

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

40035481G (2)



Report Mortgage Fraud  
844-768-1713

Doc#: 1802249012 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/22/2018 09:01 AM Pg: 1 of 3

The property identified as: **PIN: 28-30-113-017-0000**

Address:

Street: 7111 170th ST

Street line 2:

City: TINLEY PARK

State: IL

ZIP Code: 60477

Lender: CHARLES ZABRAN

Borrower: PAUL ANDREW THORP

Loan / Mortgage Amount: \$370,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 7/170 et seq. because it is not owner-occupied.

Certificate number: 00AEB397-BFA2-4BE7-AA3D-E296A893657A

Execution date: 1/18/2018

# UNOFFICIAL COPY

## MORTGAGE

THIS AGREEMENT, made this 18 day of January, 2018, between PAUL ANDREW THORP, hereinafter referred to as "Mortgagor," and CHARLES ZABRAN, hereinafter referred to as "Mortgagees, witnesseth:

THAT WHEREAS, the Mortgagor is justly indebted to the Mortgagees upon the Installment Note of even date herewith, in the principal sum of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00), payable to the order of and delivered to the Mortgagees, in and by which note the Mortgagor promises to pay the said principal and accumulated interest at the rate of five percent (5%) per annum due and payable not later than March 1, 2019, and all of said principal and interest are to be made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagees at 13943 S. Rosemary Court, Plainfield, Illinois 60544.

NOW, THEREFORE, the Mortgagor to secure the payment of the 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 by these presents CONVEY AND WARRANT unto the Mortgagees, and the Mortgagees' successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the VILLAGE OF TINLEY PARK, COUNTY OF COOK, IN THE STATE OF ILLINOIS, to wit:

**PARCEL 1: LOT 6 IN CREEKSIDE MANOR BEING A SUBDIVISION OF LOTS 2, 3 AND 4 IN BLOCK 10 OF ELMORE'S OAK PARK AVENUE ESTATES A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF CREEKSIDE MANOR RESUBDIVISION DATED NOVEMBER 16, 1971, AS DOCUMENT NO. 2173942 FOR INGRESS AND EGRESS OVER LOTS 10, 11 AND 12 IN AFORESAID SUBDIVISION ALL IN COOK COUNTY, ILLINOIS AND AS CREATED BY DEED FROM PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1967, AND KNOWN AS TRUST NO. 71-50509 TO SUSAN CARR DATED APRIL 9, 1973, AND RECORDED JUNE 4, 1973 AS DOCUMENT 22347771, ALL IN COOK COUNTY, ILLINOIS.**

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

# UNOFFICIAL COPY

Permanent Real Estate Index Number: 28-30-113-017

Address of Real Estate: 7111 170<sup>th</sup> Street, Tinley Park, Illinois, 60477

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 (which are pledged primarily and on a parity with said real estate and not secondarily) 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, inador beds, 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 Mortgagor or his successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagees, and the Mortgagees' successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagor does hereby expressly release and waive.

The name of the owner of record is Paul Andrew Thorp

This mortgage consists of 2 pages. The covenants, conditions and provisions appearing on pages 1 and 2 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagor, his heirs, successors and assigns.

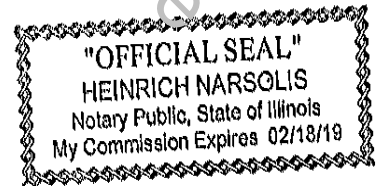
WITNESS the hands and seals of the Mortgagor the day and year first above written.

Paul Andrew Thorp  
Paul Andrew Thorp

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL ANDREW THORP, <sup>A SINGLE MAN</sup> is 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18 day of January, 2018.

Commission expires 02/18/19



This instrument was prepared by: John E. Dvorak, Dvorak & Kelliher, Ltd., 10560 W. Cermak Rd, Westchester, IL, 60154.

Mail this instrument to: John E. Dvorak, Dvorak & Kelliher, Ltd., 10560 W. Cermak Road, Westchester, IL, 60154.