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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



1432345043

Doc#: 1432345043 **Fee:** \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2014 11:30 AM Pg: 1 of 4

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 16-25-127-026-0000

Address:

Street: 2954 W. 26th Street

Street line 2:

City: Chicago

State: IL

ZIP Code: 60623

Lender: Maria L. Castillo, as Trustee

Borrower: Rik Properties LTD

Loan / Mortgage Amount: \$155,000.00

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: FD953069-0939-4694-9BD0-79C270758A24

Execution date: 11/14/2014

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TRUST DEED (ILLINOIS)
For Use With Note Form No. 1448
(Monthly Payments Including Interest)

THIS AGREEMENT, made **NOVEMBER 4, 2014**, between **RIK PROPERTIES LTD.** herein referred to as "Mortgagors," and **MARIA L CASTILLO**, hereinafter referred to as "Trustee", witnesseth: That Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Bearer and delivered, in and by which note Mortgagors promise to pay the principal sum of **ONE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$155,000.00)**, such principal sum and interest to be payable as follows: **ONE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$155,000.00)** on the **31ST** day of **JANUARY 2015**, all such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate of **0** percent per annum, and all such payments being made payable at **MARIA L CASTILLO, 3958 W 55TH STREET, CHICAGO, IL 60632** or at such other place as the legal holder of the note may, from time to time, in writing appoint, which not further provides that at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provision and limitations of the above mentioned not and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, Mortgagors by these presents **CONVEY AND WARRANT** unto the Trustee, its or his successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the **CITY OF CHICAGO, COUNTY OF COOK, IN THE STATE OF ILLINOIS**, to wit:

LOTS 21, 22, 23, 24, 25, 26 AND 27 IN BLOCK 4 IN TREGO AND SMITH'S SUBDIVISION OF THE WEST 697.00 FEET OF THE EAST 18 ACRES OF THE WEST

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34 ACRES OF THE SOUTH 64 ACRES ON THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE SOUTH 85 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SACRAMENTO AVENUE, NORTH OF THE NORTH LINE OF 26TH STREET AND WEST OF THE WEST LINE OF CASS SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1886 AS DOCUMENT NUMBER 730704 IN COOK COUNTY, ILLINOIS.

which, with the property hereinafter described, is referred to herein as the "premises,"

Permanent Real Estate Index Number: **16-25-124-038, 16-25-124-039, 16-25-124-040, 16-25-124-041 AND 16-25-127-026**

Address of Real Estate: **2954 W 26TH STREET AND 3010 W 26TH STREET, CHICAGO, IL**

TOGETHER with all improvements, tenements, easements and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), and ventilation, including (with out restricting the foregoing), screens, window shades, awnings, storm doors and windows, floor coverings, inador beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and assigns, forever, for the purposes, and upon the uses and trusts 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 Mortgagors do hereby expressly release and waive.

The name of a record owner is: **RIK PROPERTIES LTD**

This Trust Deed consists of five pages. The covenants, conditions and provisions appearing on pages 4, 5 and 6, are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

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Witness the hands and seals of Mortgagors the day and year first above written.

Ricardo E. Correa
RIK PROPERTIES LTD.
BY RICARDO E CORREA,
PRESIDENT AND SECRETARY

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 **RICARDO E CORREA**, President and Secretary of RIK PROPERTIES LTD., 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 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 official seal, this 1ST day of **NOVEMBER, 2014**

[Signature]
Notary Public

My commission expires: 10-28-15

This instrument was prepared by:

RICARDO E CORREA
ATTORNEY AT LAW
5310 S ARCHER AVE
CHICAGO, IL 60632



Mail this instrument to

RICARDO E CORREA
ATTORNEY AT LAW
5310 S ARCHER AVE
CHICAGO, IL 60632

CLERK'S OFFICE OF COOK COUNTY