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and to cooperate in any other manner reasonably necessary to provide WIFE with reasonable security for the note. Such cooperation expressly includes mortgaging to WIFE the marital residence, commonly known as 4741 N. Sacramento, in the City of Chicago, the warehouse at 2024 W. Bloomingdale, in the City of Chicago, and the warehouse at 4642-44 N. Western Avenue, in the City of Chicago. All these mortgages shall allow WIFE to foreclose on any or all of the properties encumbered upon default by HUSBAND in the material terms of the note, provided that HUSBAND shall have thirty days, after written notice of his default to his counsel of record, to cure the default. The value of each property encumbered by the mortgage shall equal the remaining balance on the note, plus unpaid and overdue interest and expenses necessary to enforce WIFE'S rights under this Agreement, such as but not limited to reasonable attorney's fees. To the extent the mortgages made under this provision are or become inadequate to provide reasonable security for HUSBAND'S remaining obligations under this Agreement, HUSBAND shall promptly mortgage other of his property to WIFE to provide such reasonable security, on the same terms as provided in the residence and warehouse mortgages. HUSBAND shall cooperate with any attempts by WIFE to have certified appraisals made of properties mortgaged to her under this Agreement. If such appraisals determine that the security provided to WIFE is not sufficient, then the cost of such appraisals shall be borne by HUSBAND. If such appraisals determine that the security provided to WIFE is sufficient, then the cost of such appraisals shall be borne by WIFE.

D. For every property mortgaged to WIFE under this Agreement, HUSBAND shall provide to WIFE evidence that he is current in paying all mortgages and taxes and in maintaining and paying for casualty insurance on the property. Casualty insurance shall be maintained on each property in an amount equal to the fair market value of the property or such lesser amount that the insurer in writing states is the maximum amount it will provide for the property. This evidence shall be provided upon request at least every four months in the case of mortgage payments; and promptly upon payment for taxes and insurance, unless they are provided for in an escrow arrangement. The evidence shall consist of copies of the most recent statements by the recipient of the payment. HUSBAND shall provide to WIFE by April 1, 1995, a list of all scheduled payment dates for calendar year 1995, and the name and address of each payee, and each account number, for such mortgages, taxes and insurance, together with the amount expected to be paid on each such date. It shall be a material breach of this Agreement if HUSBAND defaults in remaining current on any of these payments, or in the maintenance of the appropriate amount of insurance, or in providing WIFE with proper and timely evidence of such payments and insurance maintenance.

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HUSBAND agrees to execute any documents necessary

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of these COVENANTS, CONDITIONS AND PROVISIONS assigned to her
This mortgage is one of several provided for in a Marital Settlement Agreement between Lisa V. Bradtke ("WIFE") and Joseph H. Bradtke ("HUSBAND"). Relevant language from that agreement is set forth below and incorporated herein:

11. NOTE FROM HUSBAND TO WIFE

The parties, having considered the value of all marital property existing at the time the Petition for Dissolution of Marriage was filed, some of which has already been disposed of to third parties (and considering the manner in which the proceeds of such assets have been divided already between the parties), some of which has been divided in kind between the parties to this Agreement, some of which the parties anticipate selling, and some of which the parties anticipate that HUSBAND will retain, agree that HUSBAND shall immediately give to WIFE his note in the principal amount of \$275,000, bearing interest at an annual rate of eight percent (8%) from January 15, 1995, with the principal amortized so that monthly payments of principal and interest would be approximately level over a period of thirty years, with the remaining balance due and payable on January 15, 2000, and with monthly payments of \$2,017.87 beginning on February 15, 1995, and the final payment, payable to WIFE at her current address of 3121 W. Foster, Apt. G-2, Chicago, IL 60625, or at such other address of which WIFE may from time to time notify HUSBAND. HUSBAND may, from time to time and without any prepayment penalty, make payments beyond the \$2,017.87, in reduction of the principal amount of the note. Such payments will not affect the amount or timing of the monthly payments, although the principal and interest allocation will be adjusted to reflect the additional reduction of principal. Payments under the note will cease, and the note will be cancelled, once the principal has been reduced to zero and unpaid and overdue interest has been paid. The creation and delivery of this note and the security interests described below will entitle HUSBAND to retain sole title to all marital assets not already divided. The parties also agree to the following:

A. HUSBAND may but need not refinance the marital residence, commonly known as 4741 N. Sacramento, in the City of Chicago. Any proceeds from the sale or refinancing of the residence, not subject to a prior lien, shall be paid to WIFE, to the extent there is a balance remaining on the note.

B. HUSBAND shall, in good faith, market the warehouse at 4642-44 North Western Avenue in Chicago, Illinois, and upon his receipt of cash from the sale of this property and to the extent of such cash, he shall immediately tender to WIFE the balance of principal owing on the note.

C. HUSBAND agrees promptly to execute any documents necessary

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