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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1611829009 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2016 10:04 AM Pg: 1 of 4

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN: 05-29-103-032**

Address:

Street: 115 Woodley Road

Street line 2:

City: Winnetka

State: IL

ZIP Code: 60093

Lender: Beth Levine

Borrower: Carl Levine trustee of the Carl Levine Trust dated 02/05/1991

Loan / Mortgage Amount: \$410,625.00

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: 2A01E050-2E03-44A6-B548-30048500FBEE

Execution date: 3/31/2015

UNOFFICIAL COPY**MORTGAGE**

This Indenture, made as of the 31st day of March 2015

WITNESSETH that **CARL LEVINE, trustee of the Carl Levine Trust** dated **February 5, 1991**, hereinafter referred to as the Mortgagor, hereby mortgages and warrants to **Beth Levine**, hereinafter referred to as Mortgagee, the following described lands and premises situated in the Village of Winnetka, County of Cook and State of Illinois, viz:

(The above space for Recorder's use only)

PARCEL 1:

THAT PART OF LOT 8 IN NERGARD'S SUBDIVISION OF PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1917 AS DOCUMENT 6150238 IN BOOK 152 OF PLATS, PAGE 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE 262.3 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 8, 617.22 FEET EAST OF THE WEST LINE OF LOT 8 THENCE EASTERLY ALONG THIS SAID LINE BEING 262.3 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF LOT 8 AFORESAID TO THE INTERSECTION OF THIS SAID LINE WITH A LINE DRAWN FROM A POINT 231 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8 AND DISTANT 491.42 FEET WEST OF THE EAST LINE OF THE WEST HALF OF SAID SECTION 29 TO A POINT IN THE SOUTH LINE OF SAID LOT 8, 829.12 FEET DISTANT FROM THE SOUTH WEST CORNER OF SAID LOT 8 DISTANT 829.12 FEET FROM THE SOUTH WEST CORNER OF LOT 8 THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 8 TO A POINT 617.22 FEET EAST OF THE SOUTH WEST CORNER OF LOT 8 THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 8 AND DISTANT 617.22 FEET THEREFROM TO THE POINT OF BEGINNING.

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PARCEL 2:

THE NORTH 16-1/2 FEET OF LOT 9 IN NERGARD'S SUBDIVISION OF PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1917 AS DOCUMENT NO. 6150238 IN BOOK 152 OF PLATS PAGE 2 EXCEPTING THEREFROM THE EAST 491.42 FEET AND THE WEST 617.22 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

Permanent Property Index No.: 05-29-103-032

Address: 115 Woodley Road, Winnetka, Illinois 60093

Together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging, to secure the repayment of FOUR HUNDRED TEN THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$410,625.00) with interest at 1.47%, per annum payable according to the terms of a promissory note of even date; And the Mortgagor further covenants: To make all payments promptly and if any payment remains unpaid for fifteen (15) days after due, all unpaid hereon shall at the option of the Mortgagee become forthwith due; That she will pay when due all taxes on the premises and keep all buildings on the premises adequately insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee; That in case of default in paying taxes or insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this mortgage and shall be due forthwith; That in case default is made in any payment or covenant, the Mortgagee is authorized to sell the premises at public auction, pursuant to the statute in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including the attorney fee provided by statute, rendering the surplus, if any, to the Mortgagors; That in case of foreclosure, the abstract shall belong to the Mortgagee.

If more than one appears as Mortgagors or Mortgagee, or if either be of the feminine sex, or a corporation, the pronouns and relative words used herein shall be read as if written in the plural, feminine or neuter respectively and all covenants shall bind and inure to the benefit of the heirs, personal representatives, assigns and successors of the respective parties.

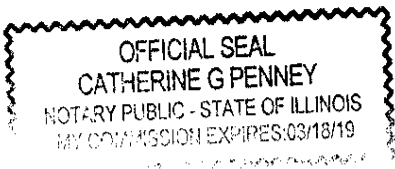
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In Witness Whereof, the Mortgagor has hereunto set his hand and seal.

**CARL LEVINE, trustee of the Carl Levine Trust
dated February 5, 1991**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On this 31st day of March, 2015, in and for said County, personally appeared **CARL LEVINE, trustee of the Carl Levine Trust dated February 5, 1991**, to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be his free act and deed.



Notary Public

My commission expires: March 18, 2019

This instrument prepared by Timothy G. Carroll, Harrison, Held, Carroll & Wall, LLP,
333 W. Wacker Drive, Suite 1700, Chicago, Illinois 60606