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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



1934449050

Doc# 1934449050 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2019 10:19 AM PG: 1 OF 8

The property identified as: **PIN:** 20-20-415-008-0000

Address:

Street: 6815 S. Green St.

Street line 2:

City: Chicago

State: IL

ZIP Code: 60621

Lender: City of Chicago

Borrower: Jaron Neely, a single person

Loan / Mortgage Amount: \$30,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the loan is a simultaneous HELOC.

Certificate number: 8671EE09-3A1C-4402-8A98-34E5A0ADCF2A

Execution date: 12/6/2019

50F5 1923057

Property of Cook County Clerk's Office

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This instrument prepared by
and when recorded return to:

Charles E. Rodgers Jr.
Assistant Corporation Counsel
City of Chicago
Office of Corporation Counsel
121 North LaSalle Street
Room 600
Chicago, Illinois 60602

MAXIMUM INDEBTEDNESS SECURED:

\$30,000.00

MORTGAGE

THIS MORTGAGE is made as of this 6 day of December 2019, by Jaron Neely, a single person, not married, residing at 6815 South Green Street, Chicago, Illinois (the "Mortgagor"), to the City of Chicago, Illinois, together with its successors and assigns, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 (the "Mortgagee").

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WITNESSETH:

WHEREAS, the Mortgagor and Mortgagee have concurrently herewith executed a Promissory Note ("Note") pursuant to the Community Connections Home Buyer Assistance Program ("Program"), under which the Mortgagee provides Mortgagor an amount of funds in the form of a forgivable loan ("Loan") to provide for down payment and/or closing cost assistance in the Mortgagor's purchase of the Premises (as defined below); and

WHEREAS, the total amount lent to the Mortgagor under the Note shall not exceed **\$30,000.00** ("Loan Amount"). The Loan is subject to recapture for a period of one-hundred twenty months (120) months beginning on the first day of the first month following the date of the Note. The Loan Amount shall be forgiven and reduced by one-one hundred twentieth (1/120th) for each full month of occupancy of the Premises by Mortgagor or Three Thousand Dollars (\$3,000.00) on each anniversary of the date of the Note pursuant to the terms and conditions in the Note. The Loan shall not bear interest except as specified in the Note; and

WHEREAS, in the event of an Election to Recover, the Mortgagee desires to secure recovery of the then-outstanding portion of the Loan Amount pursuant to the terms of the Note;

NOW, THEREFORE, in order to secure recovery, in the event of an Election to Recover, of any outstanding portion of the Note, and of all other payments due to the Mortgagee by the Mortgagor under any of the Loan Documents, and to secure performance of the covenants and agreements contained in this Mortgage, including any substitutions, extensions or modifications hereto, the Mortgagor does grant, assign, convey, warrant and mortgage to the Mortgagee, its successors and assigns, and grants to the Mortgagee and its successors and assigns forever a continuing security interest in and to the real estate, described in Exhibit A attached hereto and hereby made a part hereof, (the "Premises");

To protect the security of this Mortgage, the Mortgagor further covenants and agrees as follows:

(1) Preservation, Restoration and Use of Premises. The Mortgagor shall:

(a) keep and maintain the Premises in good condition and repair, free from mechanics' liens and other liens and claims except for those permitted encumbrances described in Exhibit B attached hereto and made a part hereof ("Permitted Encumbrances"), pay all operating costs of the Premises when due, not permit any unlawful use or nuisance; and

(b) not abandon the Premises, nor do anything whatsoever to depreciate or impair the value of the Premises or the security of this Mortgage.

(2) Taxes and Charges. The Mortgagor agrees to pay or cause to be paid, prior to delinquency, all Charges (as hereinafter defined) which are assessed or imposed upon the Premises or upon any of the Loan Documents or become due and payable, and which create a lien upon the Premises or any part thereof or upon any of the Loan Documents. "Charge" shall mean and include

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all federal, state, county, city, municipal or other governmental (or any instrumentality, division, agency, body or department thereof) taxes, levies, assessments, charges, liens, claims or encumbrances related to the Premises, Borrower's Liabilities, the Mortgagor or any of the Loan Documents.

(3) Insurance. The Mortgagor shall procure and maintain, or cause to be maintained, at all times throughout the term hereof, at the expense of the Mortgagor, with insurance companies authorized to do business in the State of Illinois, until final repayment of the indebtedness secured hereby: a) general liability/homeowners insurance or equivalent with limits of not less than \$100,000 per occurrence for bodily injury, personal injury, and property damage liability; naming the City of Chicago as an additional insured and b) all risk property/homeowners insurance including improvements and betterments covering damage to or loss of the Premises by fire or other casualty for their full replacement value, naming the City of Chicago as mortgagee as its interest may appear.

