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Illinois Anti-Predatory  
Lending Database  
Program

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713



Doc# 1817616034 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2018 11:05 AM PG: 1 OF 3

The property identified as: **PIN:** 16-16-205-054-0000

**Address:**

**Street:** 4824-26 W. Adams

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60644

**Lender:** Peter Peters

**Borrower:** BNS Properties, LLC

**Loan / Mortgage Amount:** \$200,000.00

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.

**Certificate number:** 72071EBD-F2F6-4641-895C-03A68EECF36B

**Execution date:** 6/15/2018

A handwritten signature in black ink, appearing to be "Oh".

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Prepared By and  
After Recording Return To:

Marshall Richter  
Attorney at Law  
5250 Old Orchard Road  
Suite 300  
Skokie, IL 60077  
847-967-5216

[Space Above This Line For Recording Data]

**MORTGAGE****DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined:

- (A) **"Security Instrument"** means this document, which is dated May 22, 2018, together with all Riders to this document.
- (B) **"Borrower"** is BNS PROPERTIES, LLC, an Illinois Limited Liability Company. Borrower is the mortgagor under this Security Instrument.
- (C) **"Lender"** is PETER PETERS. Lender's address is 5863 N. Kolmar, Chicago, IL 60646. Lender is the mortgagee under this Security Instrument.
- (D) **"Note"** means the promissory note signed by Borrower, and dated May 22, 2018 and any subsequent Note(s). The initial Note states that Borrower owes Lender Two Hundred Thousand Dollars (U.S. \$200,000.00).
- (E) **"Property"** means the property that is described below.
- (F) **"Loan"** means the debt evidenced by the Note, and any subsequent Note(s), plus interest, and late charges due under the Note, and all sums due under this Security Instrument, plus interest, in an amount not to exceed Two Hundred Thousand Dollars (U.S. \$200,000.00) plus interest.

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property:

THE WEST 46 FEET OF THE EAST 134 FEET OF THE WEST 180 FEET OF THE EAST 328 FEET OF LOT 4 MEASURED FROM THE WEST LINE OF CICERO AVENUE (EXCEPT PARTS TAKEN FOR STREETS) IN THE SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4824-26 W. Adams, Chicago, IL 60644

PIN: 16-16-205-054-0000

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TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Security Instrument shall be made in U.S. currency.

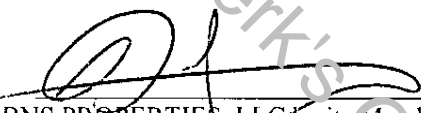
2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note.

3. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any.

4. **Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires

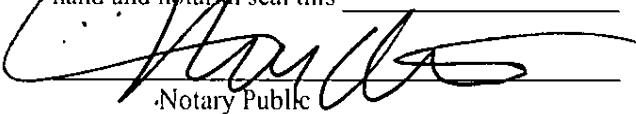
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

\_\_\_\_\_

 (Seal)  
BNS PROPERTIES, LLC by its Member, - Borrower

State of Illinois )  
County of Cook )

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Benjamin Stewart personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manager of BNS PROPERTIES, LLC, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said BNS PROPERTIES, LLC, for the uses and purposes therein set forth. Given under my hand and notarial seal this \_\_\_\_\_

  
Notary Public

