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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1029311058 Fee: \$56.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2010 09:59 AM Pg: 1 of 11

First American Title
Order # 2096615

2 of 2
75

Report Mortgage Fraud
800-632-8785

The property identified as: PIN: 16-11-121-002-0000

Address:

Street: 3815-21 West Ohio

Street line 2:

City: Chicago

State: IL

ZIP Code: 60624

Lender: Chicago Title Land Trust Company

Borrower: Robbie Wilkerson

Loan / Mortgage Amount: \$72,909.50

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

Certificate number: BB78976E-D416-4905-9171-EC305FECFF9E

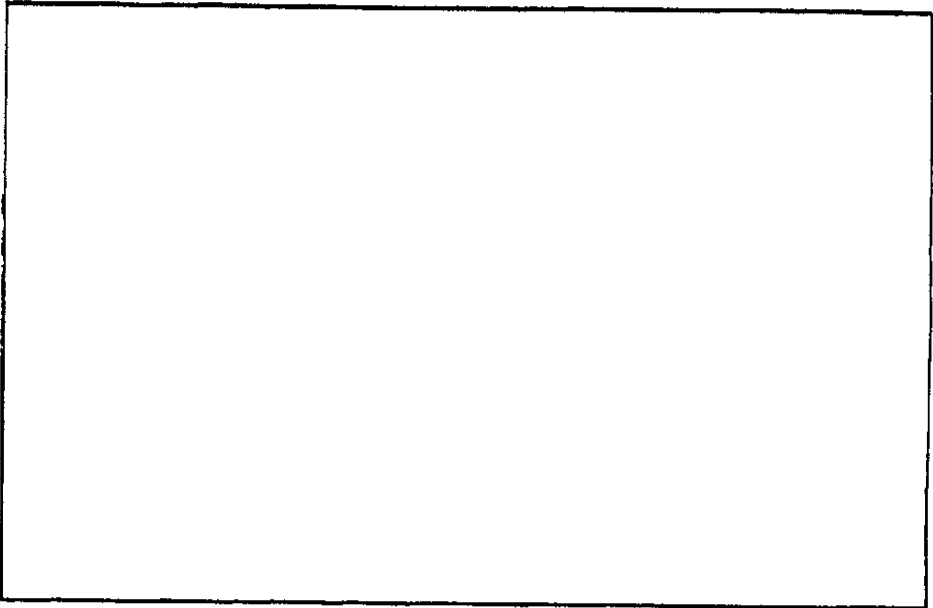
Execution date: 09/29/2010

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TRUST DEED

Trust Deed | Individual Mort-
gagor TermSecures ONE
Principal Note
USE WITH NOTE 1
Form 39 R.6/98



First American Title
Order # 2096015

020049

This trust deed consists of six pages (3 sheets 2 sides). The covenants, conditions and provisions appearing on subsequent pages are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

THIS INDENTURE, made SEPTEMBER 29, 2010

, between **ROBBE WILKERSON**
Robbie

herein referred to as "Mortgagors", and CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of ~~SEVENTY TWO THOUSAND NINE HUNDRED~~ 100 DOLLARS***
*** SUBJECT TO POSSIBLE CREDIT AS PROVIDED ON RIDER A, SIGNED BY MORTGAGOR AND NOTEHOLDER
evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER SAMUEL L. GREENE

and delivered in and by which said Principal Note the Mortgagors promise to pay the said principal sum on JUNE 30, 2011 with interest thereon from until maturity at the rate of --0-- per cent per annum, payable semi-annually on the -----day of ----- and of ----- in each year.

If all of said principal and interest are not paid at maturity then there shall be liquidated damages of :

1. \$ 2,500.00 PER MONTH AFTER MATURITY, or
2. PERCENT OF THE AMOUNT DUE. PER MONTH. AFTER MATURITY, or
3. NO LIQUIDATED DAMAGES FOR LATE PAYMENT .

and all of said principal and interest being made payable at such banking house or trust company in CHICAGO, COOK COUNTY , Illinois, 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: LAW OFFICES OF BRYANT & ASSOCIATES, P.C., 1011 LAKE ST., OAK PARK, IL 60301 in said ~~Cook~~ COUNTY

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020019

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 trust deed, 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 Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

SEE ATTACHED RIDER B FOR LEGAL DESCRIPTION

PERMANENT INDEX # 16-11-121-002-0000
COMMONLY KNOWN AS 3815-21 WEST OHIO, CHICAGO, IL 60624

which, with the property hereinafter described, is referred to herein as the "premises,"

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 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 the 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 said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts 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.

WITNESS the hand and seal of Mortgagors the day and year first afore written.

