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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



2027517104

Doc# 2027517104 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2020 04:01 PM PG: 1 OF 11

The property identified as: **PIN: 09-27-208-016-0000**

JT-20-604 283 82

Address:

Street: 842 Seely Ave

Street line 2:

City: Park Ridge

State: IL

ZIP Code: 60068

Lender: Zulfiqar Ahmed Satti

Borrower: Florencio Bastida and Pedro Pajares

Loan / Mortgage Amount: \$445,000.00

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.

S ☒
P ☒
S ☒
M ☒
SC ☒
E ☒
INT ☒

Certificate number: FF4B7E3F-2D04-4700-9647-76F56A325DAA

Execution date: 4/24/2020

JT-20-604 2020
MORTGAGE

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This mortgage ("Security Instrument") is given on the 24 day of April 2020. The Mortgagors are FLORENCIO BASTIDA and PEDRO PAJARES ("Borrower"). This Security Instrument is given to ZULFIQAR AHMED SATTI ("Lender"), of Cook County Illinois. Borrowers owe Lender the principal amount of Four Hundred Forty Five Thousand Dollars (\$445,000.00), evidenced by Borrowers' note ("Note"), dated the same as this Security Instrument, with payment terms specified therein with the full debt, if not paid earlier, due and payable on 5/24/2020.

This Security Instrument secures to Lender:

- (a) The repayment of the debt the Note evidences, with interest, and all renewals, extensions and modifications;
- (b) The payment of all other amounts, with interest, advanced under Section VII to protect the security of this Security Instrument; and
- (c) The performance of Borrowers' covenants and agreements under this Security Interest and the Note.

For this purpose, Borrowers mortgage, grant, and convey to Lender the following-described "Property":

LOT 7, IN SEYDLER'S SUBDIVISION OF PART OF LOT 1, TO GILICK'S SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT LIES NORTH OF THE NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND SOUTH OF THE CENTER LINE OF RAND ROAD, TOGETHER WITH LOTS 6, 7, AND LOT "A", IN H. ROY BERRY COMPANY'S PINE HAVEN, BEING A SUBDIVISION OF PART OF THAT PART NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 842 Seeley Ave. Park Ridge, Illinois 60068

PIN: 09-27-208-016-0000

together with all the improvements now or to be erected on the Property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits. All replacements and additions will also be covered by this Security Instrument.

Borrowers covenant that Borrowers lawfully own the estate conveyed herein, and has the right to mortgage, grant, and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrowers warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.



Mail to:

Janus Title Agency, LLC
 100 N. LaSalle, #1200
 Chicago, Illinois 60602

F.B. PP

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BORROWERS AND LENDER COVENANT AND AGREE AS FOLLOWS:

SECTION I. PAYMENT OF PRINCIPAL AND INTEREST; PREPAYMENT AND LATE CHARGES

Borrowers must promptly pay when due the Principal and Interest on the debt the Note evidences and any prepayment and late charges due under the Note.

SECTION II. TAXES AND HAZARD INSURANCE

A. **Notice of Payment of Real Estate Taxes and Hazard Insurance Premium.** Subject to applicable law or Lender's written waiver, upon request, Borrowers must provide Lender with proof of payment of taxes and Hazard Insurance on or before the date on which such payments are due under applicable law and insurance policies, until such time as the Note is paid in full.

B. **Amount of Hazard Insurance.** The Borrowers shall maintain hazard insurance in the amount of FIFTEEN THOUSAND DOLLARS (\$505,000.00) on the Property with the Lender named as an Additional Insured ("Hazard Insurance"), as more fully described below.

SECTION III. APPLICATION OF PAYMENTS

Payments shall be applied as stated in the Note.

