

MORTGAGE
With Provision For Receiver
(ILLINOIS)

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94219963

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE MORTGAGOR s., Koldja Pavlov and
Rubinta Pavlov, his wife
of the County of Cook and State of Illinois,
MORTGAGE and WARRANT to MORTGAGEE
Stephen Wolf
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 Stephen Wolf

DEPT-01 RECORDING \$25.50
735555 TRON 4162 03/10/94 09:34:00
94219963
COOK COUNTY RECORDER

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Above Space For Recorder's Use Only

the following described real estate, to wit: See Exhibit "A" attached hereto

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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.

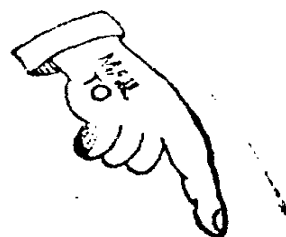
Permanent Real Estate Index Number(s): 10-37-111-047 Vol. 12
Address(es) of real estate: 6847 N. Latrobe, Skokie, IL 60077

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, his 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, his heirs, executors, administrators, attorneys or assigns, and it shall be lawful for the said mortgagee, his 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 mortgage 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 redeem 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 dollars attorneys' 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 7 day of March, 19 94



Koldja Pavlov (SEAL)

Rubinta Pavlov (SEAL)

RUBINTA PAVLOV (SEAL)

This instrument was prepared by Howard Harris, 7337 North Lincoln, Lincolnwood, IL 60466 (NAME AND ADDRESS)

Handwritten initials/signature

LEGAL FORMS

UNOFFICIAL COPY


STATE OF Illinois)
COUNTY OF Cook) ss.

I, Phillip F. Rosenthal, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Koldja D. Pavlov and Rubinta Pavlov, his wife

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 9 day of March, 19 94.

(Impress Seal Here)



Notary Public

Commission Expires 10/24/95

PHILIP F. ROSENTHAL
Notary Public, State of Illinois
Commission Expires 10/24/95

94218963

Box _____
Real Estate Mortgage

TO

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

THE NORTH 3.62 FEET OF LOT 14, ALL OF LOT 15 AND THE SOUTH 0.50 FEET OF LOT 16 IN BLOCK 1 IN ERNEST H. KLOE'S TOWERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, ON FEBRUARY 15, 1966, AS DOCUMENT NUMBER 2256426, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party walkrights and agreements; existing leases and tenancies; unconfirmed special taxes or assessments; general taxes for the year 1986 and subsequent years.

Cook County Clerk's Office
91219763

Et "A"