

# UNOFFICIAL COPY



MORTGAGE

Doc#: 0709445021 Fee: \$36.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2007 10:43 AM Pg: 1 of 7

(FOR RECORDER'S USE ONLY)

THIS MORTGAGE is dated as of February 1, 2007, and is between Ruth Rosenblum ("Borrower") and Lynda S. Orlean of 1101 Lake Cook Road, Suite C, Deerfield, Illinois 60015 ("Lender").

WITNESSETH:

Borrower has executed a note of even date herewith, payable on or before December 31, 2017 to the order of Lender ("Note"), in the principal amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), payable with interest at 8 percent per annum.

To secure the payment of the indebtedness evidenced by the Note, Borrower does by these presents CONVEY and MORTGAGE unto Lender, all of Borrower's estate, right, title and interest in the real estate commonly known as Unit 811 7035 N. Kedzie, Chicago, Illinois 60645 and legally described as:

Unit Number 8-11 as shown and identified on the survey of that part of a tract of land consisting of Blocks 4 and 5 together with all that part of vacated Albany Avenue lying North of the South Line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue and lying South of the North Line of said Block 5 extended West, said extension also being the North line of vacated West Estes Avenue together with all of vacated West Lunt Avenue lying East of the East line of North Kedzie Avenue and together with all of vacated West Estes Avenue lying East of the East line of North Kedzie Avenue all in College Green Subdivision of part of the West ½ of the North West 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian; except that part of the above described tract described as follows:

Beginning at the North East corner of said tract: thence West along the North line of said tract 505.51 feet; thence South along a line parallel to the East line of said tract 681.49 feet to the South line of said tract; thence East along the

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South line of said tract 505.49 feet to the South East corner of said tract; thence North along the East line of said tract 681.82 feet to the place of beginning,

All in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium ownership by Winston Development Corporation Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 20845366 and as may be amended from time to time together with an undivided .4232 percent interest in the above described land (excepting therefrom all of the units as defined and set forth in the said declaration and survey).

PIN 10-36-118-005-1117

which is referred to herein as the "Premises," together with all improvements, appurtenances, easements located in, on, over or under the Premises, and all types and kinds of fixtures, whether now on the Premises or hereafter erected, installed or placed on or in the Premises, or whether or not physically attached to the Premises. The foregoing items are and shall be deemed a part of the Premises.

Further, Borrower does hereby pledge and assign to Lender, all leases, written or verbal, rents, issues and profits of the Premises, together with the right, but not the obligation, to collect, receive, demand, sue for and recover the same when due or payable. Lender, by acceptance of this Mortgage, agrees, as a personal covenant applicable to Borrower only, and not as a limitation or condition hereof and not available to anyone other than Borrower, that until a Default, as hereinafter defined, shall occur or an event shall occur, which under the terms hereof shall give to Lender the right to foreclose this Mortgage, Borrower may collect, receive and enjoy such rents and avails.

Further, Borrower covenants and agrees as follows:

1. Borrower shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and, except for this Mortgage, free from any encumbrances, mechanic's liens or other liens or claims for lien; (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises, and upon request exhibit satisfactory evidence of the discharge of such lien to Lender; (d) comply with all requirements of all laws or municipal ordinances with respect to the Premises and the use of the Premises; and (e) refrain from impairing or diminishing the value of the Premises.

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2. Borrower shall pay, when due and before any penalty attaches, all general taxes, special taxes, special assessments, water charges, drainage charges, sewer service charges, and other charges against the Premises. Borrower shall, upon written request, furnish to Lender duplicate paid receipts for such taxes, assessments and charges. To prevent Default hereunder, Borrower shall pay in full prior to such tax, assessment or charge becoming delinquent under protest, in the manner provided by statute, any tax, assessment or charge which Borrower may desire to contest.

3. Any awards of damage resulting from condemnation proceedings, exercise of the power of eminent domain, or the taking of the Premises for public use are hereby transferred, assigned and shall be paid to Lender and the proceeds or any part thereof may be applied by Lender, after the payment of all of its expenses, including costs and attorneys' fees, to the reduction of the indebtedness secured hereby and Lender is hereby authorized, on behalf and in the name of Borrower, to execute and deliver valid acquittances and to appeal from any such award.

4. No remedy or right of Lender hereunder shall be exclusive. Each right and remedy of Lender with respect to this Mortgage shall be in addition to every other remedy or right now or hereafter existing at law or in equity. No delay by Lender in exercising, or omission to exercise, any remedy or right accruing on Default (defined hereinafter) shall impair any such remedy or right, or shall be construed to be a waiver of any such Default, or acquiescence therein, nor shall it affect any subsequent Default of the same or a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by Lender.

5. Borrower shall keep all buildings and improvements now or hereafter situated on the Premises insured against loss or damage by fire, lightning, windstorm and such other hazards as may from time to time be designated by Lender.

6. Upon Default by Borrower hereunder, Lender may, but need not, make any payment or perform any act required by Borrower hereunder in any form and manner deemed expedient by Lender, and Lender may, but need not, make full or partial payments of principal or interest on any encumbrances affecting the Premises and Lender may purchase, discharge, compromise or settle any tax lien or other lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting the Premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Lender to protect the Premises or the lien hereof, plus reasonable compensation to Lender for each matter concerning which

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action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable, on ten (10) days prior written notice from Lender, and with interest thereon at a per annum rate equivalent to the Rate set forth in the Note. Inaction of Lender shall never be considered as a waiver of any right accruing to Lender on account of any Default hereunder on the part of Borrower.

