

UNOFFICIAL COPY 91670953

MORTGAGE AGREEMENT

At the request of HOWARD LITWIN & MARTHA C. LITWIN, husband & wife (the undersigned) and upon the security hereof, INTERNATIONAL FIDELITY INSURANCE COMPANY (Surety) has arranged, executed or continued an appearance bond, numbered IM-3342, dated December 19, 1991, for GERMAN CASAS (Principal). Said bond is in the sum of ***ONE HUNDRED THOUSAND & 00/100*** (\$ 100,000.00) Dollars and is posted in the United States District Court of the Southern District of Florida.

For ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned (jointly and severally, if more than one) absolutely and unconditionally covenant, promise, undertake, agree and bind themselves, their representatives, successors, heirs and assigns as follows:

1. The undersigned shall have the Principal forthcoming before the Court named in said bond, or in the event of a bindover, the Court to which bound, at the time therein fixed, or as provided by law, and from day to day and term to term thereafter, as may be ordered by such Court.
2. The undersigned shall at all times indemnify and hold harmless the Surety from and against every loss, cost and expense which the Surety shall or may for any cause at any time directly or indirectly sustain or incur by reason or in consequence of the execution or continuation of said bond and every bond executed in sub-situation for said bond, with or without the consent of the undersigned. This indemnity shall include (but not be limited to) bond estreatures and forfeitures, judgements, court costs, sheriff's fees, attorney fees and appellate attorney fees, in the attempt to locate Principal, and incidental expenses incurred in Principal's apprehension, and return to proper custody. The undersigned shall place the Surety in funds to meet every such loss, cost and expense before the Surety is required to pay the same.
3. The undersigned guarantee the payment of every premium on the bonds described above promptly when due without first requiring the Surety to proceed against the Principal.
4. To secure the payment and performance of every obligation described herein, the undersigned hereby grant convey and mortgage to the Surety, all of the following described real property:

Lot Number 136 first Addition to Northfield Woods, a subdivision of part of Lots 3 and 4 and all of Lot 5 in Superior Court Partition of Lots 6 and 8 in County Clerk's Division in the West 1/2 of Section 29 and also of Lots 7 and 8 in County Clerk's Division of Section 30, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

04-30-402-021-0000

91670953

5. The undersigned fully warrant fee simple title to said property, shall pay the obligations of every nature thereon promptly when due, and shall defend the same against the claims and demands of all persons. The undersigned shall insure said property in form and amount satisfactory to the Surety with a loss payable clause in favor of the Surety.
6. If any sum referred to herein remains unpaid ten (10) days after the same becomes due, such payment shall be considered in default and bear interest at the highest rate allowed by law. The Surety may then foreclose this agreement, notwithstanding any exemption which may be available by law, and shall be entitled to recover forthwith any deficiency which may occur.
7. The undersigned waive all notices and demands and shall pay all cost of collection incurred by the Surety in connection herewith, whether suit be brought or not, including attorney fees, appellate attorney fees and collection agency fees. The Surety may discuss any default with the present or future employers of any of the undersigned.
8. The term "Surety" shall include this Surety and every Surety Company on the bonds referred to herein and their agents, co-sureties, re-insurers, successors and assigns. The rights given to the Surety herein shall be in addition to any rights which the Surety may have under separate agreements or applicable law.
9. The acquiescence of the Surety in any default by the undersigned shall not constitute a waiver of such default. If any provision of this agreement is void or unenforceable under the law, this agreement shall not be void but shall be construed and enforced as though such provision was omitted. The singular form used herein shall include the plural form, where applicable, and vice versa.
10. The surety is authorized to secure an investigative consumer report and information from any credit reporting agency or other source pertaining to the undersigned's character and/or financial condition whether the undersigned be in default or not. Every person, firm and corporation furnishing the Surety with such information in good faith is hereby released from all damages and liability.

SIGNED, SEALED AND DELIVERED at

WITNESS:

German Casas

WITNESS:

Clive O'Donnell

Illinois, this _____ day of December, A.D., 1991.

Howard Litwin (LS)

HOWARD LITWIN

Martha C. Litwin (LS)

MARTHA C. LITWIN

OFFICIAL SEAL

VENUS J. PARKER

Notary Public, State of Illinois
My Commission Expires 10/30/92

STATE OF ILLINOIS COUNTY OF Cook

I certify that on the date above-written, before me, an officer duly authorized in the State and County aforesaid, personally appeared HOWARD LITWIN and MARTHA C. LITWIN to be known to be the person(s) described in and who executed the foregoing instrument and who thereupon acknowledged to me that they executed the same.

My Commission Expires: Oct 30, 1992

Venus J. Parker

Signature of Notary Public & Official Seal

GARY W. WHITICE
Prepared by: Whitice Bonding Agency, Inc.
Address: 1420 N.W. 14th Ave.
Miami, FL 33125

This instrument depends upon the happening of a contingency before an obligation to pay is created.

UNOFFICIAL COPY

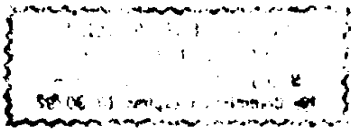
Property of Cook County Clerk's Office

31670953

DEPT-01 RECORDINGS \$13.50
T#1111 TRAN 1762 12/20/91 09:24:00
#3317 # A *-91-670953
COOK COUNTY RECORDER



Ken Beckus
343 South Dearborn 20th Fl
Chicago, IL 60604



31670953