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After Recording Return To:

Advantage Financial Partners, LLC
2190 Gladstone Ct., Suite E
Glendale Heights, IL 60139

Doc#: 0415649190
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/04/2004 02:18 PM Pg: 1 of 2

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MORTGAGE (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is May 26, 2004 and the parties and their addresses are as follows:

MORTGAGOR:

PLAHNIK ENTERPRISES, INC.
1304 WEST VINE
ARLINGTON HEIGHTS, IL 60005

LENDER:

ADVANTAGE FINANCIAL PARTNERS, LLC
2190 GLADSTONE COURT, SUITE E
GLENDALE HEIGHTS, IL 60139

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, sells, conveys, mortgages and warrants to Lender, with MORTGAGE COVENANTS, the land with buildings situated thereon and all the improvements and fixtures now and hereafter a part thereof, located in the County of COOK, having a street address of 6545 S. ALBANY AVENUE, CHICAGO, IL 60629, a Permanent Index Number of 19-24-118-014-0000 and being more particularly described as:

LOT 30 AND THE NORTH 1/2 OF LOT 29 IN BLOCK 10 IN THE EAST CHICAGO LAWN J. A. CAMPBELL'S SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3. **SECURED DEBT AND FUTURE ADVANCES.** This Mortgage is given by the Mortgagor to secure the payment of the PRINCIPAL SUM of \$73,500.00, together with any future advances and interest thereon computed on the outstanding balance, all as provided in a Secured Promissory Note having the same date as this Mortgage (the "Note"), and also to secure the performance of all of the terms, covenants, agreements, conditions, renewals and extensions of the Note and this Mortgage.

4. **MORTGAGE COVENANTS.** Mortgagor covenants and agrees that:

a. No other mortgage, or note secured thereby, will be executed with respect to the property without the advance written consent of Lender hereunder.

b. Lender hereunder may require Mortgagor to make a periodic payment sufficient to provide a fund from which real estate taxes, assessments and other municipal or association charges which can become a lien against the mortgaged property can be paid by Lender when due.

c. In the event that Mortgagor fails to carry out the covenants and agreements set forth herein, Lender may do and pay for whatever is necessary to protect the value of and Lender's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due Lender hereunder.

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d. In the event that any condition of this Mortgage, or any other mortgage with respect to the property, shall be in default for fifteen (15) days, the entire debt shall become immediately due and payable at the option of Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.

e. In the event that Mortgagor transfers ownership, either legal or equitable, or any security interest in the mortgaged property, whether voluntarily or involuntarily, Lender may at its option declare the entire debt due and payable.

f. This Mortgage is also security for all other direct and contingent liabilities of Mortgagor to Lender which are due or become due and whether now existing or hereafter contracted.

g. Mortgagor shall maintain adequate insurance on the property in amounts and form of coverage acceptable to Lender, including naming Lender as an additional insured under the policy.

h. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.

i. Mortgagor further covenants and warrant to Lender that Mortgagor is indefeasibly seized of the mortgaged property in fee simple; that Mortgagor has lawful authority to mortgage said property and that such property is free and clear of all encumbrances, except as specifically contemplated herein.

5. OTHER TERMS Mortgagor and Lender further covenant and agree as follows:

a. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage. Mortgagor shall pay any recording fees.

b. In accordance with Illinois law, Mortgagor hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.

This Mortgage is upon the STATUTORY CONDITION and the other conditions set forth herein, for breach of which Lender shall have the STATUTORY POWER OF SALE to the extent existing under Illinois law.

Executed under seal this May 26 day of _____, 2004.

Peter J. Blabich
(Signature) Mortgagor

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me this 26th day of May, 2004 by

[Signature]

Notary Public

Commission expires: _____

