

# UNOFFICIAL COPY

BT 17-03281



Doc# 1811501007 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2018 09:29 AM PG: 1 OF 3

### SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

D Howell - Burnet Title

1301 W 22nd Street, Suite 510

Oak Brook, Illinois 60523

### Property Identification Number:

25-01-411-011-0000

### Document Number to Correct:

1808101239

I, Robyn McPhail, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is (ex. drafting attorney, closing title company, grantor/grantee, etc.):

closing title company, do hereby swear and affirm that Document Number:

1808101239

, included the following mistake: \_\_\_\_\_

date was missing from mortgage date has been added

which is hereby corrected as follows: (use additional pages as needed, **legal must be attached for property**, or attach an exhibit which includes the correction—but **DO NOT ATTACH** the original/certified copy of the originally recorded document): exhibit "A" and legal description

Finally, I Robyn McPhail, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

Affiant's Signature Above

4/12/2018

Date Affidavit Executed

### NOTARY SECTION:

State of IL

County of In Page

Deborah D Howell

I, Deborah D Howell, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence.

### AFFIX NOTARY STAMP BELOW

Notary Public Signature Below Date Notarized Below

4/12/18



S Y  
P 3  
S N  
M N  
SC Y  
E Y  
INT DB

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After Recording Return To:

Exhibit "A"

Burnet Title - Post Closing  
1301 W. 22nd Street Suite 510  
Oak Brook, IL 60523

This document was prepared by,  
and after recording ~~return to:~~

DOHARDMONEY.COM, INC.  
8846 S Redwood Road C212  
West Jordan, Utah 84088

Permanent Tax Index Number(s):  
25-01-411-001 0000

Property Address  
9201 S Merrill Ave, Chicago, IL 60617  
Chicago  
IL, 60617

BT 17-03281  
323

**MORTGAGE, SECURITY AGREEMENT,  
ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING (IL)**

THIS MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING (IL) (this "Mortgage") is dated as of February 16, 2018 by and from 9201 SOUTH MERRILL AVENUE INDUSTRIES, a Utah limited liability company ("Mortgagor"), whose address is 1462 Camden Court, Buffalo Grove, IL 60089, in favor of DHM Industries, Inc., a Utah Corporation, dba DOHARDMONEY.COM ("Mortgagee"), having an address at 8846 S Redwood Road C212, West Jordan, Utah 84088.

**ARTICLE 1  
DEFINITIONS**

**Section 1.1 Definitions.** All capitalized terms used herein without definition shall have the respective meanings ascribed to them in that certain Letter of Intent to Lend dated December 18, 2017 (as may be further amended, supplemented or otherwise modified from time to time, collectively, the "Credit Agreement"), which is incorporated herein by reference, between Mortgagor and Mortgagee. As used herein, the following terms shall have the following meanings:

1.1.1 "**Indebtedness**": That certain Promissory Note ("Term Note") of even date herewith in the principal amount of ~~\$147,500.00~~ plus interest earned thereon in accordance with the terms of the Term Note, and including, without limitation, any amendments, modifications, extensions, renewals and additional advances under the Term Note. The Term Note together with other loan documents executed by Mortgagor, including, without limitation, any of the Assignment of Purchase Contract, Personal Guaranty, and Improvement Escrow Agreement, are hereinafter referred to as the "Credit Documents."

1.1.2 "**Mortgaged Property**": All of Mortgagor's interest in (1) the fee interest in the real property located at 9201 S Merrill Ave, Chicago, IL 60617, Chicago, IL, 60617 and more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with any greater estate therein as hereafter may be acquired by Mortgagor (the "Land"), (2) all improvements now owned or hereafter acquired by Mortgagor, now or at any time situated, placed or constructed upon the Land (the "Improvements"), (3) all materials, supplies, equipment, apparatus and other items of personal property now owned or hereafter acquired by Mortgagor and now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, and water, gas, electrical, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "Fixtures"), (4) all right, title and interest of Mortgagor in and to all goods, accounts, general intangibles, instruments, documents, chattel paper and all other personal property of any kind or character, including such items of personal property as defined in the UCC (defined below), now owned or hereafter acquired by Mortgagor and now or hereafter affixed to, placed upon, used in connection with, arising from or otherwise related to the Land and Improvements (the "Personalty"), (5) all reserves, escrows or impounds required under the Credit Agreement and

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT FORTY SIX (46) IN BLOCK TWELVE (12) IN GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO IN THE SOUTHEAST QUARTER OF SECTION ONE (1) TOWNSHIP 37 NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **25-01-411-001-0000**

For informational purposes only, the subject parcel is commonly known as:

**9201 S. Merrill Ave., Chicago, IL 60617**

Property of Cook County Clerk's Office