

# UNOFFICIAL COPY

After Recording Return To:  
ANNA J KOWALCZYK  
8824 WHEELER DRIVE  
ORLAND PARK, IL 60462



Prepared By:  
ANNA J KOWALCZYK  
8824 WHEELER DRIVE  
ORLAND PARK, IL 60462

Doc#: 0500602339  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 01/08/2005 02:03 PM Pg: 1 of 6

[Space Above This Line For Recording Date]

## MORTGAGE

THIS MORTGAGE, dated DECEMBER 30, 2004, is between  
TYCOON REDEVELOPMENT, L.L.C.

with an address at  
5514 S. ARCHER AVENUE, CHICAGO IL 60638  
the person or persons signing as "Mortgagor(s)" below and hereinafter referred to as "we" or "us" and

**ANNA J KOWALCZYK**  
with an address at  
8842 WHEELER DRIVE, ORLAND PARK, IL 60462  
and hereinafter referred to as "you" or the "Mortgagee"

**MORTGAGED PREMISES:** In consideration of the loan hereinafter described, we hereby mortgage,  
grant and convey to you the premises located at:

7455 S 76<sup>TH</sup> AVENUE, BRIDGEVIEW  
Street, Municipality

COOK County 60455 Zip (the "Premises")

and further described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL ID #: 1825200016, 1825200017, 1825221010, 1825221011, & 1825221012

The Premises includes all buildings, fixtures, and other improvements now or in the future on the Premises  
and all rights and interests which derive from our ownership, use, or possession of the Premises and all  
appurtenances thereto.

**LOAN:** The Mortgage will secure your loan in the principal amount of \$ 150,000.00, plus interest and  
costs, late charges and all other charges related to the loan, all of which are repayable according to the  
Note. This Mortgage will also secure the performance of all of the promises and agreements made by us

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and each Borrower and Co-Signer in the Note, all of our promises and agreements in this Mortgage, any extensions, renewals, amendments, supplements and other modifications of the Note. Loans under the Note may be made, repaid, and remade from time to time in accordance with the terms of the Note.

**OWNERSHIP:** We are the sole owner(s) of the Premises. We have the legal right to mortgage the Premises to you.

**BORROWER'S IMPORTANT OBLIGATIONS:**

**(A) TAXES:** We will pay all real estate taxes, assessments, water charges, and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Note because we pay these taxes and charges. We will provide you proof of payment upon request.

**(B) MAINTENANCE:** We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting your consent. We will not use the Premises illegally. If this Mortgage is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development and constituent documents.

**(C) INSURANCE:** We will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards you may specify. We may choose the insurance company, but our choice is subject to your reasonable approval. The policies must be for at least the amounts and the time periods that you specify. We will deliver to you upon your request the policies or other proof of the insurance. The policies must name you as "mortgagee" and "loss-payee" so that you will receive payment on all insurance claims, to the extent of your interest under this Mortgage, before we do. The insurance policies must also provide that you be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to you. In the event of loss or damage to the Premises, we will immediately notify you in writing and file a proof of loss with the insurer. You may file a proof of loss on our behalf if we fail or refuse to do so. You may also sign our name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If you receive payment of a claim, you will have the right to choose to use the money either to repair the Premises or to reduce the amount owing to the Note.

**(D) CONDEMNATION:** We assign to you the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Premises, or part thereof, or for conveyance in lieu of condemnation, all of which shall be paid to you, subject to the terms of any Prior Mortgage.

**(E) SECURITY INTEREST:** We will join with you in signing and filing documents and, at our expense, in doing whatever you believe is necessary to perfect and continue the perfection of your lien and security interest in the Premises.

**(F) OUR AUTHORITY TO YOU:** If we fail to perform our obligations under this Mortgage, you may, if you choose, perform our obligations and pay such costs and expenses. You will add the amounts you advance to the sums owing to the Note, on which you will charge interest at the interest rate set forth in the Note. If, for example, we fail to honor our promises to maintain insurance in effect, or to pay filing fees, taxes or the costs necessary to keep the Premises in good condition and repair or to perform any of our other agreements with you, you may, if you choose, advance any sums to satisfy any of our agreements with you and charge us interest on such advances at the interest rate set forth in the Note. This Mortgage secures all such advances. Your payments on our behalf will not cure our failure to perform our promises in this Mortgage. Any replacement insurance that you obtain to cover loss or damages to the Premises may be limited to the amount owing on the Note plus the amount of any Prior Mortgages.

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**(G) PRIOR MORTGAGE:** If the provisions of this paragraph are completed, this Mortgage is subject and subordinate to a prior mortgage dated \_\_\_\_\_ and given by us to

as mortgagee, in the original amount of \$ \_\_\_\_\_ (the "Prior Mortgage"). We shall not increase, amend or modify the Prior Mortgage without your prior written consent and shall upon receipt of any written notice from the holder of the Prior Mortgage promptly deliver a copy of such notice to you. We shall pay and perform all of our obligation under the Prior Mortgage as and when required under the Prior Mortgage.

**(H) HAZARDOUS SUBSTANCES:** We shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Premises. We shall not do, nor allow anyone else to do, anything affecting the Premises that is in violation of any Environmental Law. The first sentence of this paragraph shall not apply to the presence, use, or storage on the Premises of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Premises. As used in this paragraph, "Hazardous Substances" are those substances, defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the jurisdiction where the Premises are located that relate to health, safety or environmental protection.

