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PREPARED BY & RETURN TO:

Richard C. Baker
One North LaSalle Street - Suite 2001
Chicago, Illinois 60602
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Doc#: 0514645148
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/26/2005 02:49 PM Pg: 1 of 3



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MORTGAGE (Illinois)

THIS AGREEMENT, made as of April 28th, 2005, between **MIRACLE TEMPLE FAITH CHURCH**, an Illinois corporation, 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, herein 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 services 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, title and interest therein, situate, lying and being in the City of Chicago, County of Cook in the State of Illinois, 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 ¼ and fractional Southeast ¼ 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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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 the 31st day of December, 2005.

Mortgagor(s) further agree(s), that in the event Mortgagor(s) default(s) on said periodic payments, the Mortgagee is authorized to sell the premises at public auction, pursuant to statute 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 Mortgagee due 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 his hand and seal.

MIRACLE TEMPLE FAITH CHURCH

By: *Lamar Britt*
Lamar Britt, President

ATTEST:

By: *Patricia Britt*
Its: _____ Secretary

STATE OF ILLINOIS)
) SS.

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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 26th day of April, 2005.



NOTARY PUBLIC

My commission expires 8-27-05

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