

MORTGAGE INSTRUMENT FORM
(ILLINOIS)

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

THE MORTGAGOR, FRANK PETRITES, P.O. Box 806227,

a Bachelor

of the City of Chicago in the County of Cook and State of Illinois, Mortgage

and Warrant s to F & Z Properties, an Illinois partnership, [Salvatore Faso and Michael Zuffante, the partners thereof]

of the City of Chicago County of Cook and State of Illinois

to secure the payment of a certain mortgage note, executed by the mortgagor, bearing even date herewith, payable to the order of F & Z Properties, an Illinois partnership [Salvatore Faso and Michael Zuffante, all the partners thereof], 1601 N. Ashland Ave., Chicago, Illinois 60622, in the sum of \$40,000.00,

with interest thereon at the rate of fifteen (15%) percent per annum, commencing May 23, 1989, and continuing at said rate until all principal is fully paid, payable in full on May 23, 1989, or upon the sale or other conveyance of the following described real estate (below), whichever occurs first in point of time, relative to

88285362

DEPT-01 \$12.25
74444 TRAN 0548 06/29/88 07:52:00
#9115 # D * -88-285362
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

-88-285362

the following described real estate, to-wit: LOT 27 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE, OF SECTION 32 IN SUB BLOCK TWO (2) OF BLOCK NINETEEN (19) IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-32-312-016

Property Address: 1629 N. Ashland Ave.
Chicago, IL 60622

88285362

Within Mortgage subject to the provisions appearing below as paragraphs numbers 1, 2, 3, 4 and 5:

1. As soon as practical, Mortgagor shall secure hazard insurance for the subject real estate, name the Mortgagee, F & Z Properties, an Illinois partnership, as an additional loss payee, and provide Mortgagee with a copy thereof, and continue to maintain such insurance until the mortgage debt is paid in full.
2. Mortgagor shall pay the \$40,000.00 due on or before May 23, 1989.
3. Mortgagor shall perform and comply relative to all matters contained in Paragraph H., subparagraphs (1.) through (8.) inclusive, of the instrument dated May 13, 1988, and entitled Rider To Real Estate Sale Contract Between Michael Zuffante And Salvatore Faso, As Sellers; and Frank Petrites, As Purchaser, For 1629 N. Ashland, Chicago, Cook County, Illinois Real Estate, incorporated herein by reference thereto.
4. Mortgagor shall pay in a timely manner, when due, all real estate taxes and assessments.
5. If foreclosure proceedings are commenced against Mortgagor by Mortgagee because of Mortgagor's failure to fully pay the \$40,000.00 due on or before May 23, 1989, or any interest that may be due thereafter, or because of Mortgagor's failure to perform and comply with the terms referenced at paragraph 3 immediately above, Mortgagor shall pay in addition to all sums and damages due and caused by such failure or failures, all of Mortgagee's attorneys fees and costs incurred by Mortgagee in such foreclosure action and relative to any proceedings to collect and recover the monies owed by Mortgagor and/or the damages caused by Mortgagor's failure to perform and comply.

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 24th day of June, 1988

Frank Petrites (SEAL)
FRANK PETRITES

(SEAL)

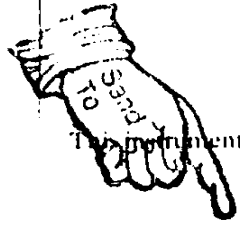
(SEAL)

(SEAL)

Please print or type name(s) below signature(s)

12.00 MAIL

This instrument was prepared by J.E. Schulze, 2300 Barrington Rd., Hoffman Estates, IL 60195 (NAME AND ADDRESS)



RETURN TO: Jeffrey E. Schulze, Esquire, 2300 Barrington Rd., Hoffman Estates, IL 60195

REALTY TITLE, INC.
ORDER # 7083

88285362

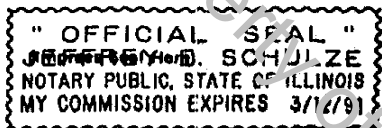
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STATE OF ILLINOIS }
SOOOO } ss.
COUNTY OF COOK

I, JEFFREY E. SCHULZE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK PETRITES

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 27th day of June, 1988.



Jeffrey E. Schulze
Notary Public

Commission Expires 03/12/91

SOOOO

COOK County Clerk's Office

Box 88285362

Real Estate Mortgage

Statutory Form.

TO

JIAM

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MAIL TO:

GEORGE E. COLE'S
LEGAL FORMS