SECTION IV. CHARGES; LIENS; AGREED ENCUMBRANCES

Borrowers must pay all taxes, assessments, charges, fines, and impositions attributable to the Property ("Charges") that may attain priority over this Security Instrument, and leasehold payments or ground rents, if any, with the exception of encumbrances of record, existing at the time of executing this Mortgage, to which the Lender agree to take subject to ("Agreed Encumbrances"), where the Charges would cause the Lender to lose their security interest in the Property. Borrowers must pay the Charges in the manner provided in Section II, or if not paid in that manner, Borrowers must pay them on time directly to the person owed payment. Borrowers, upon request by Lender, must promptly furnish to Lender all notices of amounts to be paid under this section. If Borrowers make these payments directly, upon request by Lender, Borrowers must promptly furnish to Lender receipts evidencing the payments. With the exception of the Agreed Encumbrances, Borrowers, upon request by Lender, must promptly discharge any lien that has priority over this Security Instrument unless Borrowers: (a) agree in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contest in good faith the lien by, or defend against enforcement of the lien in, legal proceedings that in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secure from the holder of the lien an agreement satisfactory to Lender, subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien, with the exception of Agreed Encumbrances, that may attain priority over this Security Instrument and which may lessen the Lender's security interest in the Property, Lender may give Borrowers a notice identifying the lien. Borrowers must satisfy the lien or take one or more of the actions stated above within 30 days of the giving of notice.

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SECTION V. HAZARD INSURANCE

Borrowers must keep the improvements now existing or to be erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards for which Lender requires insurance. This insurance must be maintained in the amounts and for the periods that Lender require.

All insurance policies and renewals must include a standard mortgage clause. If Lender require, Borrowers must promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrowers must give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Buyer.

Unless Lender and Borrowers otherwise agree, insurance proceeds must be applied to the restoration and repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration is not economically feasible or Lender's security would be lessened, the insurance proceeds will be applied to the amounts this Security Instrument secures, whether or not then due, with any excess paid to Borrowers. If Borrowers abandon the Property, or does not answer within THIRTY (30) days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay amounts this Security Instrument secures, whether or not then due, with the remainder payable to Borrowers. The 30-day period will begin when the notice is given.

Unless Lender and Borrowers otherwise agree, any application of proceeds to principal may not extend or postpone the due date of the monthly payments referred to in Sections I and II or change the amount of the payments. If under Section XVIII, Lender acquires the Property, Borrowers' right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition will pass to Lender to the extent of the amounts this Security Instrument secures prior to the acquisition.

SECTION VI PRESERVATION AND MAINTENANCE OF PROPERTY LEASEHOLDS

The Borrowers may not destroy, damage, substantially change the Property, allow the Property to deteriorate, or commit waste. If this Security Instrument is on a leasehold, Borrowers must comply with the provisions of the lease, and if Borrowers acquire fee title to the Property, the leasehold and fee title will not merge unless Lender agrees to the merger in writing.

SECTION VII. PROTECTION OF LENDER'S RIGHTS IN THE PROPERTY MORTGAGE INSURANCE

Intentionally omitted.

SECTION VIII. INSPECTION

Lender or their agent may make reasonable entries on and inspections of the Property. Lender must give Borrowers notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

SECTION IX. CONDEMNATION

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

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In the event of a total taking of the Property, the proceeds will be applied to the amounts secured by this Security Instrument, whether or not then due, with any excess paid to holders of Agreed Encumbrances and the Borrowers. In the event of a partial taking of the Property, unless Borrowers and Lender otherwise agree in writing, the amounts this Security Instrument secures will be reduced by the amount of the proceeds multiplied by the total of the amounts secured immediately before the taking, divided by the fair market value of the Property immediately before the taking. Any balance must be paid to holders of Agreed Encumbrances and the Borrowers.

If Borrowers abandon the Property, or if, after notice by Lender to Borrowers that the condemnor offers to make an award or settle a claim for damages, Borrowers fail to respond to Lender within THIRTY (30) days after the date the notice is given, Lender are authorized to collect and apply the proceeds, at their option, either to the restoration or repair of the Property or to the amounts this Security Instrument secures, whether or not then due.

Unless Lender and Borrowers otherwise agree in writing, any application of proceeds to principal will not extend or postpone the due date of the monthly payments referred to in Sections I and II or change the amount of those payments.

SECTION X. BORROWERS NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER

Extension of the time for payment or modification of amortization of the amounts secured by this Security Instrument granted by Lender to any successor in interest of Borrowers will not operate to release the liability of the original Borrowers or Borrowers' successors in interest. Lender will not be required to commence proceedings against any successor in interest or refuse to extend the time for payment or otherwise modify amortization of the amounts secured by this Security Instrument because of any demand made by the original Borrowers or Borrowers' successors in interest. Any forbearance by Lender in exercising any right or remedy will not be a waiver of or preclude the exercise of any right or remedy.

