturity date, shall confer on payee or holder the privilege or option, then or thereafter to be exercised while such default continues uncured, to call due the entire amount of principal, with interest that will be earned. Interest shall accrue on June 1, 2008, such interest rate being 9 percent per annum.

The indebtedness evidenced hereby may be prepaid in whole or in part at any time without penalty or premium for such prepayment.

Payor shall record this Mortgage and Note as a second lien hereunder, this lien shall be due or payable prior to placing any other liens or encumbrances on said residence prior to the payment of the note hereunder.

This note is secured by the mortgage given under even date herewith; and all persons to whom this instrument may come are referred to such mortgage for its effect on the within note and the application of the amounts paid pursuant to the mortgage, for the procuring of releases of property from its lien on the indebtedness evidenced hereby. Payor agrees to pay the note herein full upon sale or disposition of the above referenced property.

*Janet Nelson*  
\_\_\_\_\_  
Janet Nelson

APPROVED:

*[Signature]*  
\_\_\_\_\_  
**"OFFICIAL SEAL"**  
LAWANNA MARSHALL  
NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires 12/03/2006  
*[Signature]*

*May W. Raub*  
\_\_\_\_\_  
**OFFICIAL SEAL**  
MARY W RAUB  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/24/04

**UNOFFICIAL COPY**

MORTGAGE AND PROMISSORY NOTE PREPARED BY AND  
AFTER RECORDING MAIL TO:

Corine A. O'Hara  
SHUFLIT & O'HARA  
Attorney at Law  
3528 North Ashland Avenue  
Chicago, Illinois 60657  
312/666-3020

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