The Mortgagor shall furnish the Mortgagee certificates of insurance evidencing the required coverage to be in force on the date of this Mortgage, and renewal certificates of insurance or such similar evidence if the coverages have an expiration date or renewal date occurring during the term of this Mortgage. All insurance policies shall provide that the Mortgagee shall be given 30 days' prior written notice of any modification, nonrenewal or cancellation.

The Mortgagee maintains the right to modify, delete, alter or change these requirements.

(4) Transfer and Encumbrance of Premises. The Mortgagor shall not create, consent to or permit any conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation (or any agreement to do any of the foregoing), directly or indirectly, by willful act, by operation of law or otherwise of all or any portion of the Premises or any interest therein, other than Permitted Encumbrances and the Senior Mortgage (defined below), or any interest in the Mortgagor thereof (each of the foregoing being referred to herein as a "Prohibited Transfer"), without the Mortgagee's prior written consent.

If the Mortgagor shall do or allow any of the foregoing Prohibited Transfers without the Mortgagee's prior written consent, the Mortgagee at its option may declare an Election to Recover under the Loan Documents, causing any outstanding principal of the Loan Amount to be immediately due and payable without notice to the Mortgagor. Any waiver by the Mortgagee of the provisions of this paragraph shall not be deemed to be a waiver of the right of the Mortgagee to insist upon strict compliance with the provisions of this paragraph in the future.

(5) Events of Default; Remedies. The occurrence of (i) an Event of Default under the terms and provisions of the Note, or (ii) non-compliance by the Mortgagor with, or failure by the Mortgagor to perform, any agreement contained herein, or (iii) any material representation or warranty made herein that is or proves to be false or inaccurate, shall constitute an "Event of Default" hereunder. Upon, or at any time after, the occurrence of an Event of Default hereunder, the Mortgagee may declare an Election to Recover, causing any outstanding principal of the Loan Amount to become immediately due and payable, and the Mortgagee may proceed to foreclose this

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Mortgage and to exercise any rights and remedies available to the Mortgagee at law, in equity, hereunder or under any of the other Loan Documents.

(6) Subordination. The Mortgage shall be subject and subordinate in all respects to the liens, terms, covenants and conditions of the Senior Mortgage including all sums advanced for the purpose of (a) protecting or further securing the lien of the Senior Mortgage, curing the defaults of the Borrower under the Senior Mortgage or for any other purpose expressly permitted by the Senior Mortgage or (b) constructing or rehabilitating the Premises. The Mortgage shall also be subordinate to any subsequent mortgage that replaces the Senior Mortgage. The term "Senior Lender" shall include any successor lender replacing the original Senior Lender as the holder of a Senior Mortgage.

If Senior Lender acquires title to the Premises pursuant to a deed in lieu of foreclosure, the lien of this Mortgage shall automatically terminate upon the Senior Lender's acquisition of title to the Premises, provided that: (i) the Senior Lender has given written notice to Mortgagor of a default under the Senior Mortgage in accordance with its terms, (ii) the Mortgagor (or other party) shall not have cured the default under the Senior Mortgage within the applicable cure period(s) provided for in the Senior Mortgage and the Mortgagor shall be deemed in default thereof; and (iii) any proceeds from the sale of the Premises as a result of such acquisition of title, if any, which Mortgagee is entitled to receive pursuant to this Mortgage, subject to the rights of superior lien holders, are paid to Mortgagee.

(7) Waiver. No delay or omission of Mortgagee or any holder of the Note to exercise any right, power or remedy accruing upon any Event of Default shall exhaust or impair any such right, power or remedy or shall be construed to be a waiver of any such Event of Default or acquiescence therein. No consent or waiver, expressed or implied, or failure to complain of any act, by Mortgagee to or of any breach or Event of Default by Mortgagor in the performance of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or Event of Default in the performance of the same or any other obligations of Mortgagor hereunder.

(8) General.

(a) All capitalized terms, unless defined herein, shall have the same meanings as are set forth in the Note.

(b) The Recitals to this Mortgage are incorporated herein as an integral part of this Mortgage.

(c) The Mortgage shall inure to the benefit of and be binding upon the Mortgagor and Mortgagee and their respective legal representative, successors and assigns.

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 41 IN BLOCK 3 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS COMMONLY KNOWN AS:

6815 S. Green Street, Chicago, IL 60621.

PERMANENT INDEX NO.:

20-20-415-008-0000

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EXHIBIT B

PERMITTED ENCUMBRANCES

None

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RECORDER OF DEEDS
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