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Loan # 1006

MORTGAGE
(ILLINOIS)



Doc#: 0727546169 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/02/2007 01:33 PM Pg: 1 of 6

Above Space for Recorder's Use Only

THIS MORTGAGE made this 22nd day of August, 2007, executed between **Michael Steiner, of Lake Villa, IL in Lake County** (hereinafter referred to as "Lender"), and **Maverick Investments Group, Inc., of Jupiter, FL in Palm Beach County and Harmony Homes RE LLC, of Palos Hills, IL in Cook County** (hereinafter referred to as "Borrower").

WHEREAS, Borrower is the legal title holder of the real estate hereinafter described, and the maker of a promissory note of even date herewith in the principal amount of **Seven Thousand Dollars and 00/100 (\$7,000) Dollars** (hereinafter referred to as the "Note") executed by Borrower, which Note provides for payment of the indebtedness as set forth therein with interest on the outstanding principal at **Fifteen percent (15%) percent** due as stated in the said note; and

NOW, THEREFORE, the Borrower, to secure payment of the Note, and to secure the payment of interest and all other sums with interest thereon, advanced in accordance therewith, to protect the security of this Mortgage, and the performance of the covenants and agreements of the Borrower herein contained does hereby mortgage, grant and convey to the Lender the following described real estate located in **Cook County, IL:**

See Exhibit A attached hereto and made part hereof for legal description.

Commonly known as: **6835 S. Paulina St., Chicago, IL, 60636**

Permanent Index No.: **20-19-414-013-0000**

TOGETHER with all the improvements now or hereafter erected on or attached to the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage and all of the foregoing together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Premises."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Premises, that the Premises is unencumbered unless otherwise acceptable to the Lender and the Borrower will warrant and defend generally the title to the Premises against all claims and demands.

IT IS FURTHER UNDERSTOOD:

1. This Mortgage shall secure the principal and interest on the indebtedness evidenced by the Note, and late charges as provided in the Note, and the principal of and interest on any future advances secured by this Mortgage.

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2. In addition, Borrower shall:

(a) Promptly repair, restore or rebuild any improvement now or hereafter on the Premises, which may become damaged or destroyed.

(b) Pay immediately when due and payable all general taxes, special taxes, special assessments, condominium assessments, water charges, sewer service charges and other taxes and charges against the Premises, including those heretofore due, and to furnish the Lender, upon request, with the original or duplicate receipts therefor, and all such items extended against said Premises shall be conclusively deemed valid for the purpose of this requirement.

(c) Keep the improvements now existing or hereafter erected on the Premises insured against loss or damage by fire, lightning, wind storm or such other hazards, as the Lender may reasonably require to be insured against under policies providing for payment by the insurance companies of money sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies through such agents or brokers and in such form as shall be satisfactory to the Lender, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Lender and shall contain a clause satisfactory to the Lender making them payable to the Lender, as its interest may appear, and in case of loss under such policies, the Lender is authorized to adjust, collect and compromise, in its discretion, sign, upon demand, all receipts, vouchers and releases required of it by the insurance companies; application by the Lender of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Borrower from making all monthly payments until the indebtedness is paid in full. In the event of a loss, Borrower shall give prompt notice to the insurance carrier and the Lender. Lender may make proof of loss if not made promptly by Borrower. All renewal policies shall be delivered at least 10 days before such insurance shall expire. All policies shall provide further that the Lender shall receive 10 days notice prior to cancellation.

(d) Keep said Premises in good condition and repair without waste and free from any mechanics or other lien or claim of lien not expressly subordinated to the lien hereof.

(e) Not suffer or permit any unlawful use of or any nuisance to exist on said Premises nor to diminish nor impair its value by any act or omission to act.

(f) Comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof.

3. Any sale, conveyance or transfer of any right, title or interest in the Premises or any portion thereof or any sale, transfer or assignment of all or any part of the beneficial interest in any trust holding title to the Premises without the prior written approval of the Lender shall constitute a default hereunder on account of which the holder of the Note secured hereby may declare the entire indebtedness evidenced by said Note to be immediately due and payable and foreclose this Mortgage immediately or at any time thereafter.

