

Illinois Anti-Predatory
Lending Database
Program

Doc#: 1929534110 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/22/2019 10:44 AM Pg: 1 of 4

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 10-23-329-040-0000**

Address:

Street: 3819 West Warren

Street line 2:

City: Skokie

State: IL

ZIP Code: 60076

Lender: Jaclyn Lee

Borrower: Kyu Ye Choi

Loan / Mortgage Amount: \$100,000.00

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: E37E1A3A-822E-4E74-81CE-C493C83B816A

Execution date: 10/18/2019

UNOFFICIAL COPY

Prepared by and Return to:

Thomas J. Hansen
422 North Northwest Highway, B5
Park Ridge, IL 60068

MORTGAGE

This Instrument Witnesseth, that the **MORTGAGOR**, Kyu Ye Choi, a widow of 3819 West Warren, Skokie, IL 60076.

MORTGAGE AND WARRANT to Jaclyn Lee of 540 Bloomfield Circle, Geneva, IL 60134, [the **MORTGAGEE**], the following described real estate, to-wit:

LOT 28 (EXCEPT THE EAST 10 FEET THEREOF) AND THE EAST 20 FEET OF LOT 29 IN BLOCK 5 IN ENGAL'S OAKTON STREET SUBDIVISION BEING SUBDIVISION OF THAT PART OF LOT 7 LYING EAST OF EAST PRAIRIE ROAD IN SUPERIOR COURT PARTITION OF THE WEST ONE HALF OF THE SOUTH EAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

ADDRESS: 3819 WEST WARREN, SKOKIE, IL 60076
PIN: 10-23-329-040-0000

With privileges of and subject to reservations, easements, right of way grants and covenants of record.

Situated in the County of Cook in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in payment or breach of any of the covenants or agreements herein contained.

But It Is Expressly Provided and Agreed, that if default be made in the payment of the said promissory note dated October 18, 2019 or of any part thereof, or in case of waste or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreement herein contained, then and in such case, the whole of said principal sum and interest, secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of the said **MORTGAGEE**, its successors, attorneys or assigns, become immediately due and payable; And this Mortgage may be immediately foreclosed to pay the same by said **MORTGAGEE**, its successors, attorneys, or assigns; And it shall be lawful for the **MORTGAGEE**, its successors, attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

UNOFFICIAL COPY

The initial amount of the note is \$14,834. **MORTGAGEE** may also from time to time advance additional money and also provide services to the **MORTGAGOR**. The advances of additional money and the value of the services will be added to the total amount owed.

The total amount of loan and unpaid interest shall not exceed \$100,000.

Upon the filing of any bill to foreclose this Mortgage in any Court having jurisdiction thereof, such Court may appoint **MORTGAGEE**, with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit, and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall expire, and such rents, issues and profits, when collected, may be applied toward the payment of the indebtedness and costs herein mentioned and described: Upon default or filing a bill to foreclose this mortgage in any court of competent jurisdiction, there shall immediately become due and payable, an attorney's or solicitor's fee and expenses in a reasonable amount to be taxed as costs in such suit or paid by the **MORTGAGOR**. And upon the foreclosure and sale of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, said attorneys or solicitor's fees, and all other costs of such suit, and all monies advanced for taxes, assessments and other liens, then there shall be paid the principal of said note where due and payable by the terms thereof or not, and the interest thereon.

The **MORTGAGOR** covenants and agree that she shall maintain homeowners insurance on the real estate to insure against loss by fire, wind or other casualty with an amount at least as great as the unpaid balance of this Promissory Note, and further that the **MORTGAGEE** shall be named as an additional insured for such insurance. If the **MORTGAGOR** fails to do so, the **MORTGAGEE** shall be entitled to pay such insurance. This shall be considered as a default under the terms of the Note and Mortgage. The amounts advanced shall be at the matured unpaid amount rate.

The **MORTGAGOR** further covenants and agree that she shall pay the real estate taxes and assessments upon such real estate in a current and timely manner. If the **MORTGAGOR** fails to do so, the **MORTGAGEE** shall be entitled to pay such taxes. This shall be considered as a default under the terms of the Note and Mortgage. The amounts advanced shall be at the matured unpaid amount rate.

UNOFFICIAL COPY

DATED this 18 day of October 2019



Kyu Ye Choi

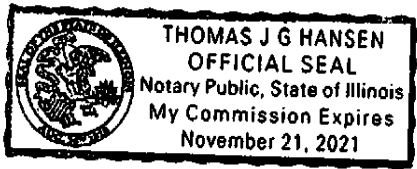
STATE OF ILLINOIS)
COUNTY OF COOK)

I, a Notary Public, in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Kyu Ye Choi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 18 day of October 2019



Notary Public



PROPERTY OF COOK County Clerk's Office