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Illinois Anti-Predatory Lending Database Program



Doc#: 1615249020 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2016 10:52 AM Pg: 1 of 6

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 15-17-301-025-0000

Address:

Street: 4531 W. Harrison Street

Street line 2:

City: Hillside

State: IL

ZIP Code: 60162

Lender: Niles N. Patel and Rajesh N. Patel, Trustees of the Narendra S. Patel Beneficiary Trust CUA dtd October 18, 2007

Borrower: Nanira, LLC

Loan / Mortgage Amount: \$443,638.22

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 771/0 et seq. because the application was taken by an exempt entity.

Certificate number: 754ADE52-28E5-4F65-8E3B-075D07BC4BC2

Execution date: 5/19/2016

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**THIS DOCUMENT PREPARED BY
AFTER RECORDING RETURN TO**

Robert L. Renfro
 Huck Bouma PC
 1755 S Naperville Rd, Ste 200
 Wheaton, Illinois 60189
 (630) 221-1755
 Fax (630) 221-1756

MORTGAGE

Know all persons by these presents that Nanira, LLC, an Illinois Limited Liability Company, having its principal office at 4531 Harrison St., Hillside, Illinois 60162 ("Mortgagor"), has mortgaged and hereby mortgages to Nilesh N. Patel and Rajesh N. Patel, Trustees of the Narendra S. Patel Beneficiary Trust CUA dtd October 18, 2007, of the County of Cook, State of Illinois, ("Mortgagee"), the following described real property and premises in the County of DuPage, State of Illinois (the "Real Estate"):

PARCEL 1: PART OF LOT 3 IN HILLSIDE DEVELOPMENT COMPANY'S SUBDIVISION, A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 13, 1961 AS DOCUMENT 18328096 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3, THENCE SOUTHEASTERLY ON THE NORTH LINE OF LOT 3, 155.32 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 3, 265.98 FEET, THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 145.15 FEET TO THE WEST LINE OF LOT 3, THENCE NORTH ON THE WEST LINE OF LOT 3, 268.24 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR STORM SEWERS, SANITARY SEWERS AND OTHER UTILITIES, FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED BY THE GRANT RECORDED NOVEMBER 13, 1961 AS DOCUMENT NUMBER 18328096, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE WEST 7 FEET OF THE SOUTH 125.60 FEET OF LOT 3 IN HILLSIDE DEVELOPMENT COMPANY'S SUBDIVISION AFORESAID (AS MEASURED ON THE WEST LINE OF SAID LOT 3).

Permanent Index Numbers: 15-17-301-025-0000 and 15-17-301-026-0000

Property Address: 4531 W. Harrison Street, Hillside, Illinois 60162

to have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any manner appertaining, forever, and all the improvements thereon or hereafter placed there.

This conveyance is intended as a mortgage and is given for the purpose of securing the payment of an indebtedness according to the terms and conditions of the following promissory note of even date herewith, executed by Mortgagor and payable to Mortgagee, or order in the amount of \$443,638.22.

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It is agreed by Mortgagor that this mortgage shall secure the payment of any extensions, renewals, future advances or changes in form of the note and further agreed by Mortgagor that this mortgage shall secure payment of any subsequent notes referencing this mortgage to a combined total of \$443,638.22.

Mortgagor hereby covenants that Mortgagor is the owner in fee simple of the mortgaged premises and that Mortgagor warrants the title to the same, free and clear of all encumbrances of whatsoever nature, and that this mortgage shall constitute a first and valid lien on the premises, and that Mortgagor will warrant and defend the title to the premises against the claims of all persons whomsoever.

Mortgagor hereby covenants with Mortgagee as follows:

SECTION ONE PAYMENT OF OBLIGATIONS

To pay to Mortgagee all sums of money provided for in the note and this mortgage, as and when the same become due.

