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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1618234078 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2016 02:10 PM Pg: 1 of 5

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN: 17-09-337-092-1288**

Address:

Street: 737 W. Washington, P-2068

Street line 2:

City: Chicago

State: IL

ZIP Code: 60607

Lender: Carol Gonsky

Borrower: Washington/Green Building LLC

Loan / Mortgage Amount: \$32,500.00

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: 85E8765D-E6E4-4E4C-8E9B-01F25F131AB6

Execution date: 5/17/2016

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This document was prepared by,
and after recording return to:

Gonsky Baum & Whittaker, Ltd.
112 S. Sangamon, Ste 102
Chicago, IL 60607

MORTGAGE (ILLINOIS)

THIS AGREEMENT is made effective as of March 31, 2016, between Washington/Green Building LLC (the "Mortgagor") and Carol Gonsky, with an address of 2642 N. Lakewood, Chicago, IL 60614 (the "Mortgagee"):

THAT WHEREAS the Mortgagor is indebted to the Mortgagee upon the promissory note of even date herewith, in the principal sum of Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$32,500), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagor promises to pay said principal sum and interest at the rate and in installments as provided in said note.

NOW, THEREFORE, the Mortgagor to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all right, title and interest therein, situate, lying and being in the City of Chicago, County of Cook, State of Illinois, to wit:

**PARKING SPACE P-2068 IN THE SKYBRIDGE CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 1,1*, 1A, 1A*, 1B, 1C, 1D, 1E*, 1F, 1G, 1H, 1I, 1K, 1L, 1M*,1N,1P*,1Q*,1R*,
1S*,1T* 1U*, 1V*, 1W*, IX* AND 1Y* IN SKYBRIDGE SUBDIVISION, BEING A
SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS,
RECORDED AS DOCUMENT NUMBER 0030484830.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0311545026, AND AS AMENDED,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

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

Permanent Real Estate Index Number: 17-09-337-092-1288

Address of Real Estate: 737 W. Washington, P-2068, Chicago, Illinois 60607

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth.

This mortgage consists of four pages. The covenants, conditions and provisions appearing on page 4 are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

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Witness the hand and seal of Mortgagor the day and year first above written.

Washington/Green Building LLC

By: [Signature]
Name: Scott Maesel
Title: Manager

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Maesel, Manager of Washington/Green Building LLC, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act of, did affix said corporate seal of said limited liability company to said instrument as his/her own free and voluntary act and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of May, 2016.

Commission expires: Feb. 20, 2017 [Signature]
NOTARY PUBLIC



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1. Mortgagor shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; and make no material alterations in said premises except as required by law or municipal ordinance.
2. Mortgagor shall pay, before any penalty attaches, all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due.
3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy.
4. When the indebtedness under the Note shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof.
5. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to the Mortgagor, their heirs, legal representatives or assigns, in accordance with the rights between them.
6. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby.
7. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.