

Illinois Anti-Predatory  
Lending Database  
Program

Doc#: 1822655004 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/14/2018 01:06 PM Pg: 1 of 4

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: PIN: 16-33-313-016-0000

Address:

Street: 3639 South 53rd Avenue

Street line 2:

City: Cicero

State: IL

ZIP Code: 60804

Lender: Steve and/or Jordan Hassell

Borrower: Cross Country Equity LLC

Loan / Mortgage Amount: \$125,263.47

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: 612A1B1C-8B27-4CB3-8A82-D01A92757B7A

Execution date: 8/14/2018

# UNOFFICIAL COPY

Document Prepared by  
After recording, return to:  
STEVE and/or JORDAN HASSELL  
4613 JEFFERSON AVENUE  
OGDEN UT 84403

## MORTGAGE

This Mortgage is made by Cross Country Equity LLC, LLC, a Utah Limited Liability Company with an address of 3138 North 1250 West, Pleasant View UT 84414, ("Mortgagor"), to STEVE and/of JORDAN HASSELL with an address 4613 JEFFERSON AVENUE, OGDEN UT 84403 ("Mortgagee").

Mortgagor is indebted to Mortgagee in the principal sum of \$125,263.47 payable as provided in a certain promissory note dated June 27, 2018. The terms and conditions of such promissory note are incorporated herein by reference.

Therefore, to secure the payment of the above indebtedness, Mortgagor hereby mortgages and conveys to Mortgagee all the following real estate:

The land reference herein below is situated in the County of Cook, State of Illinois, and is described as follows:

**Lot 124 and the North ½ of Lot 123 I Hawthorne Manor Subdivision No. 1 in the East ½ of the Southwest ¼ of Section 33, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

**TAX PARCEL ID: 16-33-313-016-0000**

**PROPERTY ADDRESS: 3639 South 53<sup>rd</sup> Avenue – Cicero IL 60804**

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Mortgagee and Mortgagee's heirs, successors and assigns forever.

# UNOFFICIAL COPY

Mortgagor covenants with Mortgagee that:

1. Mortgagor will promptly pay the above indebtedness when due;
2. Mortgagor will promptly pay and discharge all real estate taxes, assessments and charges assessed upon the property when due, and in default thereof, Mortgagee may pay the same and such amounts will also be secured by this Mortgage;
3. Mortgagor will keep the buildings and improvements on the property, if any, insured against loss by fire and other casualty in the name of Mortgagee in such an amount and with such company as shall be acceptable to Mortgagee, and in default thereof, Mortgagee may effect such insurance and such amounts will also be secured by this Mortgage;
4. Mortgagor will neither make nor permit any waste upon the property and will maintain the property and any improvements in good repair;
5. Mortgagor will not remove or demolish any building or improvement on the property without the consent of Mortgagee;
6. If Mortgagor shall sell, convey or transfer, voluntarily or involuntarily, all or any interest in the above property, Mortgagee may, at its option, declare the entire indebtedness secured hereby to be immediately due and payable;
7. Mortgagor hereby assigns to Mortgagee all rents and profits of the property, if any, as additional security for the above indebtedness;
8. Mortgagee shall be entitled to the appointment of a receiver in any action to foreclose this Mortgage; and
9. Mortgagor will warrant and defend the title to the property against the lawful claims and demands of all persons.

If any payment required under such promissory note is not paid when due, or if default shall be made by Mortgagor in the performance of any agreement, term or condition of this Mortgage or such promissory note Mortgagee may, at its option, declare the entire indebtedness secured hereby to be immediately due and payable and may enforce payment of such indebtedness by foreclosure of this Mortgage or otherwise, in the manner provided by law. Mortgagor shall pay all costs and expenses, including reasonable attorney's fees, incurred by Mortgagee by reason of Mortgagor's default.

Provided, however, that if Mortgagor shall pay the above indebtedness and faithfully perform all agreements, terms and conditions of this Mortgage and such promissory note, then this Mortgage shall be null and void.

The rights and remedies of Mortgagee herein are cumulative, not exclusive, and are in addition to all other rights and remedies available to Mortgagee at law or equity. Failure of Mortgagee to exercise any right or remedy at any time shall not be a waiver of the right to exercise any right or remedy on any future occasion.

# UNOFFICIAL COPY

If any provision of this Mortgage shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

This Mortgage is made upon the STATUTORY CONDITION, for any breach of which Mortgagee will have the STATUTORY POWER OF SALE, if existing under applicable law.


Executed this June 27, 2018.

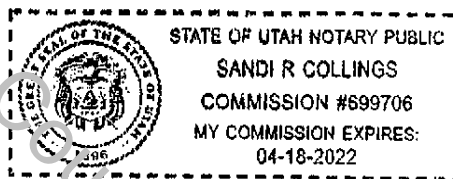
  
\_\_\_\_\_  
Cross Country Equity LLC  
By Kelly Heitz, Manager

STATE OF UTAH)

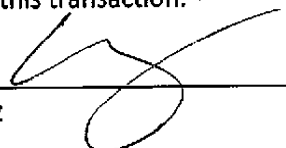
COUNTY OF WEBER)

On June 27, 2018 personally appeared before me Kelly Heitz who is the manager of Cross Country Equity LLC, LLC the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they execute the same on behalf of said limited liability company.

  
\_\_\_\_\_  
Notary Public



I certify that this mortgage was prepared by Kelly Heitz, Manager of Cross Country Equity LLC one of the parties to this transaction.

  
\_\_\_\_\_  
Kelly Heitz

Clerk's Office