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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



Doc# 1808008036 Fee \$46.25

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 02:47 PM PG: 1 OF 4

The property identified as: **PIN: 20-27-413-030-0000**

Address:

Street: 7626 s langley

Street line 2:

City: chicago

State: IL

ZIP Code: 60619

Lender: freestyle investments, llc

Borrower: alfonso frencha

Loan / Mortgage Amount: \$14,500.00

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.

FIDELITY NATIONAL TITLE

ACCOMMODATION

Certificate number: FC9B0D55-B381-47B3-9EC2-3E6A6328F987

Execution date: 3/16/2018

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WHEN RECORDED MAIL TO:

Freestyle Investments, LLC
476 First On Dr.
Las Vegas, NV 89148

RECORDER'S USE ONLY ABOVE

THIS MORTGAGE PREPARED BY:

Freestyle Investments LLC
476 First On Dr.
Las Vegas, NV 89148

THIS SECOND MORTGAGE (the "Mortgage") is made and entered on March 16, 2018 by and between Alfonso Frencha, an Individual whose address is 141 E 114th Place, Chicago, IL 60628 (the "Mortgagor") and **Freestyle Investments, LLC**, a NEVADA Corporation whose address is **476 First On Dr., Las Vegas, NV 89148** (the "Mortgagee") which terms includes and holder of this Mortgage to secure the payment of the **PRINCIPAL SUM** of **\$14,500.00** together with interest thereon of **14.0%** computed on the outstanding balance of the total purchase price of **\$14,500.00**, as provided in this Mortgage, and also to secure the performance of all terms, covenants, agreements, conditions and extension 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") known as:

LOT 11 IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 6 IN WAKEMAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 7626 S Langley Chicago, IL 60619

PIN: 20-27- 413-030- 0000

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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:

- 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 similar, the Property unto Mortgagee forever from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.
- c. Mortgagor will make with each periodic payment secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, betterment assessments, and other municipal charges which can become a lien against the mortgaged premises can be paid by Mortgagee when due. This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.
- d. 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 amount so paid shall be added to the Principal Sum due the Mortgagee hereunder.
- e. 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.
- f. In the event that the Mortgagor transfers ownership (with or without 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.
- g. 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.
- h. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property.
- i. 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.

