

Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



Doc# 2109047035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2021 02:48 PM PG: 1 OF 3

The property identified as: **PIN:** 25-05-315-007-0000

Address:

Street: 9229 S. Elizabeth Ave

Street line 2:

City: Chicago

State: IL

ZIP Code: 60620

Lender: Directed Trust Company FBO Christopher Gonzales IRA and Directed Trust Company FBO Carlo Gonzales IRA

Borrower: For His Glory, LLC 4

Loan / Mortgage Amount: \$90,000.00

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 or person.

Certificate number: D9F9C220-F025-444E-BFA9-7794444CBE91

Execution date: 2/11/2021

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MORTGAGE DEED

This Mortgage Deed hereinafter termed as the "Mortgage" is made and effective on February 12, 2021.

BETWEEN:

For His Glory, LLC 4, hereinafter termed as the "Borrower", having an address at 7319 Colony Lane 1E, Frankfort, IL 60423.

AND:

Directed Trust Company FBO Christopher Gonzales IRA (\$45,000) and Directed Trust Company FBO Carlo Gonzales IRA (\$45,000), hereinafter termed as the "Lender", having an address at 3033 N. Central Ave, Suite 400, Phoenix, AZ 85012.

RECITALS:

This Mortgage is given by Borrower to Lender, which term includes any holder of this Mortgage, to secure the payment of the PRINCIPAL SUM of Ninety Thousand Dollars (\$90,000) together with interest thereon computed on the outstanding balance, all as provided in two Promissory Notes, one for \$45,000 (Directed Trust Company FBO Christopher Gonzales IRA) dated February 12, 2021, and one for \$45,000 (Directed Trust Company FBO Carlo Gonzales IRA) dated February 12, 2021, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Notes and this Mortgage

In consideration of the loan made by Lender to Borrower and for the purpose expressed above, the Borrower does hereby grant and convey to Lender, with MORTGAGE COVENANTS, the mortgaged property and all the improvements and fixtures now and hereafter a part thereof, described in "Exhibit A" (hereinafter "Mortgaged Property") attached hereto and made a part hereof;

Borrower further covenants and agrees that:

1. At the time this Mortgage Deed is entered there are not any mortgages, liens or notes secured by the property located at 9229 S. Elizabeth Ave, Chicago, IL 60620.
2. There cannot and shall not be entered any mortgages or the notes superior to this one which are secured by aforementioned property.
3. In the event that Borrower fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.
4. As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the Mortgaged Property, and upon default the same may be collected without the necessity of making entry upon the Mortgaged Property.
5. In the event that any condition of this Mortgage shall be in default for thirty (30) days, the entire debt shall become immediately due and payable at the option of the Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
6. In the event that the Borrower transfers either legal or equitable ownership or any security interest in the Mortgaged Property, whether voluntarily or involuntarily, the Lender may at its option declare the entire debt due and payable.

UNOFFICIAL COPY

- 7. This Mortgage is also security for all other direct and contingent liabilities of the Borrower to Lender which are due or become due and whether now existing or hereafter contracted.
- 8. Borrower shall maintain adequate insurance on the Mortgaged Property in amounts and form of coverage acceptable to Lender and the Lender shall be a named insured as its interest may appear.
- 9. Borrower further covenants and warrants to Lender that Borrower is indefeasibly seized of said Mortgaged Property in fee simple; that Borrower has lawful authority to mortgage said Mortgaged Property and that said Mortgaged Property is free and clear of all encumbrances except as may be expressly contained herein.

This Mortgage is upon the STATUTORY CONDITION and the other conditions set forth herein, for breach of which Lender shall have the STATUTORY POWER OF SALE to the extent existing under the laws of the State of IL.

Prepared by: Randy Pertler, 7319 Colony Lane, 1E, Frankfort, IL 60423

Exhibit A

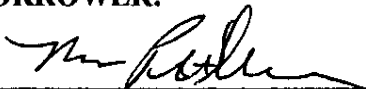
