

94984878 MORTGAGE

RECORDING # 94984878 MAILINGS # 0001 REC 11/18/94

THIS INDENTURE, made NOVEMBER 18, 1994, between KOLE PETROV and VORZA PETROV of Lincolnwood, Illinois, herein referred to as "Borrowers" and PAUL BREYTMAN of Deerfield, Illinois, herein referred to as "Lender" witnesseth:

THAT WHEREAS the Borrowers are justly indebted to the Lender upon the installment note of even date herewith, in the principal sum of: (U.S.) SEVEN THOUSAND FIVE HUNDRED & NO/100 DOLLARS (U.S. \$7,500.00), plus interest payable to the order of and delivered to the Lender, in and by which note the Borrowers promises to pay said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 18TH day of FEBRUARY 1995, with a possible extension at Lender's option to the 18TH day of APRIL 1995, and all of said principal and interest are made payable at such place as the holder of the note may, from time to time, in writing appoint or at a different place if required by the Note Holder.

NOW, THEREFORE, the Borrowers to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Borrowers to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Lender, and the Lender's successors, heirs and assigns, the following described Real Estate and all of his estate, right, title and interest therein, situate, lying and being in the City of Chicago, County of Cook, AND STATE OF ILLINOIS, to wit:

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LOT 32 IN BRYNWOOD SUBDIVISION BEING A SUBDIVISION IN THE EAST (1/2) OF THE NORTH EAST QUARTER (1/4) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which is referred to herein as the "Property,"

PIN: 10-34-324-017

Address: 6612 N. KENNETH AV., LINCOLNWOOD, IL 60646

TO HAVE AND TO HOLD the Property unto the Lender, and the Lender's successors, heirs and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Borrowers do hereby expressly release and waive.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits and all fixtures now or hereafter a part of the property.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. All payments received by the Lender shall be applied: first, to late charges due under the Note; second, to interest charges; third, to principal due. If any payment is not made when due, the Lender may accelerate the debt and declare the

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entire balance due and Lender may seek any legal or equitable remedy.

TRANSFER OF PROPERTY. If all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage.

By signing below, Borrower accepts and agrees to the terms and covenants contained in this Mortgage.

The name of record owner is: KOLE PETROV and VORZA PETROV

Witness the hand and seal of Borrower this 18th day of November, 1994.

Kole Petrov (Seal)
KOLE PETROV

VORZA PETROV (Seal)
VORZA PETROV

State of Illinois)

County of Cook)ss.

I, MARSHALL RICHTER, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that KOLE PETROV and VORZA PETROV, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 18th day of November, 1994.

Marshall Richter
NOTARY PUBLIC

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

Prepared By & Mail To:

Marshall Richter, 5225 Old Orchard Rd.#29, Skokie, IL 60077

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[Handwritten signature]