	GEORGE E. COLE: FORM NO. 103	يها براد والأهما
	LECAL FORMS February, 1986 MONTGAGE (ILLINOIS)	CONTRACTOR OF THE STATE OF THE
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17	MS INDENTURE, made August 26	
1	Beverly R. Braverman as Trustee U/A/D 9/18/93 known as the Beverly R. Braverman Revocable	
_' _'	Trust Chicago Illinois	The second section of the second section is a second second section of the second section sect
h	ordin referred to as "Mortgagors," and Mark Labkon, Trustee of Charles M. Braverman Testamentary Trust	
-	635 Driftwood Lane Northbrook Illinois	
•	(NO. AND STREET) (CITY) (STATE)	Above Space For Recorder's Use Only
b	erein referred to as "Mortgag, e.," witnesseth: THAT WHEREAS the Mor tagers are justly indebted to the Mortgagee upon the instr	The second secon
ann	Three Hundred Firey Thousand and COVIO in and to 350,000,000, payable in accorder of and delivered to the Mortgagee, in and to an animal interest at the rate and in installments of a payable at such principal and interest are made payable at such place as the holders of the of such appointment, then at the office of the Mortgages to secure the payment of the said principal sum of an NOW, THERITORE, the Mortgages to secure the payment of the said principal sum of and limitations of the sum of Orio Dollar in hand paid, the receipts whereof is hereby acknowledge Mortgages, and the Mortgages and the Mortgages.	me, Northbrook, IL 60062
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	and the control of th	
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	which, with the property hereinafter described, is referred to horein as the "premises,"	And the second of the second o
ľ	Permanent Real Estate Index Number(s): 17-03-211-030-1036	ce, Carcago, IL 60611
r A	Permanent Real Estate Index Number(a): 17-03-211-030-1036 Address(es) of Real Estate: Unit 5303, 132 E. Delaware Pla TOGETHER with all improvements, tenements, casuments, fixtures, and appurtenances the one and during all such times as Mortgamors may be entitled thereto (which are piedged primarily	wreto belonging, and alternts, issues and profits thereof for so yand on a parity with a client state and not secondarily) and
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Obertity of Cook County Clerk's Office power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, thining the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good available to the party interposing same in an action at law upon the note hereby secured.

14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

to the Morteness may resonably shall-periodically deposit with the Mortgagee such

16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter hable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