SECTION XI. SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY COSIGNERS

The covenants and agreements of this Security Instrument bind and benefit the successors and assigns of Lender and Borrowers, subject to the provision of Section XVI. Any Borrowers who cosigns this Security Instrument but does not execute the Note: (a) is cosigning this Security Instrument only to mortgage, grant, and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the amounts of this Security Instrument; and (c) agrees that Lender and any other Borrowers may agree to extend, modify, forbear, or make any accommodations with regard to the terms of this Security Instrument or the Note without the Borrower's Consent.

SECTION XII. LOAN CHARGES

If the loan this Security Instrument secures is subject to a law that sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge will be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any amounts already collected from Borrowers that exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the Principal owed under the Note or by making a direct payment to Borrowers. If a refund reduces Principal, the reduction will be treated as a partial Prepayment without any Prepayment charge under the Note.

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SECTION XIII. LEGISLATION AFFECTING LENDER' RIGHTS

If the enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at their option, may require the immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by Section XVIII. If Lender exercise this option, Lender must take steps specified in the second paragraph of Section XVI.

SECTION XIV. NOTICES

Any notice to Borrower under this Security Instrument shall be made as under the Note.

SECTION XV. GOVERNING LAW; SEVERABILITY

Illinois law governs this Security Instrument. If any provision or clause of this Security Instrument or the Note conflicts with applicable law, the conflict may not affect other provisions of this Security Instrument or the Note that can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

SECTION XVI. ACCELERATION; REMEDIES

If Lender invoke the power of sale, Lender must give notice of sale to Borrower in the manner provided in Section XIV. Lender must publish and post notice of sale, and the Property must be sold in the manner prescribed by law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale will be applied as provided for by Illinois law.

SECTION XVII. RELEASE

On payment of all amounts this Security Instrument secures, Lender must prepare and file a discharge of this Security Instrument without charge to Borrower.

By signing below, the parties accepts and agrees to the terms and covenants contained in this Security Agreement.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK; SIGNATURES ON FOLLOWING PAGE]

FB 11

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BORROWERS:

Florencio Bastida

FLORENCIO BASTIDA

Date: 4/24/2020

Pedro Pajares

Pedro Pajares

Date: 4/24/2020

LENDER:

Date: ____/____/2020

ZULFIQAR AHMED SATTI

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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BORROWERS:

FLORENCIO BASTIDA

Date: ____/____/2020

Pedro Pajares

Date: ____/____/2020

LENDER:



ZULFIKAR AHMED SATTI

Date: 04/22/2020

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS** _____

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State of Illinois)
) SS:
 County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**
 that Florencio Bastida
 personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument,
 appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the
 said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 24 day of April, 2020

Lisa Ann Medina
 NOTARY PUBLIC

Commission Expires: 02-16-2022



State of Illinois)
) SS:
 County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**
 that Pedro Pajares
 personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument,
 appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the
 said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 24 day of April, 2020

Lisa Ann Medina
 NOTARY PUBLIC

Commission Expires: 02-16-2022



PREPARED BY:

MAIL TO:

FB pp

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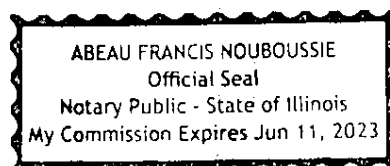
State of Illinois)
) SS:
 County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that ZULFIQAR AHMED SATTI personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 22 day of April 2020.

NOTARY PUBLIC

Commission Expires: JUNE 11 - 2023



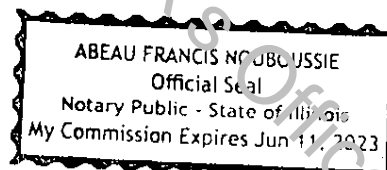
State of Illinois)
) SS:
 County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that ZULFIQAR AHMED SATTI personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 22 day of April 2020.

NOTARY PUBLIC

Commission Expires: JUNE 11 - 2023



PREPARED BY:

MAIL TO:

UNOFFICIAL COPY

EXHIBIT "A" Property Description

Lot 7, in Seydler's Subdivision of part of Lot 1, to Gillick's Subdivision of that part of the East Half of the Northeast Quarter of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, that lies North of the Northeasterly line of the Right-of-Way of the Chicago and Northwestern Railway Company and South of the center line of Rand Road, together with Lots 6, 7, and Lot "A", in H. Roy Berry Company's Pine Haven being a subdivision of part of that part Northeasterly of the Northeasterly line of the Right-of-Way of the Chicago and Northwestern Railroad Company of the West Half (1/2) of the Northeast Quarter (1/4) of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY
RECORDER OF DEEDS

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