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Illinois Anti-Predatory Lending Database Program

Doc#: 1625940013 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2016 10:40 AM Pg: 1 of 5

Certificate of Exemption

CT AH PD 2502
16NW 71213784M
Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 28-25-412-007-0000

Address:

Street: 2752 Lexington Dr

Street line 2:

City: Hazel Crest

State: IL

ZIP Code: 60429

Lender: American Estate & Trust FBO Marc Woodman IRA

Borrower: Alliance for Revitalized Communities, LLC

Loan / Mortgage Amount: \$40,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

Certificate number: 157B1721-9CEB-4E3B-9158-423F4368F75E

Execution date: 7/26/2016

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MORTGAGE DEED

THIS MORTGAGE DEED (the "Mortgage") is made and entered on July 26, 2016 by and between Alliance for Revitalized Communities, LLC (the "Mortgagor") of 2950 Buskirk Ave #300, Walnut Creek, CA 94597 and American Estate & Trust FBO Marc Woodman IRA (the "Mortgagee") of 6900 Westcliff Dr, #603, Las Vegas, NV 89145 which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of \$40,000.00 (Forty Thousand Dollars) together with interest thereon computed on the outstanding balance, 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 2752 Lexington Dr in the City of Hazel Crest County of Cook in the State of Illinois with the following legal description:

See Exhibit "A"

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.

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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:

- a. Mortgagor warrants that it is or will be 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.

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EXHIBIT "A"

LOT 7 IN BLOCK 8 IN E.C. MAHONEY'S TWIN CREEK VILLAGE, A SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 28.25.412.007.0000

Property of Cook County Clerk's Office

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Mortgagor Signature: *[Handwritten Signature]*

STATE OF California, COUNTY OF Contra Costa

SS:

Miranda Villanueva

Notary Public

My commission expires Feb. 26, 2020



Mortgagee Signature: _____

American Estate & Trust FBO Marc Woodman IRA

STATE OF _____ COUNTY OF _____

SS:

Notary Public

My commission expires _____

Property of Cook County Clerk's Office