

MORTGAGE
With Provision For Receiver
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE MORTGAGOR . . . AFZAL AHMAD

of the County of Cook . . . and State of Illinois . . .
MORTGAGES and WARRANTS to MORTGAGEE . . .
SECURITY PACIFIC BUSINESS CREDIT INC.

88068677

of the County of DuPage . . . and State of Illinois . . .
to secure the payment of that certain promissory note . . .
executed by mortgagor . . . bearing even date herewith, payable
to the order of SECURITY PACIFIC BUSINESS
CREDIT INC.

Above Space For Recorder's Use Only

the following described real estate, to wit:

See Exhibit A attached hereto

TP CDD

Permanent Index No. 29-25-115-014
Common Address: 17274 Vollbrecht, South Holland, Illinois

88068677

situated in the County of Cook . . . in the State of Illinois, together with all the rents, issues and
profits thereof, and all appurtenances to said real estate, and all improvements thereon, hereby releasing and waiving all
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

If default be made in the payment of the said promissory note . . . or of any part thereof, or the interest thereon, or any
part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste or non-payment of
taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then and in
such case the whole of said principal sum and interest, secured by the said promissory note . . . in this mortgage mentioned,
shall thereupon, at the option of the said mortgagee . . . its heirs, executors, administrators, attorneys or assigns,
become immediately due and payable; and this mortgage may be immediately foreclosed to pay the same by said
mortgagee . . . its heirs, executors, administrators, attorneys or assigns, and it shall be lawful for the said
mortgagee . . . its heirs, executors, administrators, attorneys or assigns, to enter into and upon the premises
hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

Upon the filing of any complaint to foreclose this mortgage in any Court having jurisdiction thereof, such Court may
appoint SECURITY PACIFIC BUSINESS CREDIT INC. . . or any proper person receiver,
with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit,
and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall
expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and
expenses and advances herein mentioned and described. And upon the foreclosure and sale of said premises, there shall
be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises,
ascertaining the necessary parties to the foreclosure action, and reasonable attorneys' fees, to be
included in the decree, and all moneys advanced for taxes, assessments and other liens; then there shall be paid the
principal of said note . . . whether due and payable by the terms thereof or by acceleration, and the interest thereon.

If any provision of this mortgage shall be prohibited by or invalid under applicable law, such provision shall be
ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision
or the remaining provisions of this mortgage.

Dated this 30th day of December, 1987

Afzal Ahmad
Afzal Ahmad

This instrument was prepared by Elaine K. Soble, EPTON, MULLIN & DRUTH, LTD.,
(NAME AND ADDRESS)
140 S. Dearborn St., Chicago, Illinois 60603

UNOFFICIAL COPY

88068677

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, MICHAEL H. ROTMAN, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that AFZAL AHMAD

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 as his 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 9th day of February, 19 88

(Impress Seal Here)

Michael H. Rotman
Notary Public

Commission Expires _____



DEPT-01 RECORDING \$13.00
T#222 TRAN 2991 02/17/88 10:01:00
#7101 # B *-08-068677
COOK COUNTY RECORDER

Real Estate Mortgage

AFZAL AHMAD

TO

SECURITY PACIFIC BUSINESS CREDIT INC.

MAIL TO:

BOX 71

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT A

Lot 20 in Vollbrecht Grove Subdivision, being a resubdivision of parts of Lots 5 and 6 in the Subdivision of part of the North West $\frac{1}{4}$ of Section 25, Township 36 North, Range 14, East of the Third Principal Meridian, lying West and North of Thorn Creek, and of part of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 14 East of the Third Principal Meridian, lying North of Thorn Creek (except the West 881 feet) all in Cook County, Illinois.

Commonly known as: 17324 Vollbrecht Drive, South Holland, IL 60473

88068677