

MORTGAGE

2016534MTCLaSalle *W/aw*

THIS INSTRUMENT, made August 20, 1998, between BRUCE D. MILLER,* of 1333 West Huron #2B, Chicago, Illinois 60622 herein referred to as "Borrower," and ROBERT F. FUSON, as Trustee for The Jennifer Ann Fuson Trust and The Mary Elizabeth Fuson Trust, of 21064 North Quentin Road, Kildeer, Illinois 60047, herein referred to as "Lender," witnesseth. *u*

* a single person

THAT WHEREAS the Borrower is justly indebted to the Lender upon the installment note of even date herewith, in the principal sum of Eighty Thousand and no/100s--(\$80,000.00), payable to the order of and delivered to the Lender, in and by which note the Borrower promises to pay the 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 September 1, 2018, 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 Lender at

21064 North Quentin Road, Kildeer, IL 60047

NOW, THEREFORE, the Borrower 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 Borrower to be performed and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY AND WARRANT unto the Lender, and the Lender's heirs, personal representatives, 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 and State of Illinois, to wit:

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Unit 2B in 1333 ~~W.~~ W. Huron Condominium as delineated on a survey of the following described real estate: Lot 16 in the Resubdivision of the West 1051 feet of Block 6 in Taylor's Subdivision of Block 1 in The Assessor's Division of the East 1/2 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to the

BOM

Declaration of Condominium recorded as Document 98729360, together with an undivided percentage interest in the common elements.

PARCEL 2: see attached for the continuation of the legal description which, with the property hereinafter described, is referred to herein as the "premises," together with all improvements, tenements, easements, fixtures and appurtenances.

Address of real estate: 1333 West Huron #2B, Chicago, Illinois 60622

Permanent Index Number: 17-08-114-016-0000

Borrower shall be responsible for the payment of all real estate taxes and shall provide Lender with evidence of each payment as each payment is made. In the event Borrower does not pay any installment of real estate taxes when due, Lender has the right, upon written notification to Borrower, to collect a tax escrow. The escrow would then begin with the next mortgage payment. In addition, Borrower agrees to provide Lender all funds necessary to cover any escrow shortage at the time the escrow is established and from time to time thereafter.

Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents. In addition, Borrower agrees to provide Lender with evidence of payment of all monthly assessments on a quarterly basis.

Mortgagor also hereby grants to the Mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium.

This Mortgage is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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



BRUCE D. MILLER

BDM

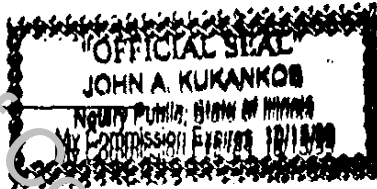
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that BRUCE D. MILLER, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, 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 ____ day of ____ 19__.

J.A. Kukankob

Notary Public
Commission Expires:



Prepared by:

B. Alan Newberg
830 S. Buffalo Grove Rd. #106
Buffalo Grove, IL 60089

After recorded mail to:

Robert F. Fuson
21064 North Quentin Road
Kildeer, IL 60047



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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98729360.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-4, A LIMITED COMMON ELEMENT,
AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 98729360

"MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

"THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Cook County Clerk's Office