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MORTGAGE

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THIS INDENTURE, WITNESSETH, That MARK STANIELUN and ANNA STANIELUN, his wife (hereinafter called the "Mortgagor"), of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars in hand paid, CONVEY AND WARRANT to AMELIA C. CAMPO (hereinafter called the "Mortgagee"), for the purpose of securing performance of the covenants and agreements herein, the real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the Village of Glenview and State of Illinois, and fully described on Exhibit "A" attached hereto, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, THE MORTGAGOR is justly indebted upon a promissory note bearing even date herewith, payable to Mortgagee, providing for an original principal indebtedness of \$25,000.00 with interest being charged at the rate of Ten per cent (10%) per annum on the balance thereof which remains from time to time unpaid and payable as follows:

Eighty-four (84) equal and consecutive monthly installments of Two Hundred Nineteen and 40/100 Dollars (\$219.40) with the first of such payments being due and payable on July 28, 1991 and the subsequent payments being due and payable on 28th day of each of the following eighty-three (83) months, and entire unpaid principal balance of the indebtedness hereby evidenced and all accrued and unpaid interest thereon shall be due and payable on or before June 28, 1998.

THE MORTGAGOR covenants and agrees as follows: (a) to pay said indebtedness as herein and in said note provided; (b) to pay before they become delinquent, all taxes and assessments against said premises, and, on demand, to exhibit receipts therefor; (c) within a reasonable time after destruction or damage to rebuild or restore all buildings and improvements on said premises that may have been destroyed or damaged; (d) that waste to said premises shall not be committed or suffered; (e) to keep all buildings now or at any time on said premises insured by reputable companies with loss clause attached payable first to Mortgagee.

IN THE EVENT of failure so to pay taxes or assessments, the Mortgagee or the holder of said indebtedness may, following fifteen (15) days written notice to Mortgagor, pay such taxes or assessments, and all money so paid the Mortgagor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at fourteen per cent (14%) per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements which is not cured by Mortgagor within thirty (30) days of the receipt of written notice thereof, the whole of said indebtedness, shall, at the option of the legal holder thereof, without further notice, become immediately due and payable, and with interest thereon from time of such breach at fourteen per cent (14%) per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Mortgagor that all reasonable expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof - including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the Mortgagor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the

NOTE IDENTIFIED

7-2-91 Des. affects party or LG 1440048 JAO

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EXHIBIT A

PARCEL 1. Unit No. 10-103 in The Regency Condominium No. 1 as delineated on the Survey of part of the West thirty (30) acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 32, Township 42 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "E" in the Declaration of Condominium registered in the Office of the Registrar of Titles, in Cook County, Illinois as Document LR3112447; together with its undivided percentage interest in the Common Elements as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

PARCEL 2. Easements appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration, registered as document number LR 3112442, as amended from time to time, and as created by the Deed from the National Bank of Austin, as Trustee under Trust Agreement dated August 21, 1969, known as trust number 4600 to GILBERT A. LYSAKER and ALBERTA M. LYSAKER, his wife, registered as document number LR3113164 for ingress and egress in Cook County, Illinois.

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Mortgagee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by Mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid.

IN THE EVENT that the title to or any interest in the premises or in any trust holding title thereto be conveyed, assigned or in any manner transferred at any time prior to the payment in full of the indebtedness secured by this Mortgage without the prior written consent of Grantee, the entire unpaid principal balance of such indebtedness together with any accrued and unpaid interest shall at the election of Grantee or the holder of this Mortgage become immediately due and payable upon thirty (30) days written notice to Grantor.

THIS IS A PURCHASE MONEY MORTGAGE.

WITNESS the hand and seal of the Mortgagor this 28th day of June, 1991.

Mark Stanielun
MARK STANIELUN
Anna Stanielun
ANNA STANIELUN

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 MARK STANIELUN and ANNA STANIELUN, 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.

Given under my hand and notarial seal this 28th day of June, 1991.

Mary Jean Sullivan
Notary Public

This Instrument Prepared By:
Edward M. Grabill
707 Skokie Boulevard - Suite 420
Northbrook, Illinois 60062

OFFICIAL SEAL
MARY JEAN SULLIVAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 21, 1991

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Submitted by _____
Address _____
Furnished _____
Deliver certificate _____
_____ over duplicate _____
Date _____
Folio _____
Recorded _____

ATTORNEY'S TITLE _____ Sanchez
GUARANTY FUND, INC.
29 S. LA SALLE 5TH FLOOR
CHICAGO, IL 60603