**(I) SALES OF PREMISES:** We will not sell, transfer ownership of, mortgage or otherwise dispose of our interest in the Premises, in whole or in part, or permit any other lien or claim against the Premises without your prior written consent.

**(J) INSPECTION:** We will permit you to inspect the Premises at any reasonable time.

**NO LOSS OF RIGHTS:** The Note and this Mortgage may be negotiated or assigned by you without releasing us or the Premises. You may all or release any person or property obligated under the Note and this Mortgage without losing your rights in the Premises.

**DEFAULT:** Except as may be prohibited by applicable law, and subject to any advance notice and cure period if required by applicable law, if any event or condition described in Paragraph 12A. of the Note occurs, you may foreclose upon this Mortgage. This means that you may arrange for the Premises to be sold, as provided by law, in order to pay off what we owe on the Note and under this Mortgage. If the money you receive from the sale is not enough to pay off what we owe you, we will still owe you the difference, which you may seek to collect from us in accordance with applicable law. In addition, you may, in accordance with applicable law, (i) enter on and take possession of the Premises; (ii) collect the rental payments, including over-due rental payments, directly from tenants; (iii) manage the Premises; and (iv) sign, cancel and change leases. We agree that the interest rate set forth in the Note will continue before and after a default, entry of a judgment and foreclosure. In addition, you shall be entitled to collect all reasonable fees and costs actually incurred by you in proceeding to foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

**ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER:** As addition security we assign to you the rents of the Premises. You or a receiver appointed by the courts shall be entitled to enter upon, take possession of and manage the Premises and collect the rents of the Premises including those past due.

**WAIVERS:** To the extent permitted by applicable law, we waive and release any error or defects in proceeding to enforce this Mortgage and hereby waive the benefit of any present or future laws providing for stay of execution, extension of time, exemption from attachment, levy and sale and homestead exemption.

**BINDING EFFECT:** Each of us shall be fully responsible for all the promises and agreements in this Mortgage. Until the Note has been paid in full and your obligation to make further advances under the Note has been terminated, the provisions of this Mortgage will be binding on us, our legal representative, our heirs and all future owners of the Premises. This Mortgage is for your benefit and for the benefit of anyone to whom you may assign it. Upon payment in full of all amounts owing to you under the Note and

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this Mortgage, and provided any obligation to make further advances under the Note has terminated, this Mortgage and your rights in the Premises shall end.

**NOTICE:** Except for any notice required under applicable law to be given in another manner, (a) any notice to us provided for in this Mortgage shall be given by delivering it or by mailing such notice by regular first class mail addressed to us at the last address appearing in your records or at such other address as we may designate by notice to you as provided herein, and (b) any notice to you shall be given by certified mail, return receipt requested, to your address at

ANNA J KOWALCZYK  
8842 WHEELER DRIVE, ORLAND PARK, IL 60462

or to such other address as you may designate by notice to us. Any notice provided for in this Mortgage shall be deemed to have been given to us or you when given in the manner designated herein.

**RELEASE:** Upon payment of all sums secured by this Mortgage and provided your obligation to make further advances under the Note has terminated, you shall discharge this Mortgage without charge to us and shall pay any fees for recording of a satisfaction of this Mortgage.

**GENERAL:** You can waive or delay enforcing any of your rights under this Mortgage without losing them. Any waiver by you of any provisions of this Mortgage will not be a waiver of that or any other provision on any other occasion.

**SECURITY AGREEMENT AND FIXTURE FILING:** This Mortgage constitutes a security agreement with respect to all fixtures and other personal property in which you are granted a security interest hereunder, and you shall have all of the rights and remedies of a secured party under the Uniform Commercial Code as enacted in the state where the property is situated (the "Uniform Commercial Code"). The recording of this Mortgage in the real estate records of the county where the property is located shall also operate from the time of recording as a fixture filing in accordance with Sections 9-313 and 9-402 of the Uniform Commercial Code.

THIS MORTGAGE has been signed by each of us under seal on the date first able written.

Sealed and delivered in the presence of:

WITNESS:

\_\_\_\_\_  
Mortgagor: TYCOON REDEVELOPMENT, L.L.C. (SEAL)  
John Marusarz: Member

\_\_\_\_\_  
Mortgagor: (SEAL)

\_\_\_\_\_  
Mortgagor: (SEAL)

\_\_\_\_\_  
Mortgagor: (SEAL)

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STATE OF ILLINOIS

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 29 day of December, 2009 by JOHN MARUSARZ, Member of TYCOON REDEVELOPMENT, L.L.C. an Illinois limited liability company, and on behalf of the company, signed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

NOTARY PUBLIC  
(SEAL)



Notary Public

Printed Name: Tom Buear

My Commission Expires: 03-09-08



Proprietor of Cook County Clerk's Office

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**DATE:** 12/30/2004  
**BORROWER:** TYCOON REDEVELOPMENT, L.L.C.  
**PROPERTY ADDRESS:** 7455 S 76<sup>th</sup> AVENUE  
BRIDGEVIEW, IL 60455

## LEGAL DESCRIPTION EXHIBIT A

PARCEL 1: LOTS 10, 11, & 12 IN VIOLA CLIFTON INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLOT THEREOF RECORDED MARCH 8, 1957 AS DOCUMENT NO. 16844164, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 10 & 11 IN LA VERNE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLOT THEREOF RECORDED FEBRUARY 4, 1960 AS DOCUMENT NO. 17775204 AND AMENDED BY DOCUMENT NO. 17789937, IN COOK COUNTY, ILLINOIS.

Approved by Cook County Clerk's Office