

Illinois Anti-Predatory Lending Database Program

Doc#: 2029117107 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/19/2020 10:26 AM Pg: 1 of 4

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: PIN: 11-19-105-040-1033

Address:

Street: 1222 CHICAGO AVE UNIT 305

Street line 2:

City: EVANSTON

State: IL

ZIP Code: 60202

Lender: GREGORY A BLACK

Borrower: MEGAN M BLACK

Loan / Mortgage Amount: \$130,000.00

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.

File nr: AT100698 2/2  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

Certificate number: 56D47E26-3E40-43BE-8EB7-C9F5BC9873B7

Execution date: 8/28/2020

# UNOFFICIAL COPY

## SIMPLE MORTGAGE DEED

**THIS DEED OF MORTGAGE** is made and entered into on 08/28/2020, by and between the following Parties:

Megan M. Black, currently residing at 3514 Cricketeer Dr, Janesville, Wisconsin 53546, in the County of Rock (hereinafter referred to as "**Mortgagor(s)**"), who is the sole owner(s) of the real property located at 1222 Chicago Ave #305, in the City of Evanston in the State of Illinois 60202, within the County of Cook (hereinafter referred to as the "**Property**"), and bearing the following exact legal description:

PARCEL 1:

UNIT B305, IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY IF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS OR PARTS THEREOF IN THE G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT 0011237861, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF P-121 AND S-121, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3:

EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT 00589859, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1222 CHICAGO AVE UNIT 305 EVANSTON, IL 60202  
PARCEL ID NUMBER 11-19-105-040-1033

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## In Favor Of

Gregory A. Black, currently residing at 3514 Cricketeer Dr, Janesville, Wisconsin 53546, in the County of Rock (hereinafter referred to as "**Mortgagee**").

**THIS DEED RECORDS THAT** the Mortgagee wishes to secure repayment of \$130,000, the Principal sum to be paid hereunder, with interest on said sum, until fully paid, at the rate of 4% (percent) per annum, computed on the outstanding balance as provided in this Mortgage, and also to secure the performance of all agreements, terms, covenants, conditions and extensions of this Mortgage incorporated herein as referenced;

**THEREFORE**, in consideration of the terms and conditions contained in this Mortgage, the Property will be held and retained by the Mortgagee as security for repayment of the aforementioned sum with interest, under the condition(s) that the Mortgagor(s), his/her heirs, executors, administrators or delegates will pay to the Mortgagee, his/her heirs, executors, administrators or delegates the monthly sum of \$ 620.64, which includes interest, until such time as the aforementioned sum has been repaid in full to the Mortgagee, and that during such time, the Mortgagor, his/her heirs, executors, administrators or delegates shall retain, maintain and have full use of the aforementioned real estate property.

**THIS DEED FURTHER RECORDS THAT** in pursuance of the terms of this Mortgage and in consideration of the sum \$ 130,000, which has been paid at or before the execution of this DEED by the MORTGAGEE to the MORTGAGOR(S), the Mortgagor(s) hereby agrees to make prompt and timely payment to the Mortgagee on the 10/01/20 day of each month (herein after known as the "Due Date"), the monthly sum of \$620.64 with interest at the rate of 4% until such time as the repayment of the sum complete.

**THEREFORE, IT IS HEREBY AGREED AND DECLARED**, that should the Mortgagor(s) fail to make any of the agreed upon payments to the Mortgagee on the agreed upon Due Date, the Mortgagee shall then have the right and become entitled take possession of the Property with the purpose of selling said real estate property in an effort to recover any and all outstanding balance that may be due to Mortgagee out of the sale proceeds of the Property.

**IT IS HEREBY FURTHER AGREED AND DECLARED**, by the Mortgagor(s), that throughout the duration of this Mortgage, and during such time that the Property be retained as security for the mortgage amount, the Mortgagor(s) shall obtain and maintain insurance on said property in the joint name of the Mortgagor(s) and Mortgagee, and that said policy shall remain in full force and effect through the payment of the relevant premium. At any time, should the

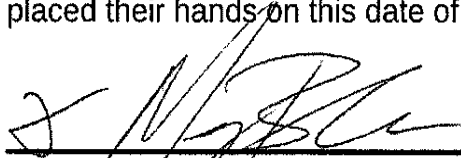
# UNOFFICIAL COPY

Mortgagor(s) fail to maintain insurance on the Property, the Mortgagee can at such time, insure the Property and the premium paid thereunder shall then be added to the mortgage amount due, if the premium is not paid by the Mortgagor(s) when requested or demanded to do so by the Mortgagee.

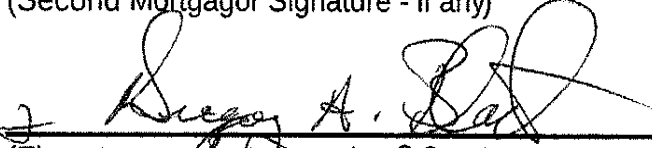
**IT IS HEREBY FURTHER AGREED AND DECLARED**, that the Mortgagor(s) has the right to grant a lease of the aforementioned Property with the written consent of the Mortgagee.

**IT IS HEREBY FURTHER AGREED AND DECLARED**, the Mortgagor(s) agrees to accept full responsibility with regards to stamp duty, registration charges and any other out of pocket expense that may be related to the execution and registration of this Deed or the transfer of the Deed back to the original owner. It is further agreed that both parties, will bear their own cost and professional charges of their respective Attorney or Advisor.

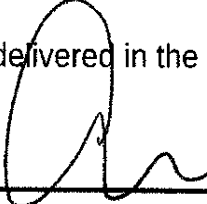
**IN WITNESS WHEREOF**, this Mortgage is executed under seal, and the parties have placed their hands on this date of 08/28/2020.

  
\_\_\_\_\_  
(First Mortgagor Signature) MEGAN M. BLAU

\_\_\_\_\_  
(Second Mortgagor Signature - if any)

  
\_\_\_\_\_  
(First Mortgagee Signature) GREGORY A. BLACK

\_\_\_\_\_  
(Second Mortgagee Signature - if any)

Signed, sealed and delivered in the presence of:  
  
\_\_\_\_\_  
(Signature of Notary)

My commission expires: 10/17/21