Robbie Wilkerson [SEAL]

_____ [SEAL]

Robbie Wilkerson [SEAL]

_____ [SEAL]

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020049

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, Jorge Sahagun

a Notary Public in and for the residing in said County, in

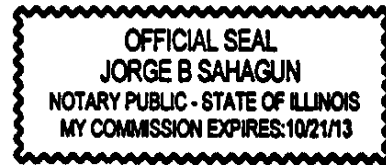
the state aforesaid, DO HEREBY CERTIFY THAT

who personally known to me to be the same person (s) whose name (s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said Instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of, September, 2010

Notary Public

Notarial Seal



THE COVENANTS, CONDITIONS AND PROVISIONS PREVIOUSLY REFERRED TO ARE:

1. Mortgagors shall (a) promptly repair, restore and 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 mechanics or other liens or claims for lien not expressly subordinated to the lien hereof; (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 Trustee or to holders of the note, (d) complete within a reasonable time any building or buildings now or at any time in process of 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.
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 Trustee or to holders of the notes 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 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 moneys sufficient either to 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 notes, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the notes, 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 notes, and in 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, Trustee or the holders of the notes, or of any of them, 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.---

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All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the notes, or of any of them, to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee 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 highest post maturity rate set forth in the notes securing this trust deed, if any, otherwise the highest prematurity rate set forth therein. Inaction of Trustee or holders of the notes 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 Trustee or the holders of the notes hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without injury into the accuracy of such 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 principal notes, or any of them, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal notes or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any of the principal notes, or (b) when default shall occur and continue for three days in the payment of any interest or in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the notes, or any of them, or Trustee 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 all expenditures and expenses, which may be paid or incurred by or on behalf of Trustee or holders of the notes, or any of them, for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' 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, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the notes, or any of them, 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 highest post maturity rate set forth in the notes securing this trust deed, if any, otherwise the highest prematurity rate set forth therein, when paid or incurred by Trustee or holders of the notes 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 trust deed or any indebtedness hereby secured; or (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 under the terms hereof constitute secured indebtedness additional to that evidenced by the principal notes with interest thereon as herein provided; third, all principal and interest remaining unpaid on the principal notes; 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 trust deed, 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 the 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 then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have the

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820079

power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of 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 from time to time may 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 trust deed, 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 sale and deficiency.

10. No action for the enforcement of the lien or of any provision 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 notes hereby secured.

11. Trustee or the holders of the notes, or of any of them, shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence, or condition of the Premises, or to inquire into the validity of the signatures or the identity capacity, or authority of the signatories on the note or the trust deed, nor shall Trustee be obligated to record this trust deed 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 Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal notes, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine notes herein described any notes which bear an identification number purporting to be placed thereon by a prior trustee hereunder or which conform in substance with the description herein contained of the principal notes and which purport to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and it has never placed its identification number on the principal notes described herein, it may accept as the genuine principal notes herein described any notes which may be presented and which conform in substance with the description herein contained of the principal notes and which purport to be executed by the persons herein designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder in which this instrument shall have been recorded. Any Successor in Trust hereunder shall have the identical title powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to the 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 shall have executed the principal notes or this Trust Deed.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this trust Deed.

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FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE PRINCIPAL NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE LANDTRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identification No. 820019

CHICAGO TITLE LANDTRUST COMPANY

BY [Signature]
Assistant Vice President, Assistant Secretary.

Trust Deed 1. Individual Mortgagor Term. Secures One Principal Note. Use with Note 1. Form 39 R.6/98

6.

Property of Cook County Clerk's Office

RECORDER'S OFFICE BOX NUMBER 333

MAIL TO:

NAME LAW OFFICES OF BRYANT & ASSOCIATES, P.C
STREET 1011 LAKE ST., SUITE 412
OAK PARK, IL 60301
CITY

FOR INFORMATION ONLY INSERT
STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

3815-21 WEST OHIO

CHICAGO , IL 60624

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Rider B

EXHIBIT A

820049

LEGAL DESCRIPTION

Legal Description: Lots 45, 46, 47 and 48 (Except the West 40 feet of each of said lots), in Central Park Station Subdivision of Block 9, in Harding's Subdivision of the East Half of the Northwest Quarter of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 16-11-121-002-0000 (Vol. 552) and 16-11-121-002-000 (Vol. 552)

Property Address: 3815-21 West Ohio, Chicago, Illinois 60624

Property of Cook County Clerk's Office

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020073

**RIDER A TO TRUST DEED and PRINCIPAL NOTE HELD
BY CHICAGO TITLE AND TRUST, AS TRUSTEE, AND
ROBBE WILKERSON, MORTGAGOR, IDENTIFIED AS
NOTE # 020073**

The principal sum due under the above referenced Trust Deed and Note shall be reduced by the matters to which title to the property is taken and remains subject, as follows:

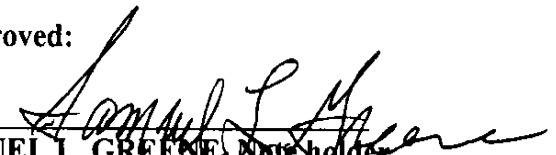
- 2008 Real Estate Taxes;
- 2009 Real Estate Taxes;
- 2010 Real Estate Taxes, first and second installment prorated credit amount of \$10,597.86.

