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Illinois Anti-Predatory Lending Database Program



Doc#: 1624450068 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2016 10:34 AM Pg: 1 of 5

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 30-18-228-006-0000

Address:

Street: 801 Greenbay Avenue

Street line 2:

City: Calumet City

State: IL

ZIP Code: 60409

Lender: SF Rehab Fund

Borrower: American Revival Company

Loan / Mortgage Amount: \$150,000.00

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: F45A6C9C-B5E6-4E0B-A110-2D36F4B85281

Execution date: 8/30/2016

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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 between 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 \$150,000.00, 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 801 Greenbay Ave, in the City of Calumet City, 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:

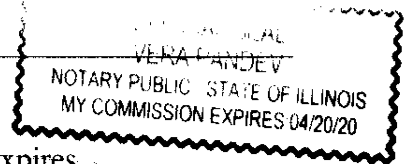
DATED: 8-9-16

[Signature]
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.

[Signature]
Notary Public



My commission expires _____

Mortgagee Signature:

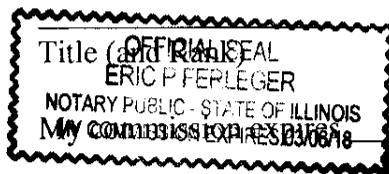
DATED: 8/10/16

[Signature]
Keith Morton, on behalf of SF Rehab Fund

STATE OF ILLINOIS, COUNTY OF COOK, ss:

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

[Signature]
Notary Public



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Property Address: 801 Greenbay Ave, Calumet City, IL 60409

PIN – 30-18-228-006-0000

Legal Description:

Lot Six (6) in Block One (1) in Home Gardens Acres Subdivision, being a Subdivision into Lots, Blocks and Streets of the South East Quarter (1/4) of the Northeast Quarter (1/4) of Section 18, Township 36 North, Range 15 East of the Third principal Meridian, in Cook County, Illinois, excepting the Railroad Right-of-Way

Property of Cook County Clerk's Office