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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 06/21/2012 08:44 AM Pg: 1 of 4

Report Mortgage Fraud 800-532-8785

The property identified as:

PIN: 15-15-315-022-0000

Address:

Street:

1914 S 17TH AVENUE

Street line 2:

City: MAYWOOD

ZIP Code: 60153

Lender: BRONNY SAMARDZIJA

Borrower: DIAMITER Q'S CONSTRUCTION, INC

Loan / Mortgage Amount: \$100,000.00

County Clark's 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: 2FAE491F-0347-4A44-9F10-DFE8483883BD

Execution date: 05/14/20

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MORTGAGE DEED

THIS MORTGAGE is given by Diamiter Q's Construction, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois, and hereinafter called Borrower of 10526 W. Cermak Road, Suite 1.1, Westchester, IL 60154 to Bronny Semardzija, Hereinafter called Lender, which term

FOR RECORDERS' USE

Includes any holder of this Wortgage, to secure the payment of the PRINCIPAL SUM of up to One hundred thousand Dollars (\$100,000), all as provided in a Note having the same date as this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Note and this Mortgage.

In consideration of the loan made by Lender to Borrower and for the purpose expressed above, the Borrower does hereby grant and convey to Lender, with MORTGAGE COVENANTS, the land with the buildings situate I thereon and all the improvements and fixtures now and hereafter a part thereof, and having the following street address and legal description:

LOT 7 (EXCEPT THE NORTH 90 FEET THEREOF) IN BROADVIEW ESTATE ADDITION TO MAYWOOD, A SUBDIVISION OF BLOCKS 10, 15 AND 16 IN WALLACE'S ADDITION TO MAYWOOD; ALSO THE EAST 1/4 OF THE NORTH 67.2 ACRES OF THE SOUTH 150.4 ACRES OF THE WEST 1/2; OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Also commonly known as: 1914 S. 17th Avenue, Maywood, IL 60153

Property Index Number: 15-15-315-022-0000

Borrower further covenants and agrees that:

- 1. No superior mortgage or the note secured by it will be modified without the consent of Lender hereunder.
- 2. In the event that Borrower fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.
- 3. As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the mortgaged property, and upon default the same may be collected without the

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necessity of making entry upon the mortgaged premises.

- 4. In the event that any condition of this Mortgage or any senior mortgage shall be in default for fifteen (15) days, the entire debt shall become immediately due and payable at the option of the Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
- 5. In the event that the Borrower transfers ownership (either legal or equitable) or any security interest in the mortgaged property, whether voluntarily or involuntarily, the Lender may at its option declare the entire debt due and payable.
- o. This Mortgage is also security for all other direct and contingent liabilities of the Borrower to Lender which are due or become due and whether now existing or hereafter contracted.
- 7. Borrower shall maintain adequate insurance on the property in amounts and form of coverage acceptable to 1 ender and the Lender shall be a name insured as its interest may appear.
- 8. Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.
- 9. Borrower further covenants and warrants to Lender that Borrower is indefeasibly seized of said land in fee simple; that the Borrower has lawful authority to mortgage said land and that said land is free and clear of all excumbrances except as may be expressly contained herein.

This Mortgage is upon the STATUTORY CONDYTION and the other conditions set forth herein, for breach of which Lender shall have the STATUTORY POWER OF SALE to the extent existing under Illinois state law.

Executed under seal this 14th day	of MAY	, 2012	
	Borrower:		大公
	Diamiter Q's	Construction,	Inc., an Illinois emporation
	By: 9 1	I L	(SEAL)
	Name: J.S. Its: President	e i a	istant

State of Illinois	
at.) ss.
County of Cook	I, the undersigned, a Notary Public in and for said County
	in the State aforesaid, DO HEREBY CERTIFY that
	Jose Quintana, President of Diamiter Q's

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Construction, Inc., personally known to me to be the President of Diameter Q's Construction, Inc. and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed, sealed and delivered the said instrument pursuant to the authority given by said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said President, for the uses and purposes therein set forth.

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Given unor i my	manu and otherar	scal, illis	/ / /	uay or	7 / [000]	, 2012.

Commission expired

8/24,2015

Prepared by:

De mis P. Hannon, Attorney

1749 5. Naperville Road, Suite 103

Wheaton, L 50189

Mail to:

Dennis P. Hannen, Attorney

1749 S. Napervine P.oad, Suite 103 750/1/Co

Wheaton, IL 60189