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GEORGE E. COLE®
LEGAL FORMS

No. 103
November 1994

MORTGAGE (ILLINOIS) For Use With Note Form No. 1447

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THIS AGREEMENT, made December 3, 1996, between
ISAAC NATHAN AND WIFE MARY LOU NATHAN

8029 S. JUSTINE CHICAGO, IL 60620
(No. and Street) (City) (State)

herein referred to as "Mortgagors," and

BUDGET CONSTRUCTION CO.
6232 N. Pulaski Rd. Chgo, IL 60646
(No. and Street) (City) (State)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Eighteen thousand and 00/100---DOLLARS (\$ 18,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installment as provided in said note, with a final payment of the balance due on the

day of _____, 19____, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint and in absence of such appointment, then at the office of the Mortgagee at BUDGET CONSTRUCTION CO. 6232N. Pulaski Rd. Chgo, IL 60646

NOW, THEREFORE, the Mortgagors to secure 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 performance of the covenants and agreements herein contained, by the Mortgagors 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 Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook IN STATE OF ILLINOIS, to wit:

LOTS 19 AND 20 IN BLOCK 7 IN JOHN WALKER'S SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 38, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-17-230-030-0000

which, with the property hereinafter described, is referred to herein as the "premises,"

86978495

Permanent Real Estate Index Number(s): _____

Address(es) of Real Estate: 840 - 849 W. 59th ST. CHICAGO, ILLINOIS 60621

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

DEPT-01 RECORDING \$23.50
T#0008 TRAN 0896 12/30/96 11:31:00
#6644 ÷ BJ *-96-978495
COOK COUNTY RECORDER

86978495

Above Space for Recorder's Use Only

2350
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TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors 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 Mortgagors do hereby expressly release and waive.

The name of a record owner is: ISAAC NATHAN AND WIFE MARY LOU NATHAN

This mortgage consists of four pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal of Mortgagors the day and year first above written.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Mary Lou Nathan (SEAL)
Isaac Nathan (SEAL)

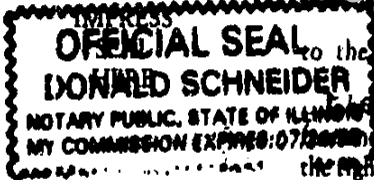
MARY LOU NATHAN (SEAL)
ISAAC NATHAN (SEAL)

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

ISAAC NATHAN AND WIFE MARY LOU NATHAN

personally known to me to be the same person^s whose name^s are subscribed



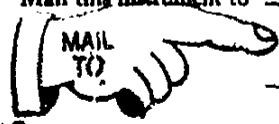
to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of DECEMBER 1996
Commission expires July 24th 1998

Donald Schneider
NOTARY PUBLIC

This instrument was prepared by M. HARTMANN 6232 N. PULASKI ROAD CHGO, IL 60646
(Name and Address)

Mail this instrument to BUDGET CONSTRUCTION CO 6232 N. Pulaski Rd #101
(Name and Address)
CHICAGO, ILLINOIS 60646
(City) (State) (Zip Code)



FOR RECORDER'S OFFICE BOX NO. _____