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Illinois Anti-Predatory Lending Database Program

Doc#: 2029339037 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 09:25 AM Pg: 1 of 8

Certificate of Exemption

19ST02546NB



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 05-29-102-068-0000

Address:

Street: 65 Woodley Road

Street line 2:

City: Winnetka

State: IL

ZIP Code: 60093

Lender: Ridgeway Group, LLC

Borrower: Kewergis Orah

Loan / Mortgage Amount: \$400,000.00

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: 393D5012-5F5F-42EE-8E94-3E99590E97BC

Execution date: 9/2/2020

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This document was prepared
by and return after recording to:
Marc S. Lichtman
Attorney at Law
Lichtman Eisen Partners, Ltd.
134 North LaSalle Street
Suite 750
Chicago, Illinois 60602

BALLOON MORTGAGE

This Mortgage ("Security Instrument") is given on September 2, 2020. The Mortgagor is KEWERGIS ORAHA, 7457 NORTH LOWELL AVENUE, SKOKIE, ILLINOIS ("Borrower"). This Security Instrument is given to RIDGEWAY GROUP, LLC, 3730 WEST DEVON, LINCOLNWOOD, ILLINOIS 60712.

Borrower owes Lender the principal sum of **FOUR HUNDRED THOUSAND AND 00/100THS DOLLARS (\$400,000.00)**. This debt is evidenced by Borrower's Mortgage Balloon Note dated the same date as this Security Instrument ("Note"), which provides for the payment of the full debt, if not paid earlier, due and payable on December 31, 2020 and an Assignment of Rents ("Assignment of Rents") executed by Borrower. This Security Instrument secures to lender: (a) the prepayment of the debt evidenced by the Note, with interest and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and Assignment of Rents. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois and legally described on **Exhibit A**:

TOGETHER WITH all the improvements now or hereafter erected on the property and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note.

2. **Funds for Taxes and Insurance.** Borrower shall pay to Lender upon demand, unless the Note is paid in full, a sum ("Funds") or the Lender agrees otherwise for; (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly hazard or property insurance premiums; (c) yearly flood insurance premiums, if any. These items are called "Escrow Items." Lender may, at any time, collect and hold funds in such amounts and at such depositories as Lender is its sole and absolute discretion deems just and appropriate.

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Lender shall apply the Funds to pay the Escrow items. Lender may charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items. All interest earned on the Funds shall be paid to Lender. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the amount of the Funds held by lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency upon demand by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 19, Lender shall acquire or sell the Property, Lender prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. All payments received by Lender under paragraphs 1 and 2 shall be applied; first to amounts payable under paragraph 2; second to interest due; third to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7. All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause naming Lender as a loss payee and containing a thirty (30) day notice of cancellation clause. Lender shall have the right to hold the policies and renewals. Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and

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Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer with 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 apply the proceeds to the sums secured by this Security Instrument, whether or not then due. The Thirty (30) day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the balloon payment referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately due prior to the acquisition.

6. Preservation, Maintenance and Protection of the Property. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default by causing the action or proceeding to be dismissed with a ruling that, in lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorney's fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7, shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon demand from Lender to Borrower requesting payment.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. 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

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conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a taking of the Property, whether total or partial, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within Thirty (30) days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or the sums secured by this Security Instrument, whether or not then due.

10. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16. Borrower's covenants and agreements shall be joint and several.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which 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 shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which 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 Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires the use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by the laws of the State of Illinois and venue shall lie in Piatt County, Illinois. In the event that any provision or clause of this Security Instrument or the Note conflicts with Illinois law, such conflict shall not affect other provisions of this Security Instrument or the Note which 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.

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15. **Borrower's Copy.** Borrower shall be given on conformed copy of the Note and of this Security Instrument.

16. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than Five (5) business days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

17. **Sale of Note: Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 13 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

18. **Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor shall not allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law or which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 18, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 18, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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19. **Acceleration Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than five (5) business days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19 including, but not limited to, reasonable attorneys' fees, costs of title evidence, court filing fees, service of process charges and publication costs.

20. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument at a charge to Borrower as Lender in its sole and absolute discretion deems just and appropriate. Borrower shall pay any recordation costs.

21. **Waiver of Homestead.** Borrower waives all right of homestead exemption in the Property.

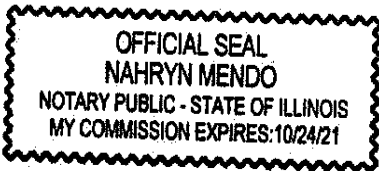
WITNESS THE HANDS AND SEALS OF THE UNDERSIGNED

K O Oraha
 KEWERGIS ORAHA
 7457 NORTH LOWELL AVENUE
 SKOKIE, ILLINOIS 60076
 September 2, 2020

State of Illinois)
 County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, KEWERGIS ORAHA., personally known to me to be the same person whose name is subscribed to the foregoing BALLOON MORTGAGE appeared before me this day in person and acknowledged he signed, sealed and delivered the foregoing BALLOON MORTGAGE as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of September, 2020.



Nahryn Mendo
 NOTARY PUBLIC
 My Commission expires: 10-24-21
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LEGAL DESCRIPTION

Order No.: 19ST02546NB

For APN/Parcel ID(s): 05-29-102-068-0000 and 05-29-102-055-0000

Those parts of Lot 4 in Nergard's Subdivision of parts of the West 1/2 of Section 29, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1917 as document 8150238 and of Lot 11 in Bernard Kloepper's Resubdivision of part of said West 1/2 of Section 29, according to the Plat thereof recorded January 4, 1888, as document 910549, described as follows:

Beginning at a point 204.35 Feet West of the West line extended North of Lot 5 in said Nergard's Subdivision, said point being 87.91 Feet South of the South line of Lot 3 in said Nergard's Subdivision; thence South 00 Degrees 10 Minutes East parallel to the West line and West line extended of said Lot 5, 308.04 Feet to the center line of a private road; thence Westerly along the center line of said road being a curved line convex Southwesterly and having a radius of 997.46 Feet, 30.42 Feet as measured South 89 Degrees 22 1/2 Minutes West along the chord of said curve to a point of tangency; thence North 89 Degrees 45 Minutes West along a line 82.0 Feet North of and parallel with the South line of Lot 4 in said Nergard's Subdivision 116.58 Feet to the center line of Woodley Road, a private road; thence North 18 Degrees 57 Minutes West along the center line of said road 3.24 Feet to a point of curve thence Northwesterly along a curved line having a radius of 249.19 Feet convex Northeasterly 143.56 Feet as measured North 35 Degrees 41 1/2 Minutes West along the chord of said curve to a point of tangency; thence North 52 Degrees 25 Minutes West 60.3 Feet to a point of curve; thence Northwesterly along a curved line having a radius of 110.3 Feet convex Southwesterly 29.08 Feet as measured North 44 Degrees 51 1/2 Minutes West along the chord of said curve to a point in the center line of Woodley Road, 502.72 Feet East of the West line of the Northwest 1/4 of said Section 29 and thence North 66 Degrees 21 Minutes East 326.23 Feet to the place of beginning, in Cook County, Illinois.

Clerk's Office