

Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Doc#: 1017554002 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/24/2010 12:43 PM Pg: 1 of 5

Report Mortgage Fraud
800-532-8785

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The property identified as: PIN: 25-21-404-022-0000

Address:

Street: 11551 South Wentworth

Street line 2:

City: Chicago

State: IL

ZIP Code: 60628

Lender: Fundamental Mortgage Solutions, Inc.

Borrower: Eamiel Beck

Loan / Mortgage Amount: \$81,787.00

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: 41B9D391-D733-490D-84EC-B6F186638CE9

Execution date: 06/23/2010

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After Recording Return To:

[Space Above This Line For Recording Data]

MORTGAGE

(Interest Included in Payment)

THIS INDENTURE, WITNESSETH, that EAMIEL BECK, (hereinafter called the "Mortgagor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid, CONVEY AND WARRANT to FUNDAMENTAL MORTGAGE SOLUTIONS, INC. (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 rent, issues and profits of said premises, situated in the City of Chicago, in the County of Cook and State of Illinois and fully legally 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 with respect to said premises, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, THE MORTGAGOR is justly indebted upon a installment note bearing even date herewith, payable to Mortgagee, providing for an original principal indebtedness of EIGHTY-ONE THOUSAND SEVEN HUNDRED EIGHTY-SEVEN AND NO/100 DOLLARS (\$81,787.00) being payable as follows:

FOR value received, the undersigned EAMIEL BECK, ("Borrower"), promise to pay to FUNDAMENTAL MORTGAGE SOLUTIONS, INC. ("Note Holder"), the principal sum of EIGHTY-ONE THOUSAND SEVEN HUNDRED EIGHTY-SEVEN AND NO/100 DOLLARS (\$81,787.00) and interest from February, 2010, on the balance of principal remaining from time-to-time unpaid at the rate of SIX AND ONE-HALF (6.5%) per cent per annum, payable in installments (including principal and interest) as follows: ZERO (\$0) Dollars on the 1st day of February, 2010 and a like sum on the 1st day of each month thereafter until this Note is fully paid except that the final payment of principal and interest if not sooner paid shall be due on the 1st day of January, 2015, all such payments on account of the indebtedness evidenced by this NOTE shall be first applied to interest on the unpaid principal balance and the remainder to principal.

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 levied against said premises, and, on demand, to exhibit receipts therefore; (c) within a

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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 situated on said premises insured by reputable companies with loss clause attached payable first to Mortgagee.

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 (10%) per cent per annum, shall be recoverable by a foreclosure 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 on 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 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 thereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid.

IN THE EVENT that title to or any interest in said premises or in any trust holding title to said premise 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 Mortgagee, the entire unpaid principal balance of such indebtedness shall at the election of Mortgagee or the holder of this Mortgage become immediately due and payable upon thirty (30) days written notice to Mortgagor.

THIS IS A PURCHASE MONEY MORTGAGE.

IN WITNESS WHEREOF, Mortgagor accepts and agrees to the terms and covenants contained in this Mortgage on this 19 day of JUNE, 2010.



EAMIEL BECK

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STATE OF ILLINOIS
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named EAMIEL BECK, mortgagor, personally known to me to be the same person whose name is subscribed to the foregoing instrument respectively, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of June, 2010.


Notary Public

"OFFICIAL SEAL"
Olga Rodriguez
Notary Public, State of Illinois
Commission Expires 5/22/2012

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

For the premises commonly known as: 11551 South Wentworth, Chicago, IL 60628.

LOT 58 IN BLOCK 3 IN WALTER H. FIELD'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 3, 4, 5 AND 6 IN ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 25-21-404-022-0000

Property of Cook County Clerk's Office