

# UNOFFICIAL COPY



1623750118

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption

Doc#: 1623750118 Fee: \$46.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/24/2016 02:17 PM Pg: 1 of 5

Doc#: 1623250095 Fee: \$54.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2016 01:26 PM Pg: 1 of 9

Report Mortgage Fraud  
800-532-8785

The property identified as: **PIN:** 20-21-322-013-0000

**Address:**

**Street:** 7031 S. Emerald Avenue

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60621

**Lender:** SF Rehab Fund

**Borrower:** American Revival Company

**Loan / Mortgage Amount:** \$190,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

*RE-RECORDED TO OMIT UNNECESSARY PAGES*

**Certificate number:** 9BA8E2DC-A774-43D1-A016-B3FCD4E6A120

**Execution date:** 8/16/2016

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## **MORTGAGE**

Mail Recorded Mortgage To:  
SF Rehab Fund LLC  
900 Skokie Blvd  
Northbrook, IL 60062

Prepared By:  
**Berg, Berg & Pandev PC**  
**5215 Old Orchard Road #220**  
**Skokie, IL 60077**

**THIS MORTGAGE AGREEMENT** (the "Mortgage") is made and entered on July \_\_, 2016 by and American Revival Company, of 205 Michigan Ave, Chicago, Illinois (the "Mortgagor") and SF Rehab Fund, of 900 Skokie Blvd, Northbrook, Illinois (the "Mortgagee") which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of \$190,000.00, as provided in this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of this Mortgage.

**IN CONSIDERATION OF** the loan made by Mortgagee to Mortgagor and for the purpose expressed above, the Mortgagor does hereby grant and convey to Mortgagee, with **MORTGAGE COVENANTS**, the following described property (the "Property") situated at 7031 S. Emerald, Chicago, IL 60621, County of Cook County, in the State of Illinois, with the following legal description:

See Attached Legal Description

### **PAYMENT OF SUMS SECURED.**

Mortgagor shall pay to Mortgagee the principal and interest as agreed and reasonable charges fixed by Mortgagee to satisfy and discharge this Mortgage of record and any other relevant loan documents, and all other sums hereby secured. Mortgagor shall keep and perform every other term, provision, covenant, and agreement of this Mortgage.

### **WHEN THIS MORTGAGE BECOMES VOID.**

When the loan secured by this Mortgage has been paid in full with all interest due, this Mortgage shall become void.

### **MORTGAGOR FURTHER COVENANTS AND AGREES THAT:**

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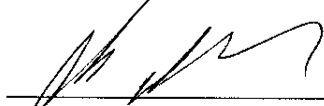
- a. Mortgagor warrants that it is lawfully seized of the Property, that it has full right and is lawfully authorized to sell, convey, or encumber the same, and that the Property is free and clear of all liens and encumbrances except as provided herein.
- b. Mortgagor covenants to warrant and forever defend, all and singular, the Property unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.
- c. In the event that Mortgagor fails to carry out the covenants and agreements set forth herein, the Mortgagee may do and pay for whatever is necessary to protect the value of and the Mortgagee's rights in the mortgaged Property and any amounts so paid shall be added to the Principal Sum due the Mortgagee hereunder.
- d. In the event that any condition of this Mortgage shall be in default within a reasonable time, the entire debt shall become immediately due and payable at the option of the Mortgagee. Mortgagee shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
- e. In the event that the Mortgagor transfers ownership (either legal or equitable) or any security interest in the mortgaged Property, whether voluntarily or involuntarily, the Mortgagee may at its option declare the entire debt due and payable.
- f. This Mortgage is also security for all other direct and contingent liabilities of the Mortgagor to Mortgagee which are due or become due and whether now existing or hereafter contracted.
- g. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property.
- h. This Mortgage is upon the statutory condition and the other conditions set forth herein, for breach of which Mortgagee shall have the statutory power of sale to the extent existing under the laws of this State.

Property of Cook County Clerk's Office

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**Mortgagor Signature:**

DATED: Aug 9, 2016

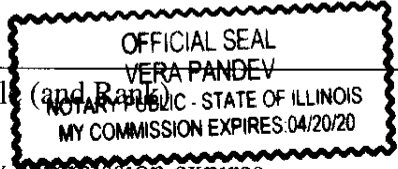


Mark Chachula, on behalf of American Revival Company

STATE OF ILLINOIS, COUNTY OF COOK, ss:

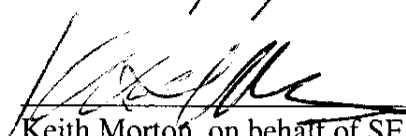
This instrument was acknowledged before me on this 9 day of AUGUST, 2016,  
         by Mark Chachula on behalf of American Revival Company.

  
\_\_\_\_\_  
Notary Public

Title (and Rank) \_\_\_\_\_  
  
My commission expires \_\_\_\_\_

**Mortgagee Signature:**

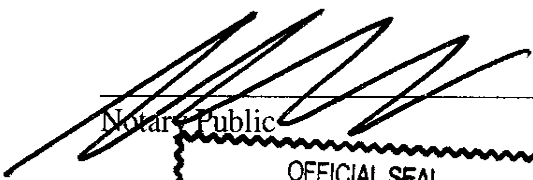
DATED: 8/10/16

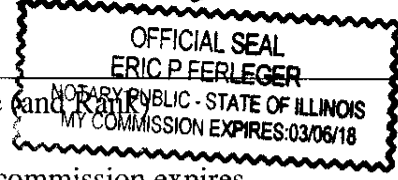


Keith Morton, on behalf of SF Rehab Fund

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 9<sup>th</sup> day of August,  
2016 by Keith Morton on behalf of SF Rehab Fund.

  
\_\_\_\_\_  
Notary Public

Title (and Rank) \_\_\_\_\_  
  
My commission expires \_\_\_\_\_

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Property Address: 7031 South Emerald, Chicago, IL 60621

PIN: 20-21-322-013-0000

Legal Description:

**LOT 34 IN BLOCK 6 IN BECK'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office