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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

TICOR

4011190

Report Mortgage Fraud
800-532-8785



0919511040

Doc#: 0919511040 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2009 10:25 AM Pg: 1 of 5

The property identified as: PIN: 17-22-301-065-1057

Address:

Street: UNITS 505 AND P-134, 1620 SOUTH MICHIGAN AVE

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60616

BOX 15

BOX

Lender: THOMAS P. ANDERSON, JR., AS TRUSTEE OF THE THOMAS P. ANDERSON, JR., DEC OF TRUST DATI

Borrower: THOMAS FITZWILSON ANDERSON, AS TRUSTEE OF THE THOMAS FITZWILSON ANDERSON
DECLARATION OF TRUST DATED DECEMBER 23, 2008

Loan / Mortgage Amount: \$375,000.00

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

Certificate number: 56D56D47-AE2A-4B03-B1EB-E85A72A1D933

Execution date: 07/01/2009

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MORTGAGE

TICOR
4011190

This Mortgage secures to the Lender, Thomas P. Anderson, Jr., as Trustee of the Thomas P. Anderson, Jr. Declaration of Trust dated May 3, 1991, (1) the repayment of the loan for \$375,000 plus interest evidenced by a Promissory Note signed by the Borrower, Thomas Fitzwilson Anderson, as Trustee of the Thomas Fitzwilson Anderson Declaration of Trust dated December 23, 2008, and dated August 1, 2009 together with any renewals, modifications and extensions of the Note (the "Note"), and (2) the performance of Borrower's covenants and agreements under this Mortgage and the Note. The Note provides that the Borrower will make periodic payments on the amount due and pay the debt in full at the earlier of the demand of the Lender, which demand can be made at any time after three years from the date of the note, or thirty years from the date of the Note.

For this purpose, Borrower does hereby mortgage, grant and convey to Lender, and Lender's successors and assigns, the Real Estate in Cook County, Illinois described on the attached Exhibit A, which currently has the address of Units 505 and P-134, 1620 South Michigan Ave., Chicago, IL 60616 (the "Property")

Borrower covenants to and agrees with Borrower as follows:

1. Borrower is lawfully seized of the Property and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered except for encumbrances of record. Borrower warrants and will defend the title to the Property against all claims and demands, subject to any encumbrances of record.
2. Borrower will pay, when due, the principal and interest due under the Note.
3. Borrower shall pay, when due, all real estate taxes, charges, fines and condominium assessments relating to the Property and promptly discharge any lien on the Property which has priority over this Mortgage.
4. Borrower shall keep the Property insured against loss by fire or other hazards in an amount at least equal to \$375,000 with an insurer approved by Lender, which policy shall include a standard mortgage clause and shall name Lender as mortgagee and as an additional loss payee.

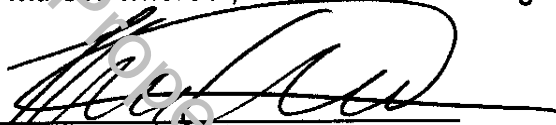
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5. Borrower shall repair and maintain the Property in order to keep the Property from deteriorating or decreasing in value due to its condition.

Permanent Real Estate Index Number: 17-22-301-065-1057.

Address of Real Estate: Units 505 and P-134, 1620 South Michigan Ave., Chicago IL 60616.

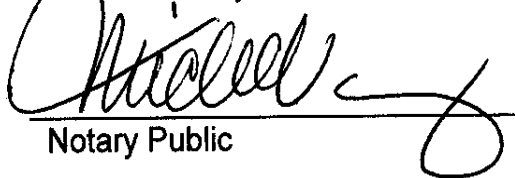
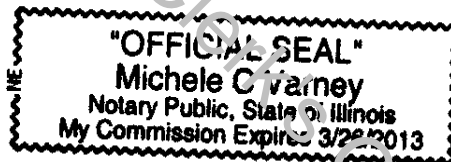
In witness whereof, the Borrower has signed this Mortgage on July 1, 2009.



Thomas Fitzwilson Anderson, as Trustee of the Thomas Fitzwilson Anderson. Declaration of Trust dated December 23, 2008

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 Thomas Fitzwilson Anderson, Jr., personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument in his capacity as Trustee, as his 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 1st day of August, 2009.


Notary Public

This instrument was prepared by G. Marshall Abbey, Esq., 105 Revere Dr., Suite E, Northbrook, IL 60062-1594, 847-291-9995

When recorded, mail to T.P. Anderson, Jr., 694 South Ridge Road, Lake Forest, IL 60045.

UNOFFICIAL COPY EXHIBIT A

UNIT 505 AND P-134 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS

PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT

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(Continued)

0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1620 S. MICHIGAN AVE #505
CHICAGO, Illinois 60616

Property of Cook County Clerk's Office