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Doc#: 1614049074 Fee: \$46.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2016 03:43 PM Pg: 1 of 5

(Space Above Reserved for Recorder's Stamp)

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, ASHER TANNER, being duly sworn, state that I have access to the copies of the attached document(s), for which I am listing the type(s) of document(s) below:

MORTGAGE

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

DOMINIQUE HENDERSON

(print name(s) of executor/grantor)

ALLISON COLANTONE ROTHMAN
MIDLAND 1AA 16386909

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

BORROWER

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]
Affiant's Signature Above

5/19/16

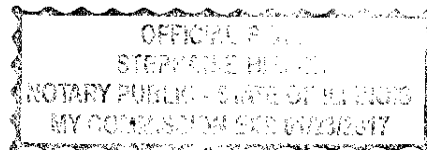
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

5/19/2016

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for any photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document.

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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 20-21-422-015-0000

Address:

Street: 7047 S Yale

Street line 2:

City: Chicago

State: IL

ZIP Code: 60621

Lender: Midland IRA FBO Allison Colantone Roth IRA 1636109

Borrower: Dominique Henderson

Loan / Mortgage Amount: \$70,000.00

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: 50372D7B-2A2F-4A44-B166-498E216204F3

Execution date: 11/22/2015

UNOFFICIAL COPY**MORTGAGE**

THIS MORTGAGE is made this 22nd
 day of Nov. 2015, between the
 Mortgagor, Dominique Nandersen ("Borrower",
 and the Mortgagee MIDLAND IRA FBO ALLISON COLANTONE
ROTH IRA 1636909

whose address is 7047 S Yale
 (herein "Lender"), CHICAGO IL 60621-3633

WHEREAS, Borrower is indebted to Lender in the principal sum of seventy thousand Dollars (\$ 70,000), which indebtedness is evidenced by Borrower's Line of Credit Promissory Note dated 11/22/2015 (herein "Note"). P.I.N. 20 - 21 - 422 - 015 - 0000

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, the payment of all other sums, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, made to Borrower by Lender pursuant to said Note, Borrower does hereby mortgage, with power of sale, the following described property located in the County of Cook, State of Illinois.

See Legal Description Attached

which has the address of 7047 S Yale (herein "Property
 Address"): CHICAGO IL 60621-3633

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rents, rights, appurtenances, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Mortgagee and Mortgagee's heirs, successors and assigns forever.

Buyer covenants with Lender that:

1. Buyer will promptly pay the above indebtedness when due;
2. Buyer will promptly pay and discharge all real estate taxes, assessments and charges assessed upon the property when due, and in default thereof, Lender may pay the same and such amounts will also be secured by this Mortgage;

3. Buyer will keep the buildings and improvements on the property, if any, insured against loss by fire and other casualty in the name of Lender in such an amount and with such company as shall be acceptable to Lender, and in default thereof, Lender may effect such insurance and such amounts will also be secured by this Lender;

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- 4. Buyer will neither make nor permit any waste upon the property and will maintain the property and any improvements in good repair;
- 5. Buyer will not remove or demolish any building or improvement on the property without the consent of Lender;
- 6. If Buyer shall sell, convey or transfer, voluntarily or involuntarily, all or any interest in the above property, Lender may, at her option, declare the entire indebtedness secured hereby to be immediately due and payable;
- 7. Buyer hereby assigns to Lender all rents and profits of the property, if any, as additional security for the above indebtedness;
- 8. Lender shall be entitled to the appointment of a receiver in any action to foreclose this Lender; and
- 9. Buyer will warrant and defend the title to the property against the lawful claims and demands of all persons.

If any payment required under such Promissory Note is not paid when due, or if default shall be made by Buyer in the performance of any agreement, term or condition of this Lender or such Promissory Note, Lender may, at her option, declare the entire indebtedness secured hereby to be immediately due and payable and may enforce payment of such indebtedness by foreclosure of this Lender or otherwise, in the manner provided by law. Buyer shall pay all costs and expenses, including reasonable attorney's fees, incurred by Lender by reason of Buyer's default.

Provided, however, that if Buyer shall pay the above indebtedness and faithfully perform all agreements, terms and conditions of this Mortgage and Promissory Note then this Mortgage shall be null and void.

The rights and remedies of Lender herein are cumulative, not exclusive, and are in addition to all other rights and remedies available to Lender at law or equity. Failure of Lender to exercise any right or remedy at any time shall not be a waiver of the right to exercise any right or remedy on any future occasion.

If any provision of this Mortgage shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

This Mortgage is made upon the statutory condition, for any breach of which Lender will have the statutory power of sale, if existing under applicable law.

IN WITNESS WHEREOF, this Mortgage is executed under seal on the 22 day of NOV, 2015.

Dominique Henderson

STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

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 DOMINIQUE HENDERSON personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Walter R. Dale
 NOTARY PUBLIC

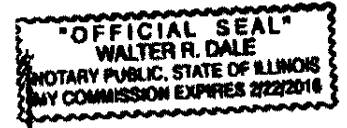


EXHIBIT A

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Lot 17 in Block 6 in Madlung and Eidmann's Subdivision of part of the North three quarters of the Southeast quarter of the Southeast quarter of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office