4. In the case of a failure to perform any of the covenants herein, or if any action or proceeding is commenced which materially affects the Lender's interest in the property, including, but not limited to eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, the Lender may do on the Borrower's behalf everything so covenanted; the Lender may also do any act it may deem necessary to protect the lien hereof; and the Borrower will repay upon demand any money paid or disbursed, including reasonable attorneys' fees and expenses, by the Lender for any of the above purposes and such money together with interest thereon at the default rate set forth in the Note for which this Mortgage is given as security or at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this Mortgage and be paid out of the rents or proceeds of sale of said Premises if not otherwise paid. It shall not be obligatory upon the Lender to inquire into the validity of any lien, encumbrance, or claim in advancing money as above authorized, but nothing herein contained shall be construed as requiring the Lender to advance any money for any

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purpose nor to do any act hereunder; and the Lender shall not incur any personal liability because of anything it may do or omit to do hereunder nor shall any acts of the Lender act as a waiver of the Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage or to proceed to foreclose this Mortgage.

5. Time is of the essence hereof, and if default be made in performance of any covenant herein contained or contained in the Note or in making any payment under said Note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of the Premises, or upon the filing of a proceeding in bankruptcy by or against the Borrower, or the Borrower shall make an assignment for the benefit of creditors or if Borrower's property be placed under control of or in custody of any court or officer of the government, or if the Borrower abandons the Premises, or fails to pay when due any charge or assessment (whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) imposed by any condominium, townhouse, cooperative or similar owners' group, then and in any of said events, the Lender is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Lender hereunder, to declare, without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Borrower, and apply toward the payment of said mortgage indebtedness any money of the Borrower held by the Lender, and the said Lender may also immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made of the Premises enmasse without the offering of the several parts separately.

6. Upon the commencement of any foreclosure proceeding hereunder, the court in which such suit is filed may at any time, either before or after sale, and without notice to the Borrower, or any party claiming under Borrower, and without regard to the solvency of the Borrower or the then value of said Premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver, with power to manage and rent and to collect the rents, issues and profits of said Premises while such foreclosure suit and the statutory period of redemption is pending, and such rents, issues and profits, when collected, may be applied before as well as after the foreclosure sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Premises, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of a deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said Premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said Premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the default rate set forth in the Note for which this Mortgage is given as security, which may be paid or incurred by or in behalf of the Lender for attorneys' fees, appraiser's fees, court costs and costs (which may be estimated as to include items to be expended after the entry of the decree) and of procuring all such data with respect to title as the Lender may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said Premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Borrower in connection with (a) any proceeding, including a probate or bankruptcy proceeding to which either party hereto shall be a party by reason of this Mortgage or the Note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the Premises or the security hereof. In the event of a foreclosure sale of said Premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the surplus, if any, shall be paid to the Borrower, and the purchaser shall not be obliged to see to the application of the purchase money.

7. Extension of the time for payment or modification or amortization of the sums secured by this Mortgage granted by the Lender to any successor in interest of Borrower shall not operate to release in any manner the liability of the original Borrower and Borrower's successor in interest. The Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successor in interest.

8. This Mortgage is security for the payment of a certain Note bearing even date herewith guaranteed by the holder

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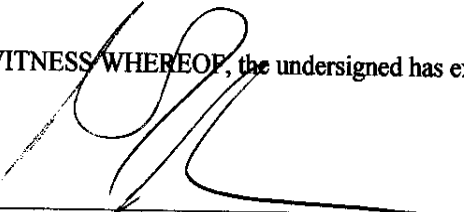
of the equitable interest in the real estate hereby mortgaged. All of the agreements, conditions, covenants, provisions and stipulations contained in said Note which are to be kept and performed by the Maker of the Note, and guaranteed by the beneficiary of Borrower are hereby made a part of this Mortgage to the same extent and with the same force and effect as if they were fully set forth herein, and Borrower, as trustee aforesaid, covenants and agrees to keep and perform them or cause them to be kept and performed strictly in accordance with their terms.

