

UNOFFICIAL COPY

Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Doc#: 0915622120 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2009 03:26 PM Pg: 1 of 7

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 19-04-409-014-0000

Address:

Street: 4443 S. Leamington Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60638

Lender: Stewart Antelis

Borrower: Lawndale Realty, LLC

Loan / Mortgage Amount: \$200,000.00

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 89EE4130-A07A-4D87-BEC9-9F7159B95F9D

Execution date: 06/03/2009

UNOFFICIAL COPY**MORTGAGE**

Above Space for Recorder's Use Only

THIS AGREEMENT made this 13th day of May, 2009, between **Lawndale Realty, LLC**, having its principal place of business at 2025 W. Farragut, #3, City of Chicago, County of Cook, State of Illinois, herein referred to as "Mortgagor," and **Stewart Antiles**, 1213 Eaton Ct., Highland Park, County of Lake, State of Illinois, herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagor is justly indebted to the Mortgagee upon the promissory note of even date herewith, in the principal sum of **Two Hundred Thousand Dollars (\$200,000.00)**, payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagor 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 the 1st day of June, 2011, 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.

NOW THEREFORE, the Mortgagor to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions, and limitations of the promissory note and this Mortgage, and the performance of the covenants and agreements therein and herein contained, by the Mortgagor 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 **MORTGAGE, WARRANT, GRANT, and CONVEY** unto Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all their estate, right, title, and interest therein, situate, lying and being in the City of Chicago, County of Cook, in the State of Illinois, to wit:

[Legal Description Attached]

which, with the property herein after described, is referred to herein as the "premise,"

Permanent Index Number (PIN): **[Permanent Index Numbers Attached]**

Address(es) of Real Estate: **[Addresses of Real Estate Attached]**

UNOFFICIAL COPY

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances now or hereafter 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 Mortagagors or their successors or assigns shall be considered as constituting part of the Real Estate.

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 the record owner is: Lawndale Realty, LLC.

This mortgage consists of five pages, exclusive of any attachments. The covenants, conditions and provisions appearing on pages 3 through 5, inclusive, 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.

Lawndale Realty, LLC, an Illinois limited liability company

By: *Michael Freeman*
Michael Freeman
Its: managing member

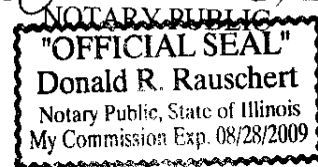
By: *Brian Ploszaj*
Brian Ploszaj
Its: managing member

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 Michael Freemena, the managin member of Lawndale Realty, LLC, and Brian Ploszaj, the managing member of Lawndale Realty, LLC, 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 and the free and voluntary act of aforesaid limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of May, 2009.

Commission expires Aug 9, 2009

Donald R. Rauschert



MAIL TO:

Rauschert & Rauschert
1025 W. Webster Ave.
Chicago, IL. 60614

This instrument was prepared by Rauschert & Rauschert, 1025 W. Webster Ave., Chicago, Illinois 60614.

UNOFFICIAL COPY

Covenants, Conditions and Provisions

1. Mortgagors shall (a) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee or holder of the note; (d) complete within a reasonable time any building or buildings now or at any time in process or erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance; (g) not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any hazardous substances (as defined by applicable environmental laws), on or in the Property.
2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Mortgagee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the insurance companies of monies sufficient to either pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Mortgagee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in the case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
4. In case of default therein, Mortgagee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other monies advanced by Mortgagee or the holders of the note to protect the mortgaged premises, and the lien hereof, plus reasonable compensation to the Mortgagee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post maturity rate set forth in the note, if any, otherwise the prematurity rate set forth therein. Inaction of the Mortgagee or the holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagors.
5. The Mortgagee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to the Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in the making of payment of any instalment or principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

UNOFFICIAL COPY

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or the Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness, in the decree for sale of all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holders of the note for Attorney's fees, Mortgagee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographer's charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to the title as Mortgagee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at a rate equivalent to the post maturity rate set forth in the note securing this mortgage, if any, otherwise the prematurity rate set forth therein, when paid or incurred by Mortgagee or the holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant, or defendant, by reason of this mortgage or any indebtedness hereby secured; (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which are under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
9. Upon, or at any time after the filing of a bill to foreclose this mortgage, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have the power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in the case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court may from time to time authorize the receiver to apply the net income in his hands in payment in whole or in part of: (a) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment, or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (b) the deficiency in case of a sale and a deficiency.
10. No action for the enforcement of the lien or of any portion hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
11. Mortgagee or holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
12. Mortgagee has no duty to examine the title, location, existence, or condition of premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or mortgage, nor shall Mortgagee be obligated to record this instrument or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Mortgagee, and it may require indemnities satisfactory to it before exercising any power herein given.

UNOFFICIAL COPY

13. Mortgagee shall release this mortgage and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this mortgage has been fully paid; and Mortgagee may execute and deliver a release hereof to and at the request of any person who shall, either before or after the maturity thereof, produce and exhibit to Mortgagee the note, representing that all indebtedness hereby secured has been paid, which representation Mortgagee may accept as true without inquiry. Where a release is requested of Mortgagee, Mortgagee may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.
14. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons have executed the note or this mortgage. The word "Note" when used in this instrument shall be construed to mean "notes" when more than one note is used.
15. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Mortgagee to Mortgagor or any Successor in Interest of Mortgagor shall not operate to release the liability of Mortgagor or any Successors in Interest of Mortgagor. Mortgagee shall not be required to commence proceedings against any Successor in Interest of Mortgagor or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this security instrument by reason of any demand made by the original Mortgagor or any Successors in Interest of Mortgagor. Any forbearance by Mortgagee in exercising any right or remedy including, without limitation, Mortgagee's acceptance of payments from third persons, entities or Successors in Interest of Mortgagor or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.
16. Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Mortgagor warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

UNOFFICIAL COPY

LEGAL DESCRIPTIONS

PARCEL 1:

Lot 23 in Block 11 in Frederick H. Bartlett's Central Chicago, a subdivision in the Southeast quarter ($\frac{1}{4}$) of Section 4, and the Northeast quarter ($\frac{1}{4}$) and the Southeast quarter ($\frac{1}{4}$) of Section 9, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: **4443 S. Leamington Avenue, Chicago, IL 60638**
P.I.N.#: 19-04-409-014-0000

PARCEL 2:

Lot 12 in Block 10 in Frederick H. Bartlett's Central Chicago, being a subdivision in the Southeast quarter ($\frac{1}{4}$) of Section 4, and the Northeast quarter ($\frac{1}{4}$) and the Southeast quarter ($\frac{1}{4}$) of Section 9, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: **4436 S. Lawler Avenue, Chicago, IL 60638**
P.I.N.#: 19-04-410-030-0000

PARCEL 3:

Lot 16 in Block 1 in Demarest and Kamerling's Grand Avenue Subdivision of the North half ($\frac{1}{2}$) of the Southeast half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$) of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: **4029 W. Hirsch Street, Chicago, IL 60651**
P.I.N.#: 16-03-233-011-0000

PARCEL 4:

Lot 38 in Thomas J. Divins Subdivision of Block 3 in Harding's Subdivision of the West half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: **726 N. Springfield Avenue, Chicago, IL 60624**
P.I.N.#: 16-11-101-031-0000

PARCEL 5:

Lot 8 in Block 3 in W.C. Reynold's Subdivision of the East half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$) of the Northwest quarter ($\frac{1}{4}$) of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: **634 N. Laramie Avenue, Chicago, IL 60644**
P.I.N.#: 16-09-113-027-0000