

COUNSELORS TITLE CO., LLC  
477 E. PULASKI RD.

LOMBARD, IL 60148  
(630) 690-0950

**UNOFFICIAL COPY**



Doc#: 0434105171  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 12/06/2004 11:32 AM Pg: 1 of 3

13-2114018-1

## REAL PROPERTY MORTGAGE

**Schillaci Birmingham Development, Inc.**, herein called the "Mortgagor" whether one or more, does mortgage to **DDS Real Estate LLC**, herein called the "Mortgagee", the following described real estate:

**Lot 16 in Block 8 in Baxter's Subdivision of the Southwest Quarter of the Southeast Quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

And the mortgagor does hereby covenant with the mortgagee and with mortgagee's heirs and assigns that mortgagor is lawfully seised of said premises, that they are free from encumbrance, that mortgagor has good right and lawful authority to convey the same, and that mortgagor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

This mortgage is given to secure the payment of the promissory note of this date made by mortgagor for **\$500,000.00 (Five Hundred Thousand)** payable on

*30A*

Mortgagor shall pay all taxes and assessments levied upon said real property and all other taxes levied on this mortgage or the note which this mortgage is given to secure before the same become delinquent and shall maintain fire, windstorm and extended coverage insurance with a mortgage clause on the buildings on said premises in the sum of **\$6,255.32, per annum**. If mortgagor fails to pay such taxes and assessments or procure such insurance, mortgagee may pay such taxes and purchase such insurance and the amount so advanced with interest at \_\_\_\_\_% per annum shall be secured by this mortgage.

In case of default in the payment of the principal sum or any instalment thereof or of any interest thereon when the same shall become due or in case of the non-payment of any taxes or assessments or of the failure to maintain insurance as herein provided, mortgagee may at the option of mortgagee, without notice, at any time during the continuance of such default or breach, declare the whole debt secured by this mortgage to be immediately due and payable and may foreclose this mortgage.

In the event of default in the performance of any of the terms and conditions of this mortgage or the note secured by it, the mortgagee shall be entitled to immediate possession of the property above described and all the rents, revenue and income derived therefrom during such time as the mortgage indebtedness remains unpaid shall be applied by the mortgagee to the payment of the note and all other sums secured hereby after deduction of any necessary costs of collection.

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Dated 9/22, 2004

[Signature]

STATE OF Illinois )  
County of Cook )

The foregoing instrument was acknowledged before me Sept. 22, 04 by

~~Kathy Drozd~~ Peter Birmingham

[Signature]  
Signature of Person Taking Acknowledgment

[Signature]  
Title

STATE OF Illinois )  
County of Cook )

I, Kathy Drozd a Notary Public in and for said state do hereby certify that

Sc Villaci Birmingham Development Peter Birmingham + Tom Schilkei  
Personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/hers/their free and voluntary act, for the purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of September 2004.

My Commission Expires:

[Signature] (Seal)  
Notary Public



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## Legal Description

**File Number: 03-IL14018**

**Lot 16 in Block 8 in Baxter's Subdivision of the Southwest Quarter of the Southeast Quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Parcel Number: 14-20-421-016-0000**

**Address: 3221 North Racine Avenue, Chicago, IL 60657**

Property of Cook County Clerk's Office