



Illinois Anti-Predatory
Lending Database
Program

Doc#: 1316213026 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2013 11:31 AM Pg: 1 of 4

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 17-09-114-021-1488

Address:

Street: 500 W. Superior Street

Street line 2: Unit 2302

City: Chicago

State: IL

ZIP Code: 60610

Lender: MARSHA JAN NEECE

Borrower: S. RONALD STONE

Loan / Mortgage Amount: \$264,909.00

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: 0D35C1B1-DAD0-49C1-97A1-E3F6945EE57E

Execution date: 06/05/2013

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MORTGAGE

This Mortgage is given by S. Ronald Stone, hereinafter called **Borrower**, of 500 W. Superior ST. Unit 2302 of Chicago, IL to Marsha Jan Neece, of 500 W. Superior St. Unit 2302 of Chicago, IL, her successors and/or assigns as their respective interests may appear, hereinafter called Lender, which term includes any holder of this Mortgage, to secure the payment of the PRINCIPAL SUM of TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED NINE (\$264,909) Dollars together with interest thereon computed on the outstanding balance at the rate of Three Percent (3%) per annum payable ON DEMAND all as provided in a Promissory 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 situated thereon and all the improvements and fixtures now and hereafter a part thereof, and having a street address of:

**500 W Superior St. Unit 2302
Chicago, IL 60654**

and legally described as follows:

See Exhibit A hereto

Borrower further covenants and agrees that:

1. Intentionally let blank.
2. Borrower will pay all real estate and other taxes or assessments affecting the premises when due including but not limited to monthly condominium assessments.
3. 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.
4. As additional security hereunder, Borrower hereby assigns to Lender, any rents due Borrower from the mortgaged property, and upon default the same may be collected without the necessity of making entry upon the mortgaged premises.
5. In the event that any condition of this Mortgage shall be in default for fifteen (15) days, the entire debt shall become immediately due and payable at the option of the Lender without demand or notice. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred in enforcing this mortgage including foreclosure.
6. 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 without notice or demand.
7. 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.
8. Borrower shall maintain adequate insurance on the property in amounts and form of coverage acceptable to

DRS

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Lender and the Lender shall be a named insured as its interest may appear.

9. Borrower shall keep the premises in good condition reasonable wear and tear excepted and shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.

10. Borrower further covenants and warrants to Lender that Borrower is indefeasibly seized of said land in fee simple; that Borrower has lawful authority to mortgage said land and that said land is free and clear of all encumbrances except as may be expressly contained herein.

This Mortgage is upon the STATUTORY CONDITION 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 law.

Executed under seal and in the presence of witnesses on this ³⁰ 8th day of June 2013 *nae*

BORROWER:

BY: *SR Stone*
S.Ronald Stone

[

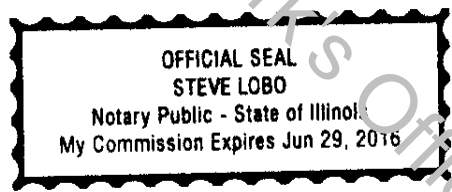
NOTARY

STATE OF ILLINOIS }
COUNTY OF Cook }

On 6/5/13 before me Steve Lobo, Notary Public,
personally appeared S Ronald Stone, and _____, who are personally known
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: *SS*
(Seal)



After Recording Mail To:

Marsha Jan Neece
500 W. Superior St. Unit 2302
Chicago, IL 60654

State of Illinois
County of Cook
Signed (or subscribed or attested) before me on
Date: 6/5/13
By: S Ronald Stone
Notary *SS*

PREPARED BY
S. RONALD STONE
500 W SUPERIOR ST # 2302
CHICAGO, IL 60654

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Exhibit A - Legal Description

PARCEL 1:

UNIT 2302 AND PARKING SPACE(S) P-111 IN THE MONTGOMERY ON SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1 TO 10, LOT 15 (EXCEPT THE WEST 9 FEET), LOTS 16 TO 28 AND THE WEST 19 ¼ FEET OF LOT 11 IN BLOCK 4 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO; LOTS 1 TO 4, (EXCEPT THE WEST 9 FEET OF SAID LOT 4), IN THE SUBDIVISION OF THE WEST 4 ¼ FEET OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, AND ALL OF THE EAST-WEST VACATED ALLEY LYING NORTH OF SAID LOTS 15 TO 28 (EXCEPT THE WEST 9 FEET THEREOF), ALL IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MAY 18, 2005 AS DOCUMENT 0513822164 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 235, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0513822164.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT, USE OF SHARED FACILITIES, MAINTENANCE, UTILITIES, ENCROACHMENTS AND EXTERIOR MAINTENANCE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 18, 2005 AS DOCUMENT NO. 0513822163.

Commonly known as 500 W. Superior Street, Chicago, Illinois 60610

P.I.N. 17-09-114-021 1488

P.I.N. 17-09-114-021-1530

A