

UNOFFICIAL COPY 93319373

NOTICE  
With Provision For Reverse  
(ILLINOIS)

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THE MORTGAGOR, RADOSLAV RUZIC

of the County of Cook and State of Illinois  
MORTGAGE and WARRANT to MORTGAGEE  
MONTICELLO TRUST dated October 22, 1986,  
6737 North Monticello Ave., Lincolnwood, Ill. 60465  
of the County of Cook and State of Illinois  
to secure the payment of a certain promissory note  
executed by mortgagor, bearing even date herewith, payable  
to the order of MONTICELLO TRUST in the amount  
of \$40,000.00

DEPT-01 RECORDING 923.30  
T43333 TRAN 3061 04/29/93 15:35:00  
46284 \* -93-319373  
COOK COUNTY RECORDER

REGISTERED

Above Space For Recorder's Use Only

SECOND MORTGAGE

the following described real estate, to wit:

93319373

Lots 32 and 33 and (a) South Easterly 1/2 of Lot 34, all in Block 5 in D. S. Lee's Addition to Chicago, in Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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.

Permanent Real Estate Index Number(s): 17-06-207-023

Address(es) of real estate: 1823-25 North Wickar Park, Chicago, Illinois 60632

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 Shirley Yale, 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 of redemption from 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 attorney's 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 10th day of February, 1992

Radoslav Ruzic (SEAL)



(SEAL)

(SEAL)

This instrument was prepared by Matthew Chacones, 1807 No. Elston Ave., Chicago, Ill. 60630

23.00  
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STATE OF ILLINOIS  
COUNTY OF COOK

ss.

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RADOSLAV RUZIC

TOAST FROM CHIEF

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me 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 10th day of February, 19 92



Gerry M. Citta  
Notary Public

Commission Expires  
w/it David Lender

920219073

Property of Cook County Clerk's Office



Box \_\_\_\_\_  
Real Estate Mortgage  
\_\_\_\_\_  
\_\_\_\_\_  
TO  
\_\_\_\_\_

MAIL TO: S. Yale  
6737 North Monticello  
Lincolnwood, IL 60465  
\_\_\_\_\_  
GEORGE E. COLE  
CLERK