

UNOFFICIAL COPY

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

Doc#: 1905706122 Fee: \$64.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/26/2019 11:10 AM Pg: 1 of 9

The property identified as: **PIN: 25-03-310-015-0000**

Address:

Street: 9247 South Indiana Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60619

Lender: Dynamic Equity Partners, Inc and AX Capital, LLC

Borrower: Asa E Patterson

FIRST AMERICAN TITLE
FILE # 2905414

Loan / Mortgage Amount: \$60,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

Certificate number: 43911503-EA23-4870-ACFE-5206BAEE08CF

Execution date: 2/22/2019

UNOFFICIAL COPY

<p>RECORDATION REQUESTED BY:</p> <p>KIRK AYZENBERG, DYNAMIC EQUITY PARTNERS, INC AND AX CAPITAL, LLC</p> <p>WHEN RECORDED RETURN TO:</p> <p>DYNAMIC EQUITY PARTNERS, INC AND AX CAPITAL, LLC PO BOX 85 HUNTINGDON VALLEY, PA 19006</p> <p>RETURN BY:</p> <p>UNITED STATES CERTIFIED MAIL</p>	<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------

MORTGAGE

THIS MORTGAGE is made effective ~~February 22nd, 2019~~, between the Mortgagor(s), **Asa E. Patterson** (herein "Borrower"), and the Mortgagee **DYNAMIC EQUITY PARTNERS, INC AND AX CAPITAL, LLC** or its assignee or its successor, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Sixty Thousand Dollars and Zero Cents (\$60,000.00USD)**, which indebtedness is evidenced by Borrower's Note (herein "Note"), providing for monthly installments of interest-only payments, with the balance of the indebtedness, if not sooner paid, due and payable on **March 1st, 2020**.

TO SECURE to Lender: the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereon (herein "Future Advances"), Borrower does hereby mortgage, with power of sale, the following described property(ies) which has/have the description as follows:

9247 South Indiana Avenue
Chicago, IL, 60619
Cook County
County Parcel Number: 25-03-310-015-0000 Vol. 283

FIRST AMERICAN TITLE
FILE # 2905414

TOGETHER with all the improvements now or hereafter erected on the above-mentioned property, and all easements, rents, rights, appurtenances, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the above-mentioned property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the above-mentioned property and is fully covered by this Mortgage; and all of the foregoing, together with said above-mentioned property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property". Borrower covenants that Borrower is lawfully seized of the estate and has the right to mortgage, grant and convey both the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against any and all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property. All rights invested in and afforded to the Lender by this Mortgage, the Note, and by law are applicable to the Property and

UNOFFICIAL COPY

any or all other real property(ies) and/or land tract(s) owned by Borrower; as to ensure security of Lender's investment. If the Borrower were to be in default of this Mortgage or the Note, the Lender, at Lender's option, may choose to bring foreclosure proceedings against Borrower for the Property unless Borrower selects to perform a "quit-claim-deed" as described in paragraph 6.

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

1. Payment of Interest. Borrower shall promptly pay when due the monthly interest payments on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage. Unless Lender and Borrower otherwise agree in writing, any such application or proceeds to principal shall not extend or postpone the due date of the monthly installments owed.

2. Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower is subject to pay and keep in good standing both the local real estate taxes and the home owner's insurance policy in the amount of the total mortgage loan amount as referred to in the Note. If the Borrower fails to perform the duties described here in this paragraph the Borrower will be found in default of this mortgage agreement and be subject to immediate foreclosure.

3. Application of Payments. All payments received shall be applied by Lender to the interest payable on the Note, then the principal of the Note, and then to interest and principal on any Future Advances.

4. Charges; Liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph and shall make payment directly and then Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien, in legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard 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 such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid annually in advance of the fiscal year that the policy shall be active.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not hereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the property is abandoned by Borrower, or if Borrower fails to respond to Lender within fifteen (15) days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraph 1 neither shall it change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all

UNOFFICIAL COPY

rights, title and interest of Borrower in and to any such insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. Deed-in-Lieu. (a) If Borrower is ever in default of this Mortgage or the Note for any period of time, the Borrower will, on demand of the Lender, have title of the Property transferred to the Lender or Lender's assignee via a "quit-claim-deed" and will not protest the demand of the Lender. This will be in lieu of standard foreclosure proceedings. (b) The Borrower irrevocably and unconditionally waives all right to traditional foreclosure proceedings as afforded him/her by law. The Borrower also irrevocably and unconditionally waives all right to protest any reasonable demands made by the Lender in regards to this paragraph and/or the Deed-in-lieu agreement. (c) If Borrower fully executes the said quit-claim deed, the Lender will agree to relinquish its right under state law to pursue a lawsuit or judgment against the Borrower. Borrower shall pay any and all costs of recordation, if any. (d) Borrower hereby waives all rights, unconditionally and irrevocably, to a trial by jury whatsoever.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lenders' interest including, but not limited to, disbursement of reasonable attorney's fees and enter upon the Property to make repairs.