In addition to any penalties due and paid on the above referenced taxes to and including March 29, 2010.



 ROBBE WILKERSON, Mortgagor

Approved:



 SAMUEL L. GREENE, Note holder

Dated: 9/29/2010

Dated: 9/29/2010

Property of Cook County Clerk's Office

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PRINCIPAL NOTE

Use with Trust Deed Form 1

\$ 72,900.50 _____, Illinois

*52/100 ****

FOR VALUE RECEIVED, I promise to pay to THE ORDER OF BEARER Samuel L. Greene the principal sum of Seventy two thousand nine hundred DOLLARS, on June 30, 2011 with interest thereon from _____ until the maturity hereof at the rate of 0 percent per annum payable on the _____ day of _____ and of _____ in each year. If all of said principal and interest is not paid at maturity then there shall be liquidated damages of: ~~***~~ *The principal sum is subject to possible credit as provided on RIDER A, signed by mortgagor and note holder*

1. \$ 2,500.00 PER MONTH AFTER MATURITY, or
2. PERCENT OF THE AMOUNT DUE PER MONTH AFTER MATURITY, or
3. NO LIQUIDATED DAMAGES FOR LATE PAYMENT:

the said payments of both principal and interest are to be made at such banking house or trust company in _____, Illinois, as the legal holder of this principal note may, from time to time, in writing appoint, and the absence of such

appointment, then at the office of LAW OFFICES OF BRYANT & ASSOCIATES

PC 1511 LAKE ST., SUITE 412, GAR PARK, #1 60301
TRUST COMPANY, TRUSTEE, on real estate in the COUNTY OF _____, Illinois; and it is agreed

that in case of default for three days in the payment of any installment of interest on this note or in the performance of any other agreement contained in said trust deed, then, at the election of the legal holder hereof (which election may be made at any time after the expiration of said three days, without notice), the principal sum hereon, together with accrued interest thereon, shall become at once due and payable at the place of payment aforesaid.

All parties hereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

[Signature]

Identification No. 928949
CHICAGO TITLE LAND TRUST COMPANY,
TRUSTEE
By: *[Signature]*
Assistant Secretary / Assistant Vice President

DO NOT DESTROY OR LOSE THIS DOCUMENT

IMPORTANT!

THIS IS A VALUABLE DOCUMENT! WHEN FULLY PAID, THIS NOTE AND THE TRUST DEED SECURING IT MUST BE SURRENDERED TO THE PARTY OBLIGED TO MAKE FINAL PAYMENT. THAT PARTY MUST IMMEDIATELY THEREAFTER PRESENT THIS NOTE AND THE TRUST DEED SECURING IT TO THE CHICAGO TITLE LAND TRUST COMPANY, TRUSTEE, IN ORDER TO OBTAIN A RELEASE DEED.

WARNING!

REVIEW THE BACK OF THIS NOTE. THERE MAY BE MEMORIALS OR ENDORSEMENTS

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828949

**RIDER A TO TRUST DEED and PRINCIPAL NOTE HELD
BY CHICAGO TITLE AND TRUST, AS TRUSTEE, AND
ROBBE WILKERSON, MORTGAGOR, IDENTIFIED AS
NOTE # 828949**

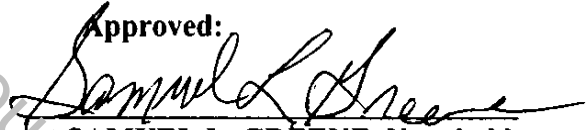
The principal sum due under the above referenced Trust Deed and Note shall be reduced by the matters to which title to the property is taken and remains subject, as follows:

- 2008 Real Estate Taxes;
- 2009 Real Estate Taxes;
- 2010 Real Estate Taxes, first and second installment prorated credit amount of \$10,597.86.

In addition to any penalties due and paid on the above referenced taxes to and including March 29, 2010.



ROBBE WILKERSON, Mortgagor

Approved: 

SAMUEL L. GREENE, Note holder

Dated: 7/29/2010

Dated: 7/29/2010

Property of Cook County Clerk's Office