

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud 844-768-1713



1811519147

Doc# 1811519147 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2018 03:56 PM PG: 1 OF 8

The property identified as: PIN: 15-17-401-021-0000

Address:

Street: 34 Oak Ridge Ave

Street line 2:

City: Hillside

State: IL

ZIP Code: 60162

Lender: David Burns, Preferred Trust Company, LLC. Acct number 404301295

Borrower: Capital Corporate Partners, LLC

Loan / Mortgage Amount: \$20,000.00

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.

S 4

P 8

S M

M M

SC 4

E 4

INT 9110

Certificate number: 9AB742B5-A684-4EF8-B818-7B1BBCDE2AFC

Execution date: 7/11/2018

D 4-23-18

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JLM HOUSING, LLC
David R. Burns; Manager
POB 1562
Dayton, Nevada 89403

MORTGAGE

This "Mortgage" (also known as a purchase-money security interest lien) is **MADE** as of the 11th day of July, 2014.

FROM the Legal Entity of: **Custodian Preferred Trust Company FBO David R Burns**, Private Money Lender, Investor, doing business in the State of Nevada and is recognized in the State of Nevada, located at 2140 Pebble Road, Suite 140, Las Vegas, NV 89123 hereinafter called "Private Money Lender")

TO the Legal Entity of: 1039 Thomas Ave, LLC, c/o its Registered Agent and Manager Darrius Walls, 1039 Thomas Avenue, Forest Park, Illinois 60130 (hereinafter called "Borrower")

Purchase-Money Security Interest Lien | Preferred Trust Company FBO David R Burns | Oak Ridge
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WHEREAS, Private Money Lender has executed and delivered to Borrower a certain Promissory Note (hereinafter called "Note") of even date herewith, in the principal sum of **\$20,000.00 (Twenty Thousand, Dollars)** on **07/11/2014** by Wire and deposited directly to Account No. **ending in 8649**, lawful money of the United States of America, together with interest thereon at a rate of 20% APR Compounded, provided in the Promissory Note until the indebtedness is paid in full and in the manner and at the times therein set forth, with the final payment of principal and interest, if not sooner paid, due and payable between 90 days but no later than 365 days from date of Agreement, on or before this date of **August 5, 2015** and containing certain other terms and conditions, all of which are specifically incorporated herein by reference.

NOW THEREFORE, Private Money Lender, in consideration of said debt or principal sum and as security for the payment of the same and interest as aforesaid, together with all other sums payable hereunder or under the terms of the Note, does grant and convey unto Borrower, its successors and assigns, as the case may be:

LEGAL DESCRIPTION - 34 Oak Ridge Ave., Hillside, ILL 60162

APN/Parcel ID: 15-17-401-021-000

**Purchase-Money Security Interest Lien | Preferred Trust Company FBO
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For Tax Map ID: 15-17-401-021-000

LOT 9 AND THE EAST $\frac{1}{2}$ OF THE VACATED ALLEY LYING WEST OF AND
 ADJOINING IN BLOCK 3 IN BOEGER'S SUBDIVISION OF THAT PART OF THE
 NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ LYING NORTH OF THE RIGHT OF WAY OF
 THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY (EXCEPT THE
 EAST 5 CHAINS OF THE NORTH 10 CHAINS THEREOF AND EXCEPT THE WEST
 166-5/10 FEET THEREOF) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE
 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 ILLINOIS

CURRENT OWNER: 1039 Thomas Avenue LLC

SUBJECT to all exceptions, reservations, conditions and restrictions
 contained in former deeds of record affecting the property hereby
 conveyed, including and not limited to any rental income earned during
 the term of the Note.

TOGETHER with the buildings and improvements, now or hereafter
 erected thereon, the appurtenances thereunto belonging and all
 streets, lanes, alleys, passages, rights, liabilities, privileges,
 hereditaments and appurtenances whatsoever thereto and the

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reversions, remainders, rents, issues and profits thereof and any other sums hereafter intended by the Private Money Lender and Borrower to be secured hereby.

TO HAND AND TO HOLD the same unto Borrower, its successors and assigns forever.

PROVIDED HOWEVER, that if the Borrower shall pay to the Private Money Lender the aforesaid debt or principal sum and all other sums payable by Borrower to Private Money Lender hereunder and under the terms of the Note, together with interest thereon, and shall keep and perform each of the other covenants, conditions and agreements hereinafter set forth, then this Purchase-Money Security Interest Lien and the estate hereby granted and conveyed shall become void.

In case default be made for the space of thirty (30) days in the payment of any installment of principal or interest pursuant to the terms of the Note, or in the performance by Private Money Lender of any of the other obligations of the Note or this Purchase-Money Security Interest Lien, the entire unpaid balance of said principal sum, and all other sums paid by Borrower, pursuant to the terms of the Note or this

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Purchase-Money Security Interest Lien , together with unpaid interest thereon, shall at the option of the Borrower and without notice become immediately due and payable, and foreclosure proceedings may be brought forthwith on this Purchase-Money Security Interest Lien and prosecuted to judgment, execution and sale for the collection of the same, together with costs of suit and attorney's commission for collection of the total indebtedness. Private Money Lender hereby forever waives and releases all errors in said proceedings, waives stay of execution, the right of inquisition and extension of time of payment, agrees to condemnation of any property levied upon by virtue of any such execution, and waives all exemption from levy and sale of any property that now is or hereafter may be exempted by law.

The covenants, conditions and agreements contained in this Purchase-Money Security Interest Lien shall bind, and the benefits thereof shall inure to the respective parties hereto and their respective heirs, executors, administrators, successors and assigns as the case may be. If this Purchase-Money Security Interest Lien is executed by more than one person, the undertakings and liability of each shall be joint and several.

ACKNOWLEDGEMENTS

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WITNESS the hand and seal of the said Private Money Lender:

WITNESS: Name of Private Money Lender: Custodian Preferred Trust
Company FBO David R Burns

by: [Signature]
Authorized Signature

(SEAL)

STATE OF NEVADA)

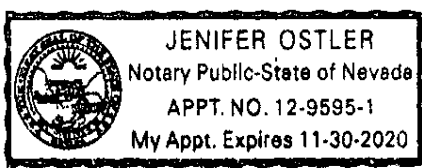
COUNTY OF Clark)

ON THIS, the 26th day of January, 2018,

before me, a Notary Public, Custodian Preferred Trust Company FBO
David R Burns personally appeared before me (Notary Name)

Jenifer Ostler located in the
State of Nevada whose name is subscribed to the within instrument and
said person acknowledged that was executed the same for the purposes
therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]

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NOTARY PUBLIC

My Commission Expires:

I, Notary, do hereby certify that Preferred Trust Company FBO David R Burns precise mailing address is: **2140 Pebble Road, Suite 140, Las Vegas, NV 89123**

This filed Purchase-Money Security Interest Lien must be mailed to this address after filed: **JLM HOUSING, LLC, David R. Burns; Manager POB 1562, Dayton, Nevada 89403**



Signed by Preferred Trust Company FBO David R Burns

