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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1517416046 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2015 12:49 PM Pg: 1 of 5

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN: 20-22-231-033-0000**

Address:

Street: 6624-44 S. Cottage Grove Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60637

Lender: Michael W. Dowd

Borrower: Gloria J Thompson A/K/A Gloria J. Pratt

Loan / Mortgage Amount: \$47,000.00

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: 94382EF5-D5D3-440C-B219-9229505EC73C

Execution date: 6/10/2015

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MORTGAGE

Property of Cook County Clerk's Office

Prepared by:
William C. Dowd
7480 College Drive
Palos Heights, Il. 60463

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MORTGAGE DEED

This Mortgage Deed is made and effective this **February 15**, 2015

BETWEEN: Gloria J Thompson A/K/A Gloria J. Pratt

hereinafter termed as "Borrower", having an address of 6644 S. Cottage Grove Ave, Chicago, Il.,
AND:

Michael W. Dowd hereinafter **Lender** of 8749 West 131st Street, Orland Park, Il. 60462

RECITALS:

This Mortgage is given by Borrower to Lender, which term includes any holder of this Mortgage, to secure the payment of the PRINCIPAL SUM of Forty Seven Thousand Dollars and 00/100 (\$47,000.00) together with interest thereon computed on the outstanding balance of Forty Seven Thousand Dollars and 00/100 (\$47,000.00) 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, Borrower does hereby grant and convey to Lender, with MORTGAGE COVENANTS, the Mortgaged Property and all the improvements and fixtures now and hereafter a part hereof, described in "**Exhibit A**" (hereinafter "Mortgaged Property") attached hereto and made a part hereof;

Borrower further covenants and agrees that:

1. No superior mortgage or the note secured by it will be modified without the consent of Lender hereunder.
2. Borrower will make with each periodic payment due under the Note secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, assessments and other municipal charges which can become a lien against the Mortgaged Property can be paid by Lender when due. This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.
3. In the event that Borrower fails to carry out the covenants and agreements set forth herein, Lender may do and pay for whatever is necessary to protect the value of and Lender's rights in the property and any amounts so paid shall be added to the Principal Sum due Lender hereunder.
- * 4. As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the Mortgaged Property, and upon default the same may be collected without the necessity of making entry upon the Mortgaged Property.
5. In the event that any condition of this Mortgage or any senior mortgage shall be in default for Thirty (30) days, the entire debt shall become immediately due and payable at the option of Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
6. In the event that Borrower transfers either legal or equitable ownership or any security interest in the Mortgaged Property, whether voluntarily or involuntarily, Lender may at its option declare the entire debt due and payable.

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- 7. This Mortgage is also ~~security for all other direct and contingent liabilities of Borrower to Lender, which are due or become due and whether now existing or hereafter contracted.~~
- 8. Borrower shall maintain adequate insurance on the Mortgaged Property in amounts and form of coverage acceptable to Lender and Lender shall be a named insured as its interest may appear.
- 9. Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the Mortgaged Property.
- 10. Borrower further covenants and warrants to Lender that Borrower is indefeasibly seized of the Mortgaged Property in fee simple; that Borrower has lawful authority to mortgage the Mortgaged Property and that the Mortgaged Property 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 the laws of the State of Illinois.

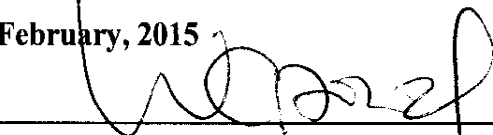
IN WITNESS WHEREOF, both Borrower and Lender executed this Deed on the date first above written.

BORROWER:



 Gloria J. Pratt & K/A Gloria J. Thompson

Signed and sworn before me this 15 day of
 February, 2015



Notary Public



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LEGAL DESCRIPTION

Lot 19 and 20 in Block 1 in McChasnay's Hyde Park
Homestead Subdivision of the South 1/2 of the South 1/2
of the Northeast 1/4 of Section 22, Township 38 North,
Range 14, East of the Third Principal Meridian, in Cook
County, Illinois.

PIN: 20-22-231-033-0000 and 20-22-231-034-0000

Commonly known as:

6624-44 S. Cottage Grove, IL 60637

Property of Cook County Clerk's Office