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LEGAL FORMS

No. 103 REC
October, 2000



Doc#: 0604043472 Fee: \$30.00
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Cook County Recorder of Deeds
Date: 02/09/2008 01:57 PM Pg: 1 of 4

MORTGAGE (ILLINIOS) For Use With Note Form No. 1447

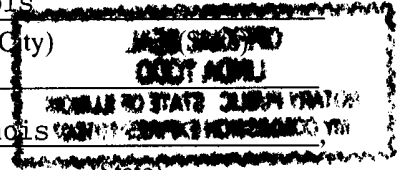
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THIS AGREEMENT, made February 6, 2006, between Margaret H. Colleran
531 Bentley Court Downers Grove, Illinois

herein referred to as "Mortgagors," and Caveney Family Enterprises, LP (No. and Street) (City)

17301 S. Ridgeland Avenue Tinley Park, Illinois
herein referred to as "Mortgagee," witnesseth: (No. and Street) (City) (State)



832 3773 - Da - Trms (2 of 2)

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of three hundred thousand DOLLARS (\$ 300,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 7th day of February, 20 15 and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at 17301 S. Ridgeland Avenue, Tinley Park, IL 60477

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Chicago, COUNTY OF Cook IN STATE OF ILLINIOS, to wit:
See Attached Exhibit A

which, with the property herein after described, is referred to herein as the "premise,"
Permanent Real Estate Index Number(s): 14-32-213-009-0000
Address(es) of Real Estate: 1137 W. Webster Ave. Unit 3, Chicago, IL 60614-3529

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

Box 400-CTCC

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TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: Margaret H. Colleran

This mortgage consists of four pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgagors the day and year first above written.

Margaret Colleran (SEAL) _____ (SEAL)
Margaret H. Colleran

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) _____ (SEAL) _____ (SEAL)

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

MARGARET H. COLLERAN

personally known 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 7th day of FEBRUARY 2006

Commission expires NOVEMBER 18 2007
Linda Todd
NOTARY PUBLIC

This instrument was prepared by Marie M. Kernwein, 17301 S. Ridgeland Ave., Tinley Park, IL
(Name and Address)

Mail this instrument to Marie M. Kernwein, Caveney Family Enterprises, LP, 17301 S. Ridgeland Ave.
(Name and Address)
Tinley Park Illinois 60477
(City) (State) (Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

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STREET ADDRESS: 1137 W WEBSTER

UNIT 3

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-32-213-009-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 3 IN THE 1137 WEST WEBSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 2 IN SUB-BLOCK 6 IN JAMES MORGAN'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO'S IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE "COMMERCIAL AREAS" AS DESCRIBED:

PARCEL 1A: (COMMERCIAL AREA)

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.27 FEET (ASSUMED DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +23.08 FEET (ASSUMED DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 6.83 FEET SOUTH AND 1.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST, A DISTANCE OF 8.12 FEET; THENCE SOUTH, A DISTANCE OF 1.29 FEET; THENCE EAST, A DISTANCE OF 2.62 FEET; THENCE NORTH, A DISTANCE OF 7.21 FEET; THENCE EAST, A DISTANCE OF 6.35 FEET; THENCE SOUTH, A DISTANCE OF 5.83 FEET; THENCE EAST, A DISTANCE OF 5.03 FEET; THENCE SOUTH, A DISTANCE OF 17.83 FEET; THENCE WEST, A DISTANCE OF 8.75 FEET; THENCE SOUTH, A DISTANCE OF 15.00 FEET; THENCE EAST, A DISTANCE OF 8.75 FEET; THENCE SOUTH, A DISTANCE OF 27.58 FEET; THENCE WEST, A DISTANCE OF 23.12 FEET; THENCE NORTH, A DISTANCE OF 19.20 FEET; THENCE EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH, A DISTANCE OF 41.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM:

PARCEL 1B: (COMMERCIAL AREA - UPPER LEVEL):

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +23.08 FEET (ASSUMED DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +37.65 FEET (ASSUMED DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.73 FEET SOUTH AND 1.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH, A DISTANCE OF 6.10 FEET; THENCE EAST, A DISTANCE OF 4.38 FEET; THENCE NORTH, A DISTANCE OF 6.00 FEET; THENCE EAST, A DISTANCE OF 1.95 FEET; THENCE SOUTH, A DISTANCE OF 0.17 FEET; THENCE EAST, A DISTANCE OF 8.12 FEET; THENCE NORTH, A DISTANCE OF 0.17 FEET; THENCE EAST, A DISTANCE OF 1.38 FEET; THENCE SOUTH, A DISTANCE OF 18.21 FEET; THENCE WEST, A DISTANCE OF 3.33 FEET; THENCE SOUTH, A DISTANCE OF 5.65 FEET; THENCE EAST, A DISTANCE OF 0.20 FEET; THENCE SOUTH, A DISTANCE OF 15.00 FEET; THENCE EAST, A DISTANCE OF 8.75 FEET; THENCE SOUTH, A DISTANCE OF 27.18 FEET; THENCE WEST, A DISTANCE OF 23.12 FEET; THENCE NORTH, A DISTANCE OF 18.83 FEET; THENCE EAST, A DISTANCE OF 1.00 FOOT; THENCE NORTH, A DISTANCE OF 47.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "~" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 11, 2006 AS DOCUMENT 0601110099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, AS A LIMITED COMMON ELEMENT, AS DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM.

PARCEL 3:

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NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JANUARY 11, 2006 AS DOCUMENT 0601110098.

