

MONTICELLO
With Premium Protection
(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. 60645
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**

RECORDED IN COOK COUNTY

• DEPT-01 RECORDING \$23.50
• T#3333 TRA# 3061 04/29/93 15:35:00
• 66284 # 4-93-319373
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

SECOND MORTGAGE

For value received, I, Radoslav Ruzic, do hereby mortgage to MONTICELLO TRUST,
the following described real estate, to wit:

95319373

**Lots 32 and 33 and 1/2 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): 12-06-202-023Address(es) of real estate: 1823-25 North Wicker Park, Chicago, Illinois 60623

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, accrued by the said promissory note, in this mortgage mentioned,
shall thereupon, at the option of the said mortgagor, 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
mortgagor its heirs, executors, administrators, attorneys or assigns, and it shall be lawful for the said
mortgagor 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 as receiver, 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收回 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,
accruing the necessary parties to the foreclosure action, and reasonable ~~attorneys' fees~~ ^{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, 1992Radoslav Ruzic

(SEAL)

(SEAL)

(SEAL)



This instrument was prepared by Matthew Chaconas, 1007 No. Elston Ave., Chicago, Ill. 60630
(312) 467-1188

B.K.

COURT
UNOFFICIAL COPY

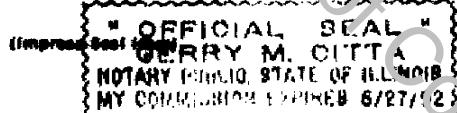
STATE OF ILLINOIS
COUNTY OF COOK

ss.

I, _____, a Notary Public is and for said County, in the
State aforesaid, DO HEREBY CERTIFY that RADOSLAV RUZIC
3040THOM. DRIFTER

personally known to me to be the same person... whose name... is subscribed to the foregoing instrument,
appeared ~~before me~~ ~~on~~ ~~the~~ 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.



Commission Expires

Not David Leader

02249273

Gerry M. Cutta
NOTARY PUBLIC

Box

Real Estate Mortgage

10

MAIL TO: S. Yale

6737 Bath Mitchell
Lincolnwood IL 60645

SEARCHED INDEXED
SERIALIZED FILED