

# UNOFFICIAL COPY

## MORTGAGE

THIS MORTGAGE (the "Mortgage"), dated as of this 1<sup>st</sup> day of June, 2004, is made between Mark Gorodetzer and Susan Gorodetzer, husband and wife, of 7977 Nordica, Niles, Illinois 60714 (the "Mortgagor") and Michael J. Cohen, 401 N. Franklin, 2<sup>nd</sup> Floor, Chicago, Illinois 60610 (the "Mortgagee").



Doc#: 0415632103  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 06/04/2004 01:00 PM Pg: 1 of 3

In order to secure the payment of that certain Principal Note, dated June 1, 2004 (the "Principal Note") executed by the Mortgagor and payable to the order of the Mortgagee on or before May 31, 2006, in the principal sum of Thirty-One Thousand and 00/100 Dollars (\$31,000.00), with interest thereon at the rate of twelve and 99/100th percent (12.99%) per annum, and to secure the terms, covenants, promises, agreements and conditions as more fully described in the Principal Note between the Mortgagor and the Mortgagee, the Mortgagor hereby mortgages and warrants to the Mortgagee, his heirs and assigns the following described real estate:

See Legal Description as Exhibit "A" and made a part hereof.

In the event of a default in payment of the Principal Note, or any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above specified for the payment thereof, or in the case of waste or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then and in such case the whole of said principal sum and interest payable under the Principal Note shall thereupon, at the option of the said Mortgagee, his heirs, executors, administrators, attorneys or assigns, become immediately due and payable; and this Mortgage may be immediately foreclosed to pay the same by said Mortgagee, his heirs, executors, administrators, attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents issues and profits thereof.

If any provision of this Mortgage shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this Mortgage.

Mortgagor does hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1<sup>st</sup> day of June, 2004.

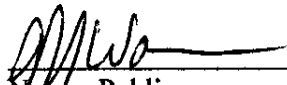
  
\_\_\_\_\_  
Mark Gorodetzer, Borrower

  
\_\_\_\_\_  
Susan Gorodetzer, Borrower

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Mark Gorodetzer and Susan Gorodetzer personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

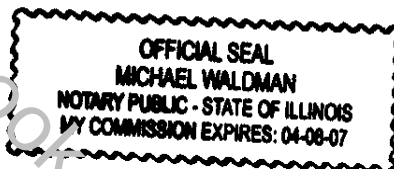
Given under my hand and official seal this 1 day of June 2004.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by: Benjamin Malkin, Stahl Cowen Crowley LLC, 55 West Monroe Str., Suite 500, Chicago, Illinois 60603

WHEN RECORDED MAIL TO:

Michael J. Cohen  
401 N. Franklin, 2<sup>nd</sup> Floor  
Chicago, Illinois 60610



Property of Cook County Clerk's Office

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LAWYERS TITLE INSURANCE CORPORATION  
10 S. LaSalle St., Suite 2500  
Chicago, IL 60603

**SCHEDULE A CONTINUED - CASE NO. 04-07604****LEGAL DESCRIPTION:****PARCEL 1:**

THE EAST 21.17 FEET OF THE WEST 111.17 FEET OF THE NORTH 1/2 OF LOT 2 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF SAID LOT 2 IN LAWRENCEWOOD GARDENS, AFORESAID.

**PARCEL 3:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED FEBRUARY 14, 1962 RECORDED FEBRUARY 15, 1962 AS DOCUMENT 18402993 AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 17832528 ALL IN COOK COUNTY, ILLINOIS.

**SCHEDULE A - PAGE 2**

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