

Doc#: 1808715027 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2018 09:52 AM Pg: 1 of 4

**Illinois Anti-Predatory
Lending Database
Program**

Certificate of Exemption



GIT

**Report Mortgage Fraud
844-768-1713**

The property identified as: **PIN: 16-27-235-014-0000**

Address:

Street: 4070-78 W. 26th Street

Street line 2:

City: Chicago

State: IL

ZIP Code: 60623

Lender: Rita J. Garcia

Borrower: Fernando Padilla and Raul Padilla

Loan / Mortgage Amount: \$320,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

Certificate number: 56871613-D3F1-41F5-B596-D870805F5AF3

Execution date: 3/19/2018

UNOFFICIAL COPY

40037374 2/a
GEORGE E. COLE® No. 103 REC
LEGAL FORMS February 1996

MORTGAGE (ILLINIOS) For Use With Note Form No. 1447

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THIS AGREEMENT, made 3-19-18 ~~max~~, between Fernando Padilla* & Raul Padilla*
444 S. Harding., Chgo., IL 60632

herein referred to as "Mortgagors," and Rita J. Garcia (No. and Street) (City) (State)

4851 S. Laramie, Chgo., IL 60638

herein referred to as "Mortgagee," witnesseth: (No. and Street) (City) (State)

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Three Hundred Twenty Thousand ~~-----~~ DOLLARS (\$ 320,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 19th day of March ~~at~~ 2028, and all of said principal and interest are 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 Mortgagee at 4851 S. Laramie, Chgo. IL 60638

NOW, THEREFORE, the Mortgagors 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 Mortgagors 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 Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook IN STATE OF ILLINIOS, to wit:

SEE ATTACHED

*Married

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

Permanent Real Estate Index Number(s): 16-27-235-014-0000

Address(es) of Real Estate: 4070-78 W. 26th st., Chicago, IL 60623

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 Mortgagors 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 Mortgagors or their successors or assigns shall be considered as constituting a part of the real estate

UNOFFICIAL COPY

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's 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 Mortgagors do hereby expressly release and waive.

The name of a record owner is: Rita J. Garcia

This mortgage consists of four pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgagors the day and year first above written.

Fernando Padilla (SEAL)
Fernando Padilla

Raul Padilla (SEAL)
Raul Padilla

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fernando Padilla and Raul Padilla

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name they subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 19 day of MARCH 2018

Commission expires 7/19 2019

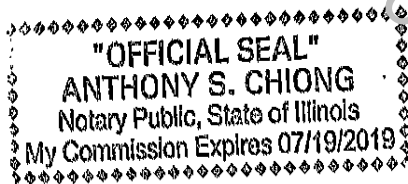
NOTARY PUBLIC

This instrument was prepared by Cesar Velando 1624 W 18th St, Chicago IL 60608
(Name and Address)

Mail this instrument to Cesar Velando 1624 W 18th St, Chicago IL 60608
(Name and Address)

Chicago (City) IL (State) 60608 (Zip Code)

OR RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

Property of Cook County Clerk's Office

LOTS 27, 28, 29 AND 30 IN BURLINGTON SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, AND 6 IN BLOCK 5, LOTS 4, 5 AND 6 IN BLOCK 6, THE SOUTH 1/2 OF BLOCK 14, LOTS 4, 5 AND 6 IN BLOCK 15, LOTS 4, 5, AND 6 IN BLOCK 22, LOTS 4, 5 AND 6 IN BLOCK 23 IN CRAWFORD'S SUBDIVISION OF THAT PART OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.