

Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption

56827



Doc#: 0924631003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/03/2009 09:12 AM Pg: 1 of 3

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 16-23-215-032-1003

Address:

Street: 1422 S. St. Louis

Street line 2: Unit 3

City: Chicago

State: IL

ZIP Code: 60623

Lender: Advent Development Corporation

Borrower: London Builders Corp.

Loan / Mortgage Amount: \$80,000.00

This property is located within Cook County and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

Certificate number: 666C5831-8C5D-4EB7-9584-2D4FF1A6EB45

Execution date: 08/25/2009

#568278 @ all
 MORTGAGE
UNOFFICIAL COPY

THIS AGREEMENT made this 24th day of August 2009, between LONDON BUILDERS ~~CORP~~, 3722 Antholl, Flossmoor, Illinois 60422, herein referred to as "Mortgagors", and ADVENT DEVELOPMENT CORPORATION, an Illinois Corporation, 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, 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 Eighty Thousand and 00/100 Dollars (\$80,000.00), 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 installments as provided in said note, with a final payment of the balance due on the 24th day of September, 2009, and all 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 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602

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, State of Illinois, to wit:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1422 S. ST. LOUIS AVENUE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATIONS OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0736015061, IN THE SOUTH WEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS : 16-23-215-⁰³²~~031~~-1003-0000

COMMON STREET ADDRESS: 1422 S. St. Louis, Unit #3, Chicago, Illinois 60623

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

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

UNOFFICIAL COPY

shades, storm doors, and windows, floor coverings, radiator beds, awnings, stoves and water heaters. All 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.

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.

LONDON BUILDERS CORP.

[Handwritten Signature]
Terrence Reese
President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERRENCE REESE, personally known to me to be 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 pursuant to, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of, August 2009.

Notary Public

[Handwritten Signature]
Notarial Seal
OFFICIAL SEAL
TRACY J EATON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/30/2010

This Instrument was prepared by and
MAIL TO:

Balin & Smith, P.C.
100 N. LaSalle, Suite 1111
Chicago, Illinois 60602