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Illinois Anti-Predatory Lending Database Program

Doc#: 2023033014 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/17/2020 11:39 AM Pg: 1 of 3

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 25-09-111-010-0000

Address:

Street: 9623 South Lowe Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60628

Lender: WAFEEK AIYASH

Borrower: PINNACLE ASSET MANAGEMENT, LLC and GREGORY PERKINS

Loan / Mortgage Amount: \$272,000.00

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: BE628BD9-C612-4AED-8958-8E3CF4DEE411

Execution date: 6/4/2020

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COMMERCIAL MORTGAGE State of Illinois County of Cook

WAFEEK AIYASH, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, FOR A TRUST NUMBER 8002348170 AND AFFORDABLE HOMES FOR RENT, LLC,
Jointly and Severally as Claimants.

VS.

GREGORY PERKINS, TIFFANY PERKINS, PINNACLE ASSET MANAGEMENT, LLC, PINNACLE MULTI-ACQUISITIONS I, LLC, AFFORDABLE HOMES FOR RENT I, LLC, DYNASTY CONSULTING II, LLC, WARBURG MULTI ACQUISITIONS LLC
Jointly and Severally as Defendants

MORTGAGE IN AMOUNT OF \$272,000 (Two Hundred Seventy Two Thousand Dollars and 00/100 cents)

Pursuant to an agreement executed on June 1, 2017 between PINNACLE ASSET MANAGEMENT, LLC, An Illinois Limited Liability Company, whose principal office is located at: 9501 W 144TH #304, ORLAND PARK, IL 60462 AND GREGORY PERKINS, Individually, Jointly and Severally, whose address is 13723 Legend Trail Lane, Orland Park, IL 60462 on behalf of the above listed parties and as detailed in Exhibit A, made a contract with the Claimant to repay short term purchase money real estate loans on the property.

The Claimant **WAFEEK AIYASH** An Illinois Resident, files this **COMMERCIAL MORTGAGE** on the real estate, as hereinafter described, and against the interest of the Defendant(s) owner(s) of said real estate described as follows:

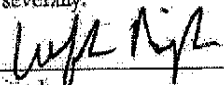
The Legal Description is: **LOT 30 IN BLOCK 8 OF EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NUMBER: 25-09-111-010-0000

COMMONLY KNOWN AS: 9623 SOUTH LOWE AVENUE, CHICAGO, ILLINOIS 60628

That said Defendants leaving due, unpaid and owing to the Claimant the sum of \$272,000 for short-term purchase money real estate loans, with interest, the Claimant files this **COMMERCIAL MORTGAGE** on said land and improvements, pursuant to the agreement against each Owner(s), Manager, their individual heirs, successors, assignees, agents, representatives, affiliates, subsidiaries, aliases, servants, independent contractors, members, partners, of counsel attorneys, employees, directors, officers, and shareholders individually and severally.

Dated this ___ day of June 2020


Wafeek Aiyash

ACKNOWLEDGEMENT

State of Illinois County of Cook

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT, Wafeek Aiyash appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act for the purposes set forth herein. Given under my hand and notarial seal this 21st day of June 2020



NOTARY PUBLIC

After recording Mail to: Wafeek Aiyash, 218 N Jefferson St, Ste 103, Chicago, IL 60661
This instrument prepared by: Affordable Homes For Rent, LLC



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EXHIBIT A

Grantor Names

Wafeek Aiyash, An Individual whose address is 5251 W Madison Street, Chicago, IL 60644

Chicago Title and Trust Company, as Trustee, for a Trust Agreement dated the 5th of February 2007, known as Trust Number 8002348170

Affordable Homes for Rent, LLC whose address is 218 N Jefferson St, Ste 103, Chicago, IL 60661

Grantee Names

GREGORY PERKINS, an individual, Jointly and Severally whose address is 13723 Legend Trail Lane, Orland Park, IL 60462

TIFFANY PERKINS, an individual, Jointly and Severally whose address is 15774 S. LAGRANGE, STE 110 ORLAND PARK, IL 60462

PINNACLE ASSET MANAGEMENT, LLC, An Illinois Limited Liability Company whose principal office is located at 9501 W 144TH #304, ORLAND PARK, IL 60462 whose Manager is GREGORY E. PERKINS, whose address is 15774 S. LAGRANGE, STE 110, ORLAND PARK, IL 60462

PINNACLE MULTI-ACQUISITIONS I, LLC, a Delaware Limited Liability Company with offices located at 14300 S Ravinia Dr, Ste 300, Orland Park, IL 60402 whose managers are: GREGORY PERKINS, TIFFANY PERKINS, and SHAYLA BUTLER all with address as 15774 S LA GRANGE SUITE 100, ORLAND PARK, IL 604620000

AFFORDABLE HOMES FOR RENT I, LLC a Delaware Limited Liability Company whose offices are located at: 9501 W 144th Pl, Suite 304, ORLAND PARK, IL 60462 whose manager is: TIFFANY PERKINS, 15774 S LAGRANGE RD, SUITE 100, ORLAND PARK, IL 60462

DYNASTY CONSULTING II, LLC, an Illinois LLC with offices located at Pinnacle Asset Management, LLC, 9501 W 144TH SUITE 304, ORLAND PARK, IL 60462 and whose Manager is RONAN HEANEY whose address is 322 W. BURLINGTON AVE., STE 200, LAGRANGE, IL 605250000

WARBURG MULTI ACQUISITIONS LLC an Illinois Limited Liability Company, with offices located at 15774 S. LAGRANGE, STE 110, ORLAND PARK, IL 60462 and whose Mangers are G. ESTEVEIN PERKINS, 15774 S. LAGRANGE, STE 110, ORLAND PARK, IL 60462 and TIFFANY PERKINS, 15774 S. LAGRANGE, STE 110, ORLAND PARK, IL 60462