



Doc#: 0630005134 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2006 12:05 PM Pg: 1 of 4

This Document Prepared By
And Please Return To:

C. Grant McCorkhill
Holland & Knight LLP
131 South Dearborn
30th Floor
Chicago, IL 60603
312/715-5743

Property of Cook County, Illinois

Do not write above this line,

MORTGAGE

A.

THE MORTGAGOR, JOSEPH WANKA, individually ("Mortgagor"), for good and valuable consideration, the receipt of which is hereby acknowledged, hereby mortgages and warrants to PARC CHESTNUT, L.L.C., an Illinois limited liability company, together with its successors and assigns (collectively "Mortgagee"), having its principal office at 2300 North Barrington Road, Suite 600, Hoffman Estates, Illinois 60195, that certain property located at 849 North Franklin, Unit 706, Chicago, Illinois, Permanent Index Number(s) 17-04-443-011 thru 017 (Part); 17-04-443-020 (Part); 17-04-445-001 (Part); 17-04-445-002 (Part); 17-04-445-005 (Part); and 17-04-445-014 (Part) ("Property"), as further described on the attached Exhibit A hereby incorporated herein and made a part hereof, in order to secure the payment of that certain Promissory Note of even date herewith, made payable to Mortgagee, in the amount of TWENTY THOUSAND and NO/100 Dollars (\$20,000.00) ("Loan Amount") at an interest rate of one percent (1%) (simple interest) pursuant to such terms and conditions set forth in said note executed by the Mortgagor and made payable to the Mortgagee as of the date hereof.

The principal balance outstanding of the Promissory Note, together with accrued and unpaid interest thereon and any other sums due hereunder, shall become due and payable in full on the date on which the earliest of the following occurs (the "Maturity Date"): (1) the Property is sold or abandoned in whole or in part by Mortgagor; (2) Mortgagor seeks to refinance the loan and mortgage, encumbering the Property, granted by the Mortgagor in favor of a permanent lender, except where such refinance is solely for the purpose of obtaining and Mortgagor does receive a lower interest rate; or (3) thirty (30) years from the date of the Promissory Note; provided, however, that the indebtedness evidenced by the Promissory Note and secured by this Mortgage, shall be forgiven upon the thirty (30) year anniversary date of the Promissory Note.

BOX 15

[SIGNATURE PAGE FOLLOWS]

TICOR TITLE 585744

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Mortgagor has signed this instrument and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of this State as of this 9th day of ~~September~~, 2006.

October

JW



Joseph Wanka

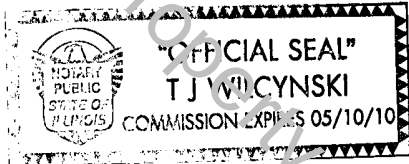
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that **Joseph Wanka** ("Mortgagor"), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as the free and voluntary act of the Mortgagor for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7th day of ~~September~~, 2006.
October



T J Wilczynski

(SEAL)
My Commission Expires:

5/10/10

Notary of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 706 IN THE PARK CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1: LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUB-PARCEL 2: THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3: ALL OF THE NORTH-SOUTH 10 FEET WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 12 FEET AND LYING EAST OF AND ADJOINING THE EAST-LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LONE OF LOT '10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING EAST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4: ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOTS 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 063910107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE ~~100~~, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID

Commonly known as: 849 N. Franklin, Unit 706, Chicago, Illinois

Permanent Index Number(s): 17-04-443-011-0000 (Part); 17-04-443-012-0000 (Part); 17-04-443-013-0000 (Part); 17-04-443-014-0000 (Part); 17-04-443-015-0000 (Part); 17-04-443-016-0000 (Part); 17-04-443-017-0000 (Part); 17-04-443-020-0000 (Part); 17-04-445-001-0000 (Part); 17-04-445-002-0000 (Part); 17-04-445-005-0000 (Part); 17-04-445-014-0000 (Part)

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