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1919908192

Doc# 1919908192 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2019 03:21 PM PG: 1 OF 4

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: PIN: 15-32-310-001-0000

Address:

Street: 17 Ogden Avenue

Street line 2:

City: Western Springs

State: IL

ZIP Code: 60558

Lender: Richard A. Reck

Borrower: Henry Terezzenko, Jr.

Loan / Mortgage Amount: \$39,964.65

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: D120B7DC-6164-4A1F-BE76-9E5255072E3F

Execution date: 6/5/2019

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Property of Cook County Clerk's Office

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UNOFFICIAL COPY**MORTGAGE**

THIS MORTGAGE is made this 5th day of June, 2019 between **HENRY TEREZCZENKO, JR.**, individually and as the sole Member and Manager of **MIKE AND HENRY, LLC**, an Illinois limited liability corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, sometimes referred to as **MIKE AND HENRY'S LLC**, an Illinois LLC, currently of 17 W. Ogden Avenue, Western Springs, Illinois 60558, Mortgagor

for and in consideration of the sum of **TEN (\$10.00)** Dollars in hand paid, **CONVEY AND WARRANT** unto **RICHARD A. RECK**, a married man, currently of 128 Hillcrest Avenue, Hinsdale, Illinois 60521, Mortgagee

for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the of County of **COOK** and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO.

PERMANENT INDEX NUMBER(S): 15-32-310-001-0000 and 15-32-400-009-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 17 Ogden Avenue, Western Springs, Illinois 60558-1257
(currently operating as an automobile service station)

~~(Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois)~~
~~(Hereby acknowledging that said property is NOT the homestead of the Mortgagor, and Mortgagor retains no right or interest in the premises under and by virtue of the homestead exemption laws of the State of Illinois).~~

[STRIKE INAPPLICABLE LANGUAGE]

This conveyance is, for the purpose of securing performance of the covenants and agreements herein.

Whereas, The Mortgagor(s) **HENRY TEREZCZENKO, JR. individually and as the sole Member and Manager of MIKE AND HENRY, LLC** sometimes referred to as **MIKE AND HENRY'S LLC** justly indebted upon principal promissory note bearing even date herewith, **PAYABLE UPON THE SALE OF THE PREMISES AT 17 OGDEN AVENUE, WESTERN SPRINGS, ILLINOIS 60558-1257, LEGALLY DESCRIBED HEREIN, OR UPON JUNE 1, 2021, WHICHEVER IS SOONER.**

The Mortgagor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay prior to the due date in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the Mortgagee herein, with loss clause attached payable to the Mortgagee herein as Mortgagees interests may appear, which policies shall be left and remain with the said Mortgagees until the indebtedness is fully paid.

AMOUNT DUE ON THIS MORTGAGE AS OF THE DATE HEREOF IS THIRTY-NINE THOUSAND NINE HUNDRED SIXTY-FOUR AND 65/100 (\$29,964.65).

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this _____ day of _____, 20__.

 Clerk of Cook County

Property of Cook County Clerk's Office

NOTED AND FILED _____

THIS INSTRUMENT WAS RECORDED AT THE CLERK'S OFFICE OF COOK COUNTY, ILLINOIS, ON _____, 20__.

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EXHIBIT "A"

LEGAL DESCRIPTION

The property commonly known as **17 Ogden Avenue, Western Springs, Illinois 60558-1257** is legally described as follows:

PARCEL 1: LOT 1 IN BLOCK 1 IN MARTIN'S ADDITION TO FIELD PARK, BEING A SUBDIVISION OF THE EAST 3/8TH OF THE WEST ½ OF THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, AND THE EAST 783.13 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD (OTHERWISE KNOWN AS OGDEN AVENUE), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: OUTLOT OF "A" OF PARSON'S SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1976, AS DOCUMENT NUMBER 23350931, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 15-32-310-001-0000 and 15-32-400-009-0000