9. In the event the enactment or expiration of any federal or state laws which have the effect of rendering any provision of the Note or Mortgage unenforceable according to its terms, Lender, at its option, may declare, without notice, all sums secured hereby immediately due and payable, and apply toward the payment of said mortgage indebtedness any money of the Borrower held by Lender, and the said Lender may also immediately proceed to foreclose this Mortgage, as provided in Paragraphs 5 and 6 hereof.
10. Any forbearance by the Lender in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by the Lender shall not be a waiver of the Lender's right to accelerate the indebtedness secured by this Mortgage.
11. Borrower shall not and will not apply for or avail itself of any appraisal, valuation, stay, extension or exemption laws, or any so-called "Moratorium Laws", now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, and hereby waives the benefit of such laws. Borrower for itself and all who may claim through or under it waives any and all right to have the property and estates comprising the mortgaged premises marshalled upon any foreclosure of the lien hereof and agree that any court having jurisdiction to foreclose such lien may order the mortgaged premises sold as an entirety.
12. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity and may be exercised concurrently, independently or successively.
13. The covenants contained herein shall bind and the rights hereunder shall inure to, the respective successors and assigns of the Lender and Borrower subject to the provision of Paragraph 3 hereof.
14. Except to the extent any notice shall be required under applicable law to be given in another manner, any notice to Borrower shall be given by mailing such notice by certified mail addressed to Borrower at the Property address or at such other address as Borrower may designate by notice to the Lender as provided herein and any notice to the Lender shall be given by certified mail, return receipt requested to the Lender's address stated herein or to such other address as the Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or the Lender when given in the manner designated herein.
15. Upon payment of all sums secured by this Mortgage, the Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation of any documentation necessary to release this Mortgage.
16. Borrower hereby waives all rights of homestead exemption in the Premises and grants to the Lender the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.
17. Borrower assigns to the Lender and authorizes the Lender to negotiate for and collect any award for condemnation of all or any part of the Premises. The Lender may, in its discretion, apply any such award to amounts due hereunder, or for restoration of the Premises.
18. This Mortgage shall be governed by the law of the State of Illinois.
19. It is the intent hereof to secure payment of the Note whether the entire amount shall have been advanced to the Borrower at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness under the terms of this Mortgage for the purpose of protecting the security. All future advances made in accordance with

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under the terms of this Mortgage for the purpose of protecting the security. All future advances made in accordance with the terms of the Note shall be secured hereby and the date of such future advances shall not affect the priority of this Mortgage.

IN WITNESS WHEREOF, the undersigned has executed this Mortgage the date and year first above written.



Maverick Investments Group, Inc., By Andrew Nadler, President (Borrower)

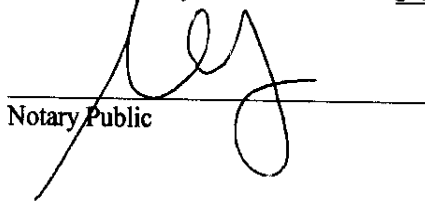


Harmony Homes RE LLC, By Barry Haywood, Operating Manager (Borrower)

STATE OF ILLINOIS)
COUNTY OF _____) SS

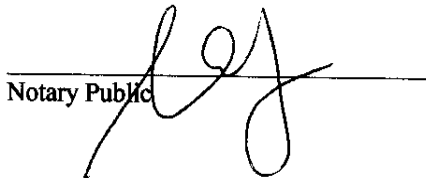
I, SCOTT STELZER, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed party, **Maverick Investments Group, Inc By Andrew Nadler, President** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

GIVEN under my hand and Seal this 28 day of AUGUST, 2007.


Notary Public

I, SCOTT STELZER, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed party, **Harmony Homes RE LLC By Barry Haywood, Operating Manager** is 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 he signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

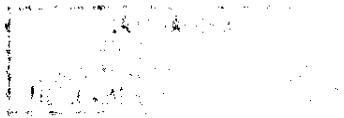
GIVEN under my hand and Seal this 28 day of AUGUST, 2007.


Notary Public

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EXHIBIT A

LOT 34 IN BLOCK 11 IN E. O. LANPHERE'S
ADDITION TO ENGLE WOOD, BEING A SUBDIVISION OF
BLOCKS 1 TO 15 AND THE NORTH 1/2 BLOCK 16
INCLUSIVE OF SEA'S SUBDIVISION OF THE EAST 1/2
OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 38
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS



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