Any amounts disbursed by Lender pursuant to this paragraph, with interest hereof, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payments such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking the property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by the Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condormner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within fifteen (15) days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

10. Borrower Not Released. Extension of the time for payment or modification or amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such

UNOFFICIAL COPY

right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereon. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner: (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by 'certified mail – return receipt requested' and addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by 'certified mail – return receipt requested', to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable. If one or more of the provisions of this Note shall be declared or held to be invalid, illegal, or unenforceable in any respect in any jurisdiction, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby and any such declaration or holding shall not invalidate or render unenforceable such provision in any other jurisdiction. Any provision in this agreement, or the additions and/or addendums, there to that is prohibited or unenforceable in any jurisdiction shall as to such jurisdiction be ineffective to the extent of such provision or unenforceability without invalidating the remaining provisions hereof, and any such provisions or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. Borrower agrees that each phrase, sentence, paragraph and clause in this agreement is severable from the other(s), notwithstanding the manner in which they may be linked together or group grammatically, and if in terms of any judgment or order any phrase, sentence, paragraph or clause is found to be defective or unenforceable for any reason, the remaining phrases, sentences, paragraphs, and clauses as the case may be, shall nevertheless be and continue to be of full force and effect.

16. Borrower's Copy. The closing title company or closing attorney shall furnish and deliver to the Borrower a confirmed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property; Assumption. Borrower shall not assign, convey, mortgage, pledge, transfer, encumber, grant a security interest with respect to or hypothecate all or any part of the Property or any interest therein. Any transfer by operation of law of the Property, or any part thereof or interest therein, shall constitute a default hereunder. If all or any part of the Property or an interest therein is SOLE or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be SOLE or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption

UNOFFICIAL COPY

agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than fifteen (15) days from the date the notice is mailed within which Borrower may pay the sums declared due. If sums due are not paid immediately the Borrower will be considered in default and will have the option to forgo foreclosure proceedings by performing the duties afford to him/her in paragraph 6. If Borrower refuses to perform his/her duties under paragraph 6 and Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay which due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than fifteen (15) days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice and if Borrower refuses to perform his/her duties charged to him/her under paragraph 6, then the Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorney's fees.

If Lender invoked the power of sale, Lender shall mail Borrower a notice of sale in the manner provided in paragraph 14 hereof. Lender shall publish a notice of sale and shall sell the Property at the time and place and under the terms specified in the notice of sale. Lender or Lender's designee may purchase the Property at any sale. The proceeds of any sale shall be applied in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable attorney's fees and costs of title evidence; (b) to all sums secured by this Mortgage; and (c) the excess, if any, to the person or persons legally entitled thereto.

19. Borrower's Rights and Responsibility. Borrower shall pay Lender all sums which are owed under the terms of this Mortgage and shall pay, no with protest whatsoever, all other reasonable fees demanded by the Lender. The Borrower also hereby irrevocably and unconditionally waives his/her rights to reinstate any default of this Mortgage.

20. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage.

23. Waiver of Dower. Borrower hereby relinquishes all right of dower in the Property.

UNOFFICIAL COPY

24. Occupancy. The Borrower agrees that he/she shall not ever at any point occupy the subject property. The subject property is to remain non-owner occupied and shall be used for business or investment purposes only.

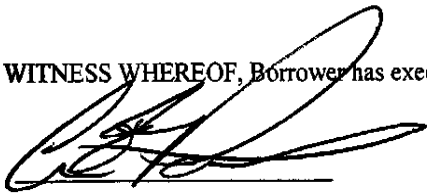
25. Headings. The paragraph headings used here and in the Note are provided for convenience only and shall not be used to construe meaning or intent.

26. Confidentiality. This mortgage instrument has been delivered to Borrower and shall be appropriately recorded, as deemed necessary by Lender. Borrower agrees and understands that neither this document, nor its substance, shall be disclosed publicly or privately to any third person(s) except those who are in a confidential relationship to Borrower (such as legal counsel and accounts), or where the same is required by law (including all applicable federal and state securities laws), which conditions Borrower and its agents agree to be bound by upon recording of this instrument.

