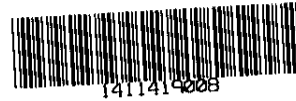


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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1411419008 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2014 09:11 AM Pg: 1 of 5

FIRST AMERICAN TITLE
ORDER # 2483729

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 15-09-104-008-0000

Address:

Street: 117 Marshall Avenue

Street line 2:

City: Bellwood

State: IL

ZIP Code: 60104

Lender: IFF

Borrower: North West Housing Partnership

Loan / Mortgage Amount: \$130,432.36

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: 01D799FD-C861-4396-B132-06F200A037A8

Execution date: 11/06/2013

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ILLINOIS

Permanent Tax Index Numbers:
15-09-104-008-0000

Property Addresses:
117 Marshall Avenue
Bellwood, Illinois

FIRST AMERICAN TITLE
ORDER # 2483729

This space reserved for Recorder's use only.

CONSTRUCTION MORTGAGE

THIS INDENTURE, made November 6, 2013, between North West Housing Partnership, an Illinois not-for-profit, whose mailing address is 1699 E. Woodfield Road, Suite 404, Schaumburg, IL 60173, herein referred to as "MORTGAGOR," and IFF, an Illinois not-for-profit corporation, whose mailing address is 1 North LaSalle Street, Suite 700, Chicago, IL 60602, herein referred to as "MORTGAGEE," witnesseth:

THAT WHEREAS the MORTGAGOR and the MORTGAGEE are parties to that certain Agreement Between IFF and North West Housing Partnership for The Illinois "IKE" Disaster Recovery Program (IDRP), dated May 4, 2012 (the "IDRP Agreement"), pursuant to which the MORTGAGEE has agreed to advance funds to the MORTGAGEE and in consideration thereof the MORTGAGEE has agreed to comply with the terms and conditions of the IDRP Agreement, which includes, upon the occurrence of certain events, the repayment of any funds advanced to the MORTGAGOR by the MORTGAGEE to the MORTGAGOR. Terms not otherwise defined herein shall have the meanings provided for in the IDRP Agreement.

WHEREAS, Mortgagee has agreed to make a loan to Mortgagor in the maximum amount One Hundred Thirty Thousand Four Hundred Thirty-Two and 36/100 (\$130,432.36) (the "Loan");

WHEREAS, the Loan is evidenced, secured and governed by, among other things, this Mortgage and that certain Promissory Note of even date herewith (the "Note");

NOW, THEREFORE, the MORTGAGOR, to secure its obligations under the IDRP Agreement, and the performance of the covenants and agreements herein contained, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY AND WARRANT unto the MORTGAGEE, and the MORTGAGEE'S successors and assigns, the following described Real Estate and all of the estate, right, title and interest therein, situate, lying and being in the Village of Bellwood, County of Cook, and State of Illinois legally described on Exhibit "A" attached hereto and made a part hereof. Which, with the property hereinafter described, is referred to herein as the "premises,"

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TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as MORTGAGOR may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves, and water heaters. All the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by MORTGAGOR or his successors or assigns shall be considered as constituting part of the real estate.

The Loan shall have an interest rate of 0% per annum and a maturity date shall be the Forgiveness Date. The "Forgiveness Date" means the date that Mortgagor delivers to Mortgagee a certificate of substantial completion from the Mortgagor's architect certifying the lien-free rehabilitation of the Premises.

TO HAVE AND TO HOLD the premises unto the MORTGAGEE, and the MORTGAGEE'S successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the MORTGAGOR does hereby expressly release and waive.

This mortgage includes each and every one of the covenants, conditions and provisions appearing subsequent to the signature page hereof, all of which are incorporated herein by reference and are a part hereof and shall be binding on MORTGAGOR, its heirs, successors, and assigns.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

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IN WITNESS WHEREOF, the MORTGAGOR has caused their signatures and seal to be hereto affixed and these presents to be signed by him on the day and year first written.

NORTH WEST HOUSING PARTNERSHIP, an
Illinois not-for-profit corporation

By: Paula Bush
Name: PAULA BUSH
Its: ASSOCIATE DIRECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Michelle Hill, a Notary Public in and for said County in the State aforesaid, DO
HEREBY CERTIFY that Paula Bush, personally known to me to be the same person whose
name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged
that she signed, sealed and delivered the said instrument as her free and voluntary act, for purposes
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of November, 2013.

Michelle Hill
Notary Public

This instrument was prepared by and
Should be returned to:

Applegate & Thorne-Thomsen, P.C.
626 W. Jackson, Suite 400
Chicago, Illinois 60661
Attn: Dan Klaff



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LOT 8 IN BLOCK 4 IN RESUBDIVISION OF BLOCKS 1,2,3 AND 4 AND VACATED STREETS AND ALLEYS IN HULBERT HEIGHTS DEVELOPMENT AT MANNHEIM AND ST. CHARLES ROADS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1926 AS DOCUMENT NO. 9478509, IN COOK COUNTY, ILLINOIS.

pin 15-09-104-008-0000

Property of Cook County Clerk's Office