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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



1824234071

Doc# 1824234071 Fee \$46.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2018 02:16 PM PG: 1 OF 5

The property identified as: **PIN:** 13-33-226-031-0000

Address:

Street: 5016-5024 W Armitage

Street line 2:

City: Chicago

State: IL

ZIP Code: 60639

Lender: Missionary Church Investment Foundation, Inc.

Borrower: Iglesia Evangelica Emanuel

Loan / Mortgage Amount: \$363,658.30

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: 98FCA592-FBF7-414A-A4DB-53B42E59FDA9

Execution date: 7/23/2018

FIDELITY NATIONAL TITLE FCH1800050LD
1 of 7

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Return to:
Missionary Church Investment Foundation, Inc.
3811 Vanguard Drive
Fort Wayne, IN 46809-3304

MORTGAGE AGREEMENT

THIS MORTGAGE AGREEMENT (the "Mortgage") is made and entered on July 10, 2018, by and between Iglesia Evangelica Emanuel, of 5016 W Armitage Avenue, Chicago, Illinois 60639 (the "Mortgagor") and Missionary Church Investment Foundation, Inc., of 3811 Vanguard Drive, Fort Wayne, Indiana 46809-3304 (the "Mortgagee") which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of \$363,658.30 together with interest thereon of 4.75% computed on the outstanding balance, and also to secure the performance of all the term, covenants, agreements, conditions and extensions of this Mortgage.

IN CONSIDERATION OF the loan made by Mortgagee to Mortgagor and for the purpose expressed above, the Mortgagor does hereby grant and convey to Mortgagee, with MORTGAGE COVENANTS, the following described property (the "Property") situated at 5016 – 5024 and 4920 – 4932 W Armitage Avenue, in the City of Chicago, County of Cook, in the State of Illinois, with the following legal description:

See attached Exhibit "A"

PAYMENT OF SUMS SECURED.

Mortgagor shall pay to Mortgagee the principal and interest as agreed and reasonable charges fixed by Mortgagee to satisfy and discharge this Mortgage of record and any other relevant loan documents, and all other sums hereby secured. Mortgagor shall keep and perform every other term, provision, covenant, and agreement of this Mortgage.

WHEN THIS MORTGAGE BECOMES VOID

When the loan secured by this Mortgage has been paid in full with all interest due, this Mortgage shall become void.

MORTGAGOR FUTHER COVENANTS AND AGREES THAT:

- a. Mortgagor warrants that it is lawfully seized of the Property, this it has full right and is lawfully authorized to sell, convey, or encumber the same, and that the Property is free and clear of all liens and encumbrances except as provided herein.
- b. Mortgagor covenants to warrant and forever defend, all and singular, the Property unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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- c. In the event that Mortgagor fails to carry out the covenants and agreements set forth herein, the Mortgagee may do and pay for whatever is necessary to protect the value of and the Mortgagee's rights in the mortgaged Property and any amounts so paid shall be added to the Principal Sum due the Mortgagee hereunder.
- d. In the event that any condition of this Mortgage shall be in default within a reasonable time, the entire debt shall become immediately due and payable at the option of the Mortgagee. Mortgagee shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
- e. In the event that the Mortgagor transfers ownership (either legal or equitable) or any security interest in the mortgaged Property, whether voluntarily or involuntarily, the Mortgagee may at its option declare the entire debt due and payable.
- f. This Mortgage is also security for all other direct and contingent liabilities of the Mortgagor to Mortgagee which are due or become due and whether now existing or hereafter contracted.
- g. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property.
- h. This Mortgage is upon the statutory condition and the other conditions set forth herein, for breach of which Mortgagee shall have the statutory power of sales to the extent existing under the laws of this State.

Iglesia Evangelica Emanuel:

Antonio Mariscal, Pastor

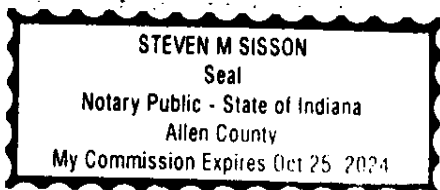
07/10/18

Date

Acknowledgement

STATE OF ILLINOIS, COUNTY OF COOK, SS:

This instrument was acknowledged before me this 10th day of July, 2018, by Antonio Mariscal on behalf of Iglesia Evangelica Emanuel.



Steven M. Sisson

Notary Public

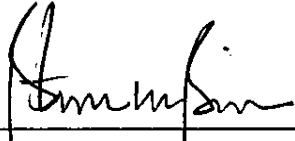
STEVEN M. SISSON

Printed Name

My Commission expires: 10-25-24

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Missionary Church Investment Foundation, Inc.

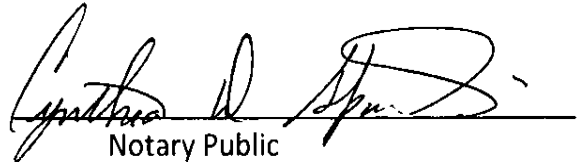


Steven M. Sisson, Executive Director

Acknowledgement

STATE OF INDIANA, COUNTY OF ALLEN, SS:

This instrument was acknowledged before me this 10th day of July, 2018, by Steven M. Sisson on behalf of Missionary Church Investment Foundation, Inc.


Notary Public

Cynthia D Sparling
Printed Name

My Commission expires: 8-4-24

This instrument was prepared by Steven M. Sisson, Executive Director, Missionary Church Investment Foundation, Inc., 3811 Vanguard Drive, Fort Wayne, IN 46809-3304.

Property of Cook County Clerk's Office

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EXHIBIT "A" Legal Description

Street Address: 5016 - 5024 W Armitage

City: Chicago **State:** IL **Zip Code:** 60639

County: Cook

For APN/Parcel ID(s): 13-33-226-031-0000; 13-33-226-030-0000; 13-33-226-032-0000; 13-33-226-014-0000; and 13-33-226-015-0000

Parcel 1:

Lots 17 to 23 both inclusive Moran's Subdivision of the East 598 feet of the West 609.3 feet of Lot 4 in the County Clerk's Division of the East $\frac{3}{4}$ of Section 33, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Street Address: 4920 - 4932 W Armitage

City: Chicago **State:** IL **Zip Code:** 60639

County: Cook

For APN/Parcel ID(s): 13-33-227-053-0000; 13-33-227-032-0000; 13-33-227-030-000; and 13-33-227-031-0000

Parcel 2:

Lots 15 through 19 in Block 1 in Moran's Subdivision of parts of Lots 4 and 7 in County Clerk's Division of the East $\frac{3}{4}$ of Section 33, Township 40 North, Range 13m, East of the Third Principal Meridian (except the East 2.75 acres of said Lot 4), in Cook County, Illinois.

Property of Cook County Clerk's Office