

UNOFFICIAL COPY

Illinois Anti-Predatory Lending Database Program



Doc#: 1220629133 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2012 03:45 PM Pg: 1 of 6

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN: 09-16-106-084-0000**

Address:

Street: 1876 BIG BEND DRIVE

Street line 2:

City: DES PLAINES

State: IL

ZIP Code: 60016

Lender: SUSTAINABUILD LLC

Borrower: 1876 DES PLAINES INC

Loan / Mortgage Amount: \$60,000.00

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: 0384B4B8-6127-4190-AF7E-9D13384A893A

Execution date: 07/17/2012

UNOFFICIAL COPY

After recording, return to:

MORTGAGE

July 13, 2012
[Date]

Des Plaines
[City]

Illinois
[State]

Definitions:

(A) "Security Instrument" means this document, dated July 10, 2012, together with all Riders to this Document.

(B) "Borrower" is 1876 DES PLAINES, INC.

(C) "Lender" is Sustainbuild LLC

(D) "Note" means the promissory note signed by Borrower and dated .

The Note states that the Borrower owes Lender \$60,000.00

This security instrument secures to Lender: (i) repayment of the Loan, and all renewals, extensions and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, the Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, the following described property located in the County of Cook.

Parcel ID Number: 09-16-106-084-0000.

Address:

TOGETHER WITH all the improvement now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, Late Charges, Assessment, and Liens: Borrower shall pay when due all of the above mentioned items.

2. Interest

Interest will be charged on the unpaid principal until the full amount of the Principal has been paid.

3. Payments

A. Time and Place of Payments

NK
Buyer's Initials

UNOFFICIAL COPY

I will pay interest by making a payment every month.
I will make a lump sum payment on .

I will make my monthly payment at 320 N. Damen, Suite D202A, Chicago, Illinois 60612 or at a different place if required by the Note Holder.

B. Amount of Monthly Payments

My payment due on November 10, 2012 will be in the amount of \$70,000.00.

5. Borrower's Right to Prepay.

I have the right to make payments of Principal at any time before they are due. A payment of Principal is known as a "Prepayment." When I make a prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under this Note.

I may make a full Prepayment or partial prepayments without paying any prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note.

6. Borrower's Failure to Pay as Required

(a) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any payment by the due date Note Holder shall pay an additional November 10, 2012 is due.

(b) Default.

If I do not pay the full amount payment on the date it is due, I will be in default.

(c) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal and all the interest that I owe on that amount. The date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(d) No Waiver by Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

7. Giving of Notices

Unless applicable law requires a different method, any notice that must be given to Borrower under this Note will be given by delivering it or by mailing it by first class mail to Borrower at 3044 Oconto, Chicago, Illinois 60707.

Unless the Note Holder requires a different method, any notice that must be given to the Note Holder under this note will be given by mailing it by first class mail to the Note Holder at the address stated above.


8. Security Interest.

NK
Buyer's Initials

UNOFFICIAL COPY

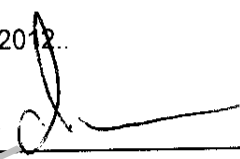
This Mortgage is a uniform instrument. In addition to the protections given to the Note Holder under this Mortgage, Borrower shall also execute a quit claim deed for the property shall be held as security interests for this mortgage.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.


_____(Seal)
1876 N. Des Plaines, Inc. – by Nazar Kryvko

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Nazar Kryvko President of 1876 N. Des Plaines, Inc. , is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17th day of July, 2012.



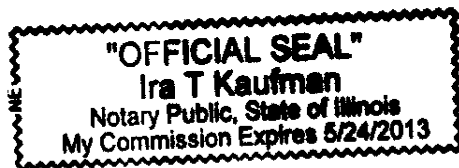
Notary Public

My commission expires: _____



LEGAL DESCRIPTION:


See attached as exhibit A



NK
Buyer's Initials

UNOFFICIAL COPY

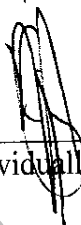
WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.



1876 Des Plaines, Inc. by - Nazar Kryvko - President

(Seal)

- Borrower



Nazar Kryvko - Individually

Property of Cook County Clerk's Office

Buyer's Initials

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

LOT 4 IN DOLORES RESUBDIVISION OF LOTS 4 THROUGH 6, BOTH INCLUSIVE IN DOLORES
SUBDIVISION IN SECTIONS 16 & 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID RESUBDIVISION RECORDED APRIL 7, 1970
AS DOCUMENT NUMBER 21128605 IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1876 BIG BEND DRIVE
DES PLAINES, ILLINOIS 60016

P.I.N.: 09-16-106-084-0000

Property of Cook County Clerk's Office