

Illinois Anti-Predatory
Lending Database
Program



Doc#: 1136318027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2011 12:42 PM Pg: 1 of 4

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 17-08-334-043-0000

Address:

Street: 1 N Bishop

Street line 2: Unit 13

City: Chicago

State: IL

ZIP Code: 60607

Lender: HHH Group LLC

Borrower: Matthew H. and Pamela J. Hennessy

Loan / Mortgage Amount: \$582,005.72

This property is located within the program area 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: 2EEE3858-36D5-4D81-A562-1B79C910129B

Execution date: 11/30/2011

UNOFFICIAL COPY**MORTGAGE**

This Indenture, made the 30th day of November 2011.

WITNESSETH that **MATTHEW H. HENNESSY** and **PAMELA J. HENNESSY**, husband and wife, herein referred to as the Mortgagors, hereby mortgage and warrant to **HHH GROUP, LLC**, hereinafter referred to as Mortgagee, the following described lands and premises situated in the City of Chicago, County of Cook, and State of Illinois, viz:

(The above space for Recorder's use only)

PARCEL 1:

THAT PART OF LOTS 10, 11 AND 12 IN BLOCK 3 IN UNION PARK ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 58 MINUTES, 23 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, 126.54 FEET TO THE CENTER LINE, AND ITS EXTENSION, OF A PARTY WALL. AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 58 MINUTES, 23 SECONDS EAST, ALONG SAID NORTH LINE, 20.18 FEET TO THE CENTER LINE, AND ITS EXTENSION, OF PARTY WALL; THENCE SOUTH 00 DEGREES, 03 MINUTES, 05 SECONDS EAST ALONG SAID CENTER LINE AND ITS EXTENSION, OF PARTY WALL; THENCE SOUTH 00 DEGREES, 03 MINUTES, 05 SECONDS EAST ALONG SAID CENTER LINE AND ITS EXTENSION, 4.36 FEET TO THE SOUTH FACE OF A TOWN HOUSE BUILDING; THENCE NORTH 89 DEGREES, 39 MINUTES, 56 SECONDS EAST, ALONG SAID SOUTH FACE, 0.22 FEET TO THE WEST FACE, AND ITS VERTICAL PROJECTION, OF A WALL; THENCE SOUTH 00 DEGREES 28 MINUTES, 43 SECONDS WEST ALONG SAID WEST FACE, AND ITS VERTICAL PROJECTION, 15.75 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES 34 SECONDS WEST, 20.23 FEET TO THE CENTER LINE, AND ITS EXTENSION, OF A PARTY WALL; THENCE NORTH 00 DEGREES, 03 MINUTES 05 SECONDS WEST, ALONG SAID CENTER LINE, AND ITS EXTENSION, 60.13 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 2:**

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS, DRIVEWAYS AND WALKWAYS AS CONTAINED IN THE DECLARATION EXECUTED BY MADISON AND BISHOP, LLC RECORDED SEPTEMBER 7, 1999, AS DOCUMENT 99846084.

Address of real estate: **1 North Bishop, Unit 13, Chicago, Illinois 60607**

PIN: **17-08-334-043-0000, Vol. 0590**

Together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging, to secure the repayment of Five Hundred Eighty Two Thousand Five dollars and 72/100 (\$582,005.72), with interest at 1.2%, per annum payable according to the terms of a promissory note of even date; And the Mortgagor further covenants: To make all payments promptly and if any payment remains unpaid for fifteen (15) days after due, all unpaid hereon shall at the option of the Mortgagee become forthwith due; That he will pay when due all taxes on the premises and keep all buildings on the premises adequately insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee; That in case of default in paying taxes or insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this mortgage and shall be due forthwith; That in case default is made in any payment or covenant, the Mortgagee is authorized to sell the premises at public auction, pursuant to the statute in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including the attorney fee provided by statute, rendering the surplus, if any, to the Mortgagor; That in case of foreclosure, the abstract shall belong to the Mortgagee.

If more than one appears as Mortgagor or Mortgagee, or if either be of the feminine sex, or a corporation, the pronouns and relative words used herein shall be read as if written in the plural, feminine or neuter respectively and all covenants shall bind and inure to the benefit of the heirs, personal representatives, assigns and successors of the respective parties.

In Witness Whereof, the Mortgagors have hereunto set their hands and seals.



MATTHEW H. HENNESSY



PAMELA J. HENNESSY

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

On this 30th day of November 2011, in and for said County, personally appeared **MATTHEW H. HENNESSY** and **PAMELA J. HENNESSY**, to me known to be the same persons described in and who executed the within instrument, who have acknowledged the same to be their free act and deed.



Catherine G. Penney

Notary Public

My commission expires: March 18, 2015

This document was prepared by and when recorded should be mailed to:

Timothy G. Carroll
Harrison Held Carroll & Wall, LLP
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