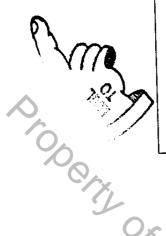
## **UNOFFICIAL COPY**

PREPARED BY & RETURN TO:

Richard C. Baker

One North LaSalle Street - Suite 2001 Chicago, Illinois 60602 312/726-1243





0514645148

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 05/26/2005 02:49 PM Pg: 1 of 3

This space reserved for Recorder's use only.

(Illinois)

THIS AGREEMENT, made as of April 28th, 2005, between MIRACLE TEMPLE FAITH CHURCH, an Illinois corperation, of 133 E. Kensington St., Chicago, IL 60628, herein referred to as "Mortgagor" and MAUCK & BAKER, an Illinois general partnership, of One North LaSalle Street, Chicago, Illinois 60602, here in referred to as "Mortgagee."

### WITNESSETH:

THAT WHEREAS the Mortgagor is justly indebted to the Mortgagee under that certain Legal Services Agreement of even date herewith, in an amount not to exceed the lesser of \$50,000 or the amount of the fees and expense due under the legal service, agreement.

NOW, THEREFORE, the Mortgagor, to secure payment of the outstanding amount due and payable under said Legal Services Agreement and in consideration of the services received and which are hereby acknowledged, do/does by these presents CONVEY(S) AND WARRANT(S) unto the Mortgagee, the following described Real Estate and all of their estate, right, tit'e ar d interest therein, situate, lying and being in the City of Chicago, County of Cook in the State of infincis, to wit:

#### Parcel 1:

Lots 1, 2, and 3 in Harriet F. Rees Subdivision of Block 10 (except the North 135 feet) in Kensington, a subdivision of part of the Southwest 1/4 and fractional Southeast 1/4 fractional Section 22, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

#### Parcel 2:

Lot 3 in Sawyer's Subdivision of the South 80 feet of the North 135 feet of Block 10 in Kensington, a subdivision of part of the Southwest ¼ and fractional Southeast ¼ of fractional Section 22, Township 37 North, Range 14 North of the Indian Boundary Line East of the Third Principal Meridian, in Cook County, Illinois.

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# **UNOFFICIAL COPY**

| Commonly known as: 11563-67 S. Michigan, Chicago, IL  |
|---|
| Permanent Real Estate Tax Number: #25-22-304-005-000; 25-22-304-006-000; 25-22-304-007-000  |
| TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging   |
| Mortgagor(s) further agree(s) to make periodic payments with a final payment of the balance due on the3st day of December, 2005.  |
| Mortgagor(s) further agree(s), that in the event Mortgagor(s) default(s) on said periodic payments, the Mortgagor is authorized to sell the premises at public auction, pursuant to statue in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including attorneys fees provided by statute, rendering the surplus, if any, to the Mortgagor(s). Failure to exercise any legal right of Mortgage caue to default on the part of Mortgagor(s) will not result in waiver of said right or waiver of default in the future. |
| Mortgagor(s) further agree(s), that the terms of the Legal Services Agreement between the Mortgagee, Mauck & Baker dated April 28, 2005 and Mortgagor, Miracle Temple Faith Church are hereby incorporated into this Mortgage.  |
| Any singular word or term herein shall be read to include the plural and the neuter shall include the masculine and feminine gender, respectively, and all covenants shall bind and inure to the benefit of the heirs, personal representatives, assigns and successors of the respective parties.  |
| IN WITNESS WHEREOF, the Mortgagor has hereunder set vis hand and seal.  |
| MIRACLE TEMPLE FAITH CHURCH   |
| By: Ren. Sara Brett   |
| Lamar Britt, President  |
| ATTEST:   |
| By: Patricia Brett  Its: Secretary  |
|   |

) ) SS.

STATE OF ILLINOIS

0514645148 Page: 3 of 3

### **UNOFFICIAL COPY**

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAMAR BRITT, personally known to me to be the President of MIRACLE TEMPLE FAITH CHURCH, an Illinois corporation, and PATRICIA BRITT personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Lamar Britt, President, and Patricia Britt, Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this  $28^{\frac{1}{100}}$  day of April, 2005.

My commission expires  $\delta$ -27-05

NOTARY PUBLIC

F:\Clients\2080\Legal Agreement and Mortgage\Mongage.doc Clart's Office

CALIFORNIA CONTRACTOR 'OFFICIAL SEAL" RICHARD C. BAKER