

# UNOFFICIAL COPY

Prepared By:  
Rock Fusco, LLC  
350 North LaSalle Street Suite 900  
Chicago, Illinois 60610

Mail to:  
Ben Franklin Bank of Illinois  
14 N. Dryden Place  
Arlington Heights, Illinois 60004



Doc#: 0504847136  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/17/2005 09:52 AM Pg: 1 of 4

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## SECURITY AGREEMENT - CHATTEL MORTGAGE

THIS Security Agreement-Chatel Mortgage, effective this 11<sup>th</sup> day of February, 2005, by and between DRAGOLJUB GILJEN, individually (hereinafter referred to as the "Borrower" or "Debtor"), having an address at 405 N. Wabash, Unit #3504, Chicago, Illinois 60611, and BEN FRANKLIN BANK OF ILLINOIS a federal savings bank, its successors and assigns, hereinafter referred to as "Lender", having an address at 14 N. Dryden Place, Arlington Heights, Illinois 60004.

### WITNESSETH:

WHEREAS, Trust has executed and delivered to Lender, a certain Mortgage and Security Agreement of even date herewith (hereinafter referred to as "Real Estate Mortgage") in the amount of Three Hundred Seventy Five Thousand and No/100ths Dollars (\$375,000.00), recorded in the Recorder's Office of Cook County, Illinois, pertaining to the premises described on Exhibit "A" which Real Estate Mortgage was given to secure the payment of the Borrower's performance of all terms and conditions of that certain Promissory Note ("Note") bearing even date herewith executed by Borrower, in the amount of Three Hundred Seventy Five Thousand and No/100ths Dollars (\$375,000.00), dated of even date herewith payable to the order of Lender, and delivered, in and by said parties to the Lender promising to pay the aggregate principal sum of Three Hundred Seventy Five Thousand and No/100ths Dollars (\$375,000.00) and interest, provided in said Note, all said principal and interest being made payable at such place as the holders of said Note, from time to time in writing appoint, and in the absence of such appointment, at the office of Ben Franklin Bank of Illinois, 14 N. Dryden Place, Arlington Heights, Illinois 60004.

NOW, THEREFORE, the Borrower to secure the payment of said principal sum of money evidenced by the Note and interest thereon in accordance with the terms, provisions and limitations of said Note, as well as full performance of all terms and dates set forth in the Loan Agreement, and the Real Estate Mortgage and the performance of the covenants and agreements herein contained by the Borrower to be performed and also in the consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does by these presents grant a security interest in, and sell, convey, confirm, mortgage and set over unto the Lender and its successors and assigns, all the furniture, furnishings, fixtures, equipment of every description, and all replacements thereof and substitutions therefore, and the proceeds thereof now or hereafter located in the premises hereinabove described, (excepting from the foregoing however, any furniture, fixtures, business equipment or articles of personal property belonging to any present or future tenant or lessee of the said premises), all of such property hereinafter called the "Collateral".

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TO HAVE AND TO HOLD all and singular collateral unto the Lender, its successors and assigns to its and their sole use forever for the uses and purposes herein set forth.

It is hereby understood and agreed as follows:

1. Borrower shall pay, or cause to be paid to Lender installments of principal and interest due and owing to Lender and evidenced by the Note payable to the order of Lender and shall perform all of the terms, covenants, conditions and agreements set forth in the Real Estate Mortgage more particularly described hereinabove.

2. In the event that Borrower shall fail to pay the principal and interest due on the Note or perform the terms, covenants, conditions and agreements set forth in the Loan Agreement and the Real Estate Mortgage within the time specified therein, Lender shall have the right to exercise each and all of the remedies set forth in said documents and in addition thereto, Lender shall be entitled to any and all remedies available under the Uniform Commercial Code in force in the State of Illinois as of the date of this Agreement.

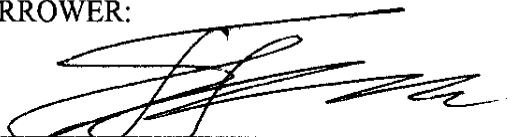
3. Any Notice of default or other notice required to be given or which the Lender may desire to give the Borrower hereunder may be given by the Lender to the Borrower in person or by United States Registered or Certified Mail addressed to the Borrower at such address which shall have been designated in writing by said Borrower to said Lender as a place for the giving of notice, or, in the absence of such designation, then at the premises.

4. The terms used to designate any of the parties herein shall be deemed to include their respective successors and assigns, and the term "Lender" shall also include any lawful owner, holder or pledge of the indebtedness secured hereby.

5. Borrower will join with Lender in executing one or more Financing Statements pursuant to the Uniform Commercial Code in form satisfactory to Lender and will pay the cost of filing the same or filing or recording this Security Agreement - Chattel Mortgage in all public offices and of all searches of records, wherever filing or recording or searching of records is deemed by Secured Party to be necessary or desirable.

IN WITNESS WHEREOF, the Borrower has executed this Security Agreement effective as of the date and year first above written.

BORROWER:



DRAGOLJUB GILJEN

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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

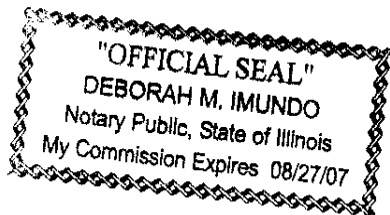
I, Deborah M. Imundo, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that DRAGOLJUB GILJEN, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11 day of February, 2005.

Deborah M. Imundo  
Notary Public

My Commission Expires:

8/27/07



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN PAUL J. F. GELBIKE'S RESUBDIVISION OF LOTS 25, 26 AND 27 OF BLOCK 2 OF WETHERBEE AND GREGORY'S SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100 FEET OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

P.I.N. 16-01-400-021-0000

COMMONLY KNOWN AS: 1143 N. CALIFORNIA, CHICAGO, ILLINOIS

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