

UNOFFICIAL COPY

MORTGAGE

90206842

THIS INDENTURE, WITNESSETH, That RICHARD DSIDA and KIMBERLY A. DSIDA (hereinafter called the "Mortgagor"), of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars in hand paid, CONVEY AND WARRANT to SUZANNE A. CAJET, (hereinafter called the "Mortgagee"), for the purpose of securing performance of the covenants and agreements herein, the real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in Winnetka, County of Cook and State of Illinois, and fully described on Exhibit "A" attached hereto, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, THE MORTGAGOR is justly indebted upon a promissory note bearing even date herewith, payable to Mortgagee, providing for an original principal indebtedness of \$75,000.00 with interest being charged at the rate of seven per cent (7%) per annum on the balance thereof which remains from time to time unpaid and payable as follows: Sixty consecutive monthly payments of One Thousand Four Hundred Eighty Five and 09/100ths (\$1,485.09) with the first of such payments being due and payable on May 1, 1990 and the subsequent payments being due and payable on the first (1st) day of each of the following fifty nine (59) months, and the entire unpaid principal balance of the indebtedness hereby evidenced and all accrued and unpaid interest thereon shall be due and payable on or before April 1, 1995.

THE MORTGAGOR covenants and agrees as follows: (a) to pay said indebtedness as herein and in said note provided; (b) to pay before they become delinquent, all taxes and assessments against said premises, and, on demand, to exhibit receipts therefor; (c) within a reasonable time after destruction or damage to rebuild or restore all buildings and improvements on said premises that may have been destroyed or damaged; (d) that waste to said premises shall not be committed or suffered; (e) to keep all buildings now or at any time on said premises insured by reputable companies with loss clause attached payable first to Mortgagee.

IN THE EVENT of failure so to pay taxes or assessments, the Mortgagee or the holder of said indebtedness may, following fifteen (15) days written notice to Mortgagor, pay such taxes or assessments, and all money so paid the Mortgagor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at fourteen per cent (14%) per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements which is not cured by Mortgagor within thirty (30) days of the receipt of written notice thereof, the whole of said indebtedness, shall, at the option of the legal holder thereof, without further notice, become immediately due and payable, and with interest thereon from time of such breach at fourteen per cent (14%) per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

DEPT-01 RECORDING
T#5555 TRAN 3787 05/04/96 10:50:00 \$14.25
#6326 # E *-90--206842
COOK COUNTY RECORDER

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Handwritten signature or initials.

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LOT 5 IN BLOCK 4 IN MANUS INDIAN HILL SUBDIVISION OF THOSE PARTS OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 28, 5.72 CHAINS SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 7.74 CHAINS; THENCE EAST 4.98 CHAINS TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO A POINT OF BEGINNING; OTHERWISE KNOWN AS LOT 6 IN ASSESSOR'S SUBDIVISION (UNRECORDED); ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28, LYING BETWEEN RIDGE ROAD AND THE SAID RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

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P.L.N. No. 05-28-104-009

Address of Property: 516 Meadow Lane, Winnetka, Illinois 60093

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