27. Agreement. This agreement, the related Promissory Note, and any attached addendums constitute the entire agreement between the parties. No verbal statements shall be binding. If any part or section of this agreement is or becomes invalid or happens to be declared to be illegal or unenforceable, any such invalidity shall not void the remainder of the agreement, nor shall it affect or impair any other parts or section. If any portion of a particular paragraph is found to be invalid, illegal, or unenforceable, the remainder of that paragraph shall survive, remain intact, and still remain legally binding. Grammatical errors do not invalidate the paragraph in which any such errors may appear.

28. CONFESSION OF JUDGMENT, BORROWER HEREBY IRREVOCABLY AUTHORIZES AND EMPOWERS ANY ATTORNEY OR THE PROTHONOTARY OR CLERK OF ANY COURT IN THE COMMONWEALTH OF PENNSYLVANIA, OR ELSEWHERE, TO APPEAR AT ANY TIME FOR BORROWER AFTER A DEFAULT UNDER THIS NOTE, AND WITH OR WITHOUT COMPLAINT FILED, AS OF ANY TERM, CONFESS OR ENTER JUDGMENT AGAINST BORROWER FOR THE ENTIRE PRINCIPAL BALANCE OF THIS NOTE, ALL ACCRUED INTEREST, LATE CHARGES, AND ANY AND ALL AMOUNTS EXPENDED OR ADVANCED BY LENDER RELATING TO ANY COLLATERAL SECURING THIS NOTE TOGETHER WITH INTEREST ON SUCH AMOUNT, TOGETHER WITH COSTS OF SUIT, AND COLLECTION FEES OF FIFTEEN PERCENT (15%) OF THE UNPAID PRINCIPAL BALANCE AND ACCRUED INTEREST FOR COLLECTION, OR IF GREATER THE SUM OF \$250.00 PER HOUR FOR EACH HOUR OF TIME SPENT BY LENDER, EMPLOYEES OF LENDER OR PROFESSIONALS EMPLOYED BY LENDER BUT IN ANY EVENT NOT LESS THAN FIVE HUNDRED DOLLARS (\$500) ON WHICH JUDGMENT OR JUDGMENTS ONE OR MORE EXECUTIONS MAY ISSUE IMMEDIATELY; AND FOR SO DOING, THIS NOTE OR A COPY OF THIS NOTE VERIFIED BY AFFIDAVIT SHALL BE SUFFICIENT WARRANT. THE AUTHORITY GRANTED IN THIS NOTE TO CONFESS JUDGMENT AGAINST BORROWER SHALL NOT BE EXHAUSTED BY ANY EXERCISE OF THAT AUTHORITY, BUT SHALL CONTINUE FROM TIME TO TIME AND AT ALL TIME UNTIL PAYMENT IN FULL OF ALL AMOUNTS DUE UNDER THIS NOTE. BORROWER HEREBY WAIVES ANY RIGHT BORROWER MAY HAVE TO NOTICE OR TO A HEARING IN CONNECTION WITH ANY SUCH CONFESSION OF JUDGMENT AND STATES THAT EITHER A REPRESENTATIVE OF LENDER SPECIFICALLY CALLED THIS CONFESSION OF JUDGMENT PROVISION TO BORROWER'S ATTENTION OR BORROWER HAS BEEN REPRESENTED BY INDEPENDENT LEGAL COUNSEL PRIOR TO SIGNING THIS NOTE, EACH BORROWER READ AND UNDERSTOOD ALL THE PROVISIONS OF THIS NOTE. EACH BORROWER AGREES TO THE TERMS OF THE NOTE AND ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THE NOTE.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.



Asa E. Patterson

UNOFFICIAL COPY

STATE OF Illinois :
COUNTY OF Cook : SS

I, Brenda Lee Semeniuk, Notary Public in and for the state of Illinois, do hereby certify and warrant that, on this 22nd day of February, 2019, the above-signed Borrower Asa E. Patterson personally appeared before me, known to be the individual described in and who executed the within instrument and acknowledged that he/she signed the same as his/her free and voluntary act for the purposes herein mentioned.

Given under my hand and official seal, this 22nd day of February in the year 2019.

Brenda Lee Semeniuk
Notary Public Signature

My Commission Expires _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 77 IN RICHARD G. COLEMAN AND COMPANY'S RESUBDIVISION OF PART OF BLOCKS 3, 8 AND 10 IN FAIRMOUNT AND THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SOUTH OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-03-310-015-0000 Vol. 283

Property Address: 9247 South Indiana Avenue, Chicago, Illinois 60619-7209

Property of Cook County Clerk's Office