7. If Lender makes any payment authorized by this Mortgage relating to taxes, assessments, charges or encumbrances, Lender may do so according to any bill, statement or estimate received from the appropriate public office without inquiry into the accuracy or validity of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

8. Upon Default, at the sole option of Lender, the Note shall become immediately due and payable and Borrower shall pay all expenses of Lender including attorneys' fees and expenses incurred in connection with this Mortgage and all expenses incurred in the enforcement of Lender's right in the Premises and other costs incurred in connection with the disposition of the Premises. The term "Default" when used in this Mortgage means the failure of Borrower to comply with or to perform any representation, warranty, term, condition, covenant or agreement contained in the Note and or this Mortgage.

9. No sale, lease, mortgage, trust deed, grant by Borrower of any encumbrance of any kind, conveyance, contract to sell, or transfer of the Premises, or any part thereof, or transfer of occupancy or possession of the Premises, or any part thereof, or sale or transfer of ownership of the beneficial interest or power of direction in Borrower shall be made without the prior written consent to Lender.

10. When the indebtedness secured hereby shall become due whether by acceleration or otherwise, Lender shall have the right to foreclose the lien of this Mortgage. In any suit to foreclose the lien of this Mortgage, there shall be allowed and included as additional indebtedness in the judgment of foreclosure all expenditures and expenses which may be paid or incurred by or on behalf of Lender including but not limited to attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, title insurance policies, and similar data and assurances with respect to title as Lender may deem to be reasonably necessary either to prosecute the foreclosure suit or to evidence to bidders at any foreclosure sale. All of the foregoing items, which may be expended after entry of the foreclosure Judgment, may be estimated by

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Lender. All expenditures and expenses mentioned in this paragraph shall become additional indebtedness secured hereby and shall be immediately due and payable, with interest thereon at a rate equivalent to the Default Rate set forth in the Note, when paid or incurred by Lender. This paragraph shall also apply to any expenditures or expenses incurred or paid by Lender or on behalf of Lender in connection with (a) any proceeding, including without limitation, probate and bankruptcy proceedings, to which Lender shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness secured by; or (b) preparations for the commencement of any suit for the foreclosure of this Mortgage after accrual of the right to foreclose whether or not actually commenced or preparation for the commencement of any suit to collect upon or enforce the provisions of the Note or any instrument which secures the Note after default under the Note whether or not actually commenced; or (c) preparations of the defense of any threatened suit or proceeding which might affect the Premises or the security hereof, whether or not actually commenced.

11. The proceeds from any foreclosure sale shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including all the items that are mentioned in the preceding paragraph; second, all principal and interest remaining unpaid on the Note (first to interest and then to principal); any surplus to Borrower or Borrower's successors or assigns, as their rights may appear.

12. Upon, or at any time after, the filing of a complaint to foreclose this Mortgage, the court in which such suit is filed may appoint a receiver of the Premises. The receiver's appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Borrower at the time of application for the receiver and without regard to the then value of the Premises or whether the Premises shall be then occupied as a homestead or not. Lender may be appointed as the receiver. Such receiver shall have power to collect the rents, issues and profits of the Premises during the pendency of the foreclosure suit and, in case of a sale and deficiency, during the full statutory period of redemption, if any, whether there be redemption or not, as well as during any further times when Borrower, except for the intervention of the receiver would be entitled to collect the rents, issues and profits. Such receiver shall also have all other powers which may be necessary or are usual for the protection, possession, control, management and operation of the Premises during the statutory redemption period, if any. The court in which the foreclosure suit is filed from time to time may authorize the receiver to apply the net income in the receiver's hands in payment in whole or in part of the indebtedness secured hereby, or secured by any judgment foreclosing this Mortgage, or any tax, special assessment or other

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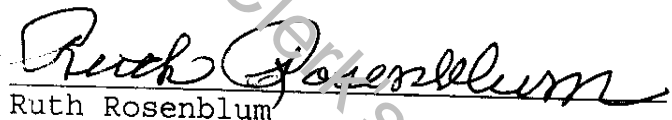
lien which may be or become superior to the lien hereof or of the judgment, and the deficiency judgment against Borrower in case of a foreclosure sale and deficiency. In addition to and not in limitation of the foregoing remedies, Lender shall be entitled to be appointed a mortgagee in possession of the Premises.

13. No action for the enforcement of the lien or of any provision of this Mortgage shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the Note.

14. This Mortgage and all provisions hereof, shall extend to and be binding upon Borrower and all persons or parties claiming under or through Borrower.

15. This Mortgage has been made, executed and delivered to Lender in Chicago, Illinois and shall be construed in accordance with the internal laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid upon applicable law. If any provisions of this Mortgage are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Mortgage.

WITNESS Borrower has executed and delivered this Mortgage as of the day and year set forth above.

  
Ruth Rosenblum

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STATE OF ILLINOIS    )  
                                       )   SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Ruth Rosenblum personally known to me to be the same persons whose name is subscribed to the foregoing instrument, personally appeared before me this day and of her own free will, subscribed her name to the foregoing instrument for the uses and purposes therein contained.

Given under my hand and notarial seal this 16 day of MARCH, 2007.

Norine M. Yedlin  
 Notary Public

My Commission Expires: 2/24/08



This document prepared by and after recording, mail to:

Lin R. Hanson  
 DI MONTE & LIZAK LLC  
 216 West Higgins Road  
 Park Ridge, Illinois 60068