SECTION TWO HAZARD INSURANCE

To insure the buildings and improvements on the property against fire and other hazards in the sum with companies satisfactory to and for the benefit of Mortgagee, its successors and assigns, and to maintain such insurance during the existence of this mortgage; and to pay all taxes and assessments levied and assessed against the premises and property before the same shall become delinquent. If such insurance is not effected and maintained or if all taxes and assessments that are or may be levied and assessed against the premises are not paid before the same become delinquent, then Mortgagee, its successors and assigns, may effect such insurance and pay such taxes and assessments, and shall be allowed interest thereon at the maximum legal rate from date of payment until paid. All such sums paid by Mortgagee for taxes, insurance, repairs, or for the protection of the property, together with the interest thereon, as herein provided, shall be likewise secured hereby. Mortgagee shall have no duty or obligation to pay such taxes, insurance premiums, repairs, or any sums for the protection of the premises and property.

SECTION THREE ACCELERATION

If any part of the principal sums hereby secured or any interest thereon is not paid when the sum becomes due and payable, if the above insurance is not effected and the policies of insurance delivered to Mortgagee or its successors or assigns, if any taxes or assessments levied and assessed against the premises and property are not paid before the same become delinquent, if Mortgagor abandons the property, ceases to occupy the same as his principal residence, sells the premises without satisfying the balance due under the note or notes, or if Mortgagor breaches any of the covenants and agreements herein contained, Mortgagee, its successors and assigns, may, without notice to Mortgagor,

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elect to declare the whole sum or sums and interest thereon due and payable at once, and may proceed to foreclose this mortgage for the collection of the debt secured hereby, and Mortgagee, its successors and assigns shall become and be entitled to the possession of the mortgaged premises and to the rents and profits therefrom, and shall, as a matter of right, on the institution of any such foreclosure proceeding, be entitled to the appointment of a receiver for the purpose of collecting the rents and profits, the rents being assigned to Mortgagee, its successors and assigns as further security for the indebtedness.

SECTION FOUR DISCHARGE

Now if Mortgagor pays or causes to be paid to Mortgagee, its successors and assigns the sum or sums of money secured hereby, together with interest thereon, according to the terms and tenor of the evidence of the debt, procures and maintains the insurance and pays the taxes and assessments, and performs all of the agreements and covenants herein contained, then these presents shall be wholly discharged and void; otherwise shall remain and be in full force and effect.

SECTION FIVE EXPENSES AND FEES

As often as any proceeding is taken to foreclose this mortgage, Mortgagor shall pay to Mortgagee, its successors and assigns a sum equal to all attorney's fee for such foreclosure, in addition to all other legal court costs, which attorney's fee shall be due and payable on the filing of a petition for the foreclosure hereof, and such attorney's fee shall be a part of the debt secured by this mortgage.

SECTION SIX DEFENSE OF TITLE OR LIEN

Mortgagor agrees at Mortgagor's own cost and expense to defend all actions attacking or questioning the title to the mortgaged property or seeking to enforce any liability or claim affecting the validity or priority of this mortgage; or, at the option of Mortgagee, Mortgagee may defend such actions, in which event Mortgagor shall reimburse Mortgagee for all expenses incurred by it in connection therewith, with interest and including a reasonable attorney's fee. Nothing herein contained shall be construed to impose any obligation or duty on Mortgagee to defend any such actions or to expend any money in defense thereof, and Mortgagee shall not be held liable for its failure so to do. Mortgagee may at any time deemed necessary procure an abstract or continuations of abstract. In case an action is instituted attacking the title to the lands and premises, or seeking to establish a lien or encumbrance thereon prior and paramount to the mortgage herein, Mortgagee may, at its option, immediately declare this mortgage and note or notes and other indebtedness that it secures due and payable and institute such proceedings including foreclosure of this mortgage as it may deem proper.

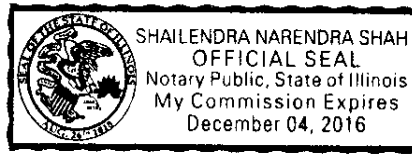
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State of Illinois)
) ss
County of Cook)

Before me, the undersigned, in and for said state, on this 7th day of May, 2016, personally appeared Sumitra N. Patel to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein set forth.

Shailendra N. Shah

Notary Public



RLR/dc/R:\25000s\25500-25599\25566-1\Loan Doc\Mortgage Final 5.5.16.docx

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