	GEORGE E. COLET FORM NO. 103 LEMAL FORMS MORTOAGE INLINES FORM NO. 103	
72	For Use With Note Folds to 417 M The Manual State of the Control o	
	CAUTION: Consult a lawyer belone using or acting under this form, heither the publisher nor the seller of this form pulses any werranty with respect thereto, makeling any worranty of merchantsbuthy or filmoss for a pertinular purpose. 94811036	
4	THIS INDENTURE, made August 20 44 between	
かり	Beverly R. Braverman as Trustee U/A/D 9/18/93 known as the Beverly R. Braverman Revocable	
7	Trust 3150 N. Lake Shore Dr. Chicago Illinois	
	herein referred to as "biorgagors," and Mark Labkon, Trustee of Charles M. Braverman Testamentary Trust	
	635 Driftwood Lane Northbrook Illinois	
	herein referred to us "Mortgagee," witnesseth:	
ريا	THAT WHEREAS the Morgagors are justly indebted to the Mortgagoe upon the installment note of even date herewith, in the principal sum of Three Hundred Fifty Thousand and 00/100	
3	sum and interest at the rate and a installments as provided in said note, with a final payment of the balance due on the william duy of which the first of the balance due on the william duy of which the first of the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the will due to the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the william duy of which the balance due on the will due to the will	
N. N.	of such appendment, then at the one so the Mortgageo at 635 Drift wood Lane, Northbrook, IL 60062	
	NOW, THEREFORE, the Mortgag its to occure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performed, and also it consideration of the sum of One Dollar in hand, all I, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRAN I unto the	Ph.
	Mortgagee, and the Mortgagee's successive and way on, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of chicego. COUNTY OF COOK AND STATE OF ILLINOIS, to wit:	X_{ι}
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	The state of the s	
e c	1994 SEP 16 AM 9: 22 94811036	
	and the second of the second o	
X.	which, with the property hereinafter described, is referred to herein as the "premises,")
	rangering production and the growing the Section of Section 1995 and the contract of the contr	ב בי
	Permanent Real Estate Index Number(s): 17-03-211-030-1036 Address(es) of Real Historic: Unit 5303, 132 E. Delawaro Placo, Chicago, II, 60611	ے ان
	100 g 11 gg with an improvemental, tenementally, and apparent many an interest and an interest and provide the second and an interest and an i	٠ ټون
中国の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の	all apparatus, equipment or articles now or hereafter therein or therein used to supply hoad, gas, air conditioning, where hight, power, leftingeration (whether single units or centrally controlled), and senditation, including (without restricting the (oregoing), where which whether coverings, mador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real state whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Murtgagors of their successors or assigns shall be	Ċ
Ŷ.	considered as constituting part of the real estate. TO HAVE AND TO HOLD the premises unto the Mortgages, and the Mortgages's successors and assigns, forever, for me, surposes, and upon the uses because to the free from all rights and benefits under and by writing of the Homestead Exemption Laws of the State of liftic is, which said rights and benefits	
200	the Morigagors do hereby expressly release and waive. Beverly R. Braverman Revocable divisor. The name of a record owner is:plus_1_page_rider. This morigage consists of two pages The covenants, conditions and provisions appearing on page 2 (the reverse side of this covenants are incorporated herein by reference and are a part hereof and shall be blading on Merigagors, their heirs, successors and assigns. By cd grap hure helow. Heverly R.	
9	herein by reference and are a part hereof and shall be bladling on Mortgagors, their heirs, successors and assigns. Witness the hand and seat of Mortgagors the day and year first above written. By signature below, beverly R. Brayenman Reveable Trust: Proposition of the land and the l	
, . D	PLEASE by The Fraverman, Trustee homestead rights, if any.	
1	berein by reference and are a part hereof and shall be blading on Merigagors, their helm, successors and analysis. Witness the hand and seal of Mortgagors the day and year that above withen. By signature below, beverly R. Braverman Revocable Trusteel. Braverman quitclaims all here interest to Mortgagoe including PREASE by Signature by Trusteel to Mortgagoe including PRINT OF TYPE NAME(8) BEVOR'S R. Braverman, Trusteel to Mortgagoe including homestead rights, if any. (Scall) Bovery R. Braverman, Individuall	. У
では、 は、 は	Standing Command Cook Standing Command County Public in any long and County R. Braverman Revocable in the Beverly R. Braverman Revocable in the subscribed to the foregoing instrument. See Standing County Coun	and
Ohio	MY SUDIEST TELESCOPE U/A/D 9/18/93 known as the Beverly R. Braverman Revocable Trust where SUMICS TANDERS WIND COMMENT OF THE SUBJECT OF THE STREET OF THE S	C
	HERE TO STON Experied have me this day in person, and acknowledged that Bh. signed, scaled and delivered the said instrument as tree and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the	
	Given under my hand and official seal, who	
	Given under my hand and official sear, who commission expires This instrument was prepared by Sander D. Levin, 20 N. Wacker Dr., #3400, Chicago IL 60606 Mail this instrument to Sander D. Levin, 20 N. Wacker Dr., #3400, Chicago, IL 60606 (NAME AND ADDRESS) (CITY) (STATE) (STATE) (219 CODE)	
	Mail this instrument to Sander D. Levin, 20 N. Wacker Dr., #3400, Chicago, IL 60606	
1	OR RECORDER'S OFFICE BOX NO.	
4	See One Page Rider Attached	
3 **		

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereoff; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagers, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagers to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagoe, and the Mortgagoe's successors or assigns, against any liability in circle by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time is the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
- 6. Mortgagors shall be pall buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windste in under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver replicies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver replication to less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Morteagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, composite or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said prenders or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection—therewith, including afformers' fees, and any other moneys advanced by Mortgagee in protect the mortgaged premises and the lien hereof what be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest hereon at the highest rate now permitted by Illinois law. Inaction of Mortgagoes shall never be considered as a waiver of any right according to the Mortgagoe on account of any default becauder on the part of the Mortgagors.
- 8. The Mortgagee making any payment hereby and ordered relating to taxes or assessments, may do so according to any bill, statement or estimate produced from the appropriate public office villy and inquity into the accuracy of such bill, statement or estimate or into the validity of any fax, assessment, sale, forfeiture, tax lien or disc or claim thereof.
- 9. Mortgagors shall pay each item of indebtedness here a mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwith shanding northing in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or dr, when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 10. When the indehtedness hereby secured shall become due whetler by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof, there are a allowed and included as additional indehtedness in the decree for sale all expenditures and expenses which may be paid or incurred by c, on behalf of Mortgagee for attorneys lees, appraiser's tess, outlays for documentary and expert evidence, stempraphers' charges, probleation costs and costs (which may be estimated as to Items to be expended after entry of the decree) of procuring all such abstracts of litle, lifle searches, and examinations, title insurance policies. Torrens certificates, and shall are an assurances with respect to C, e as Mortgagee may deem to be reasonably necessary either to prosecute such sail or to evidence to bidders at any sale which may be had answant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this program mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon as the highest rate may permitted by fluncist law, when paid or incurred by Murigagee in connection with (a) any proceeding, including probate are bunkemptey proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage in any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the foreclosure hereof after account of such might affect the premises or the security hereof.
- 1). The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: Pirst, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are or reloned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fauth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 12. Upon or at any time after the filling of a complaint to foreclose this mortgage the court in which yiely complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the kelvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shull be then occupied as a homestead or not, and the Mortgager may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises thring the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the folf statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in pant of: (1) The indebtedness secured hereby, or by any decree forechoing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure saile; (2) the deficiency in case of a sale and deficiency.
- 13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- shall periodically deposit with the Mortgages such sums as the Mortgages may re-tine to the president to room deposit that hear any interest. BLO, 150 for
- 16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
- 17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
- 18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall include the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

MORTGAGE RIDER

If all or any part of the premises or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person) without the Mortgagee's prior written consent, the Mortgagee may, at its option, require immediate payment in full of all sums secured by If the Mortgagee exercises this option, the this Mortgage. Mortgagee shall give Mortgagor written notice of acceleration. notice shall provide a period of not less than 30 days from the date the necice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, the Mortgagee may invoke any smedies permitted by this Mortgage or by the Note which is secured thereby without further notice or demand on Mortgagor.

Beverly R. Braverman Revocable Trust

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The companion are considered by the constant of the second policy by Annotation of the factor of the first of the second of the contract of the confidence of the second of the contract of the con NATIONAL DE CARROL EN LA SERVICIO DE COMPANIO DE LA PROPERTICIONAL DE CARROL DE CARROL (ACCUSADA CARROL DE Control County Clark's Office garak kan Bulat Kilon Kalandara da kan da kan da kan barat da barat da kalin barat da kan kan kan kan kalan ka In the control of the

UNIT NUMBER 5303 PLACE CONDOMINIUM AS IN 132 EAST DELAWARE DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

Od to

如果是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们也不是一个人,也可以是一个人,也可以是一个人,也可以是一个人, 第一个人,也是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一

LOT 4 IN 900 NORTH MICHIGAN RESUBDIVISION OF THE LAND, PROPERTY, AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN C.T.S. OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #89301306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

ويبد الوليعه ويجاهي تعارب والمتاب معاطفات المتأجم للعار

5, 6, AND 7 IN 900 NORTH MICHIGAN RESUBDIVISION OF LOTS 1, 2, THE LAND PROFESTY, AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN C.T.S. OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 89301306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject only to the following, if any; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; limitations and conditions imposed by the Condominium Property Act; general real estate taxes for the year 1993 and subsequent years; installments of regular -/O/H/S O/F/CO assessments due after the date of closing established pursuant to the Declaration of Condominium.

Property of Coot County Clark's Office

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