

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program



1316434036

**Doc#:** 1316434036 **Fee:** \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2013 09:57 AM Pg: 1 of 4

### Certificate of Exemption

**Report Mortgage Fraud**  
**800-532-8785**

The property identified as: **PIN:** 17-10-221-083-1270

**Address:**

**Street:** 445 E North Water Street

**Street line 2:** Unit #2

**City:** Chicago

**State:** IL

**ZIP Code:** 60611

**Lender:** MANAGE L.L.C.. Mail to, to secure the note dated March 18, 2011

**Borrower:** 26 PROP JIS L.L.C.. Mail to 35 E Wacker drive suite 931 Chicago IL 60601, an Illinois Limited Liability

**Loan / Mortgage Amount:** \$181,500.00

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:** 5D725BCC-5A54-45DE-94D8-5E1DC4957DCD

**Execution date:** 03/21/2011

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## MORTGAGE

PREPARED BY: MORTGAGOR

MAILING ADDRESS:

207 E. OHIO ST #373, CHICAGO, IL 60611

THE MORTGAGOR, 26 PROP JIS L.L.C..  
MAIL TO 35 E WACKER DRIVE SUITE  
931 CHICAGO IL 60601, AN ILLINOIS  
LIMITED LIABILITY COMPANY  
(HEREIN AFTER REFERRED TO AS  
"MORTGAGOR"), MORTGAGES TO  
MANAGE L.L.C., MAIL TO, TO SECURE  
THE NOTE DATED MARCH 18, 2011 IN  
AMOUNT OF \$181,500 THE  
FOLLOWING DESCRIBED REAL  
ESTATE:

**SEE EXHIBIT A ATTACHED**

COMMON ADDRESS: 445 E NORTH WATER STREET, UNIT 2, PARKING SPACE UNIT P-19,  
AND PARKING SPACE UNIT P-20, CHICAGO, ILLINOIS 60611

SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, IN THE COUNTRY  
OF THE UNITED STATES OF AMERICA.

DATED: MARCH 21, 2011

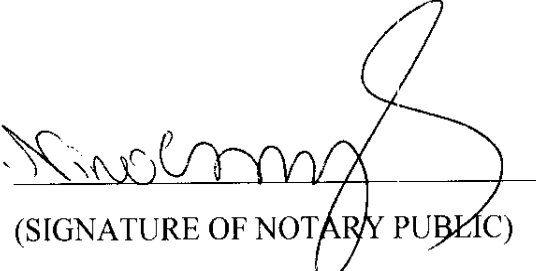
"MORTGAGOR"

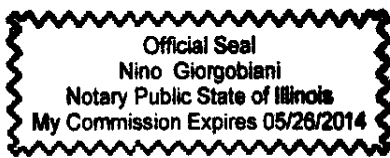
BY:   
ROOP PATEL, AS A MANAGER, AUTHORIZED OF "MORTGAGOR"

STATE OF ILLIOIS

COUNTY OF COOK

THIS INSTRUMENT WAS ACKNOWLEDGED AND SIGNED BEFORE ME ON 03/21/2011  
(DATE) BY ROOP PATEL, AS A MANAGER, AUTHORIZED OF "MORTGAGOR" ON  
BEHALF OF WHOM INSTRUMENT WAS EXECUTED.

  
(SIGNATURE OF NOTARY PUBLIC)



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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 2 , AND P-19 AND P-20 IN THE RIVERVIEW CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF RIVER VIEW CONDOMINIUMS, WHICH PLAT OF SURVEY IS ATTACHED IN EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 4,2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT NO 00595371. THAT PART BLOCK 14, TOGETHER WITH THAT PART OF THE EAST RIVER DRIVE ALL PART OF THE CITYFRONT CENTER BEING A RESUBDIVISION OF THE NORTH FRACTION OF SECTION 10 TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14: THENCE SOUTH 00°04'20" EAST ALONG THE EAST LINE OF SAID BLOCK 14 A DISTANCE OF 6.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 6.50 FEET THEREOF BEING ALSO THE POINT OF BEGINNING, THENCE SOUTH 00°04'20" EAST ALONG SAID EAST LINE 106.22 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST RIVER DRIVE AFORESAID. THENCE SOUTH 79°05'47" WEST ALONG SAID SOUTHERLY LINE OF EAST RIVER DRIVE 39.76 FEET: THENCE NORTH 10°51'13" WEST 34.03 FEET: THENCE SOUTH 79°08'47" WEST 41.03 FEET: THENCE NORTH 10°51'13" WEST 5.97 FEET: THENCE SOUTH 79°08'47" WEST 34.64 FEET: THENCE NORTH 00°04'20" WEST 125.93 FEET TO POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTH 6.50 FEET OF SAID BLOCK 14, THENCE NORTH 89°55'40" EAST ALONG THE LAST MENTIONED SOUTH LINE 317.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT2, P19 & P20 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF VACATED EAST RIVER DRIVE & OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NUMBER 8763091) IN CITYFRONT CENTER, BEING RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 8/4/00 AS DOCUMENT NUMBER 00595370.

PARCEL 4: UNIT 2, AND PARKING SPACE UNIT P-19 AND PARKING SPACE UNIT P-20 IN THE RIVERVIEW CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF RIVER VIEW CONDOMINIUMS, WHICH PLAT OF SURVEY IS ATTACHED IN EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 4,2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT NO 00595371. THAT PART BLOCK 14, TOGETHER WITH THAT PART OF THE EAST RIVER DRIVE ALL PART OF THE CITYFRONT CENTER BEING A RESUBDIVISION OF THE NORTH FRACTION OF SECTION 10 TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14: THENCE SOUTH 00°04'20" EAST ALONG THE EAST LINE OF SAID BLOCK 14 A DISTANCE OF 6.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 6.50 FEET THEREOF BEING ALSO THE POINT OF

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BEGINNING, THENCE SOUTH 00°04'20" EAST ALONG SAID EAST LINE 106.22 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST RIVER DRIVE AFORESAID. THENCE SOUTH 79°05'47" WEST ALONG SAID SOUTHERLY LINE OF EAST RIVER DRIVE 39.76 FEET: THENCE NORTH 10°51'13" WEST 34.03 FEET: THENCE SOUTH 79°08'47" WEST 41.02 FEET: THENCE NORTH 10°51'13" WEST 5.97 FEET: THENCE SOUTH 79°08'47" WEST 34.64 FEET: THENCE NORTH 00°04'20" WEST 125.93 FEET TO POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTH 6.50 FEET OF SAID BLOCK 14, THENCE NORTH 89°55'40" EAST ALONG THE LAST MENTIONED SOUTH LINE 317.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5: UNIT 2, AND PARKING SPACE UNIT P-19 AND PARKING SPACE UNIT P-20 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF VACATED EAST RIVER DRIVE & OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NUMBER 8763091) IN CITY RONT CENTER, BEING RESUBDIVISION IN THE NORTH FRACTION OF SECT ON 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PR TNCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371 AND AS AMENDED, TOGETHER WTTT ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 6: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 8/4/00 AS DOCUMENT NUMBER 00595370

COMMONLY KNOWS AS: 445 E NORTH WATER ST UNIT 2 AND PARKING SPACE UNIT P-19 AND PARKING SPACE UNIT P-20 CHICAGO IL 60611-5538

POSTAL ADDRESS: 441 E NORTH WATER ST UNIT 2 AND UNIT P-19 AND UNIT P-20 CHICAGO IL 60611-5538

TAX NUMBER: 17-10-221-083-1270  
17-10-221-083-1118  
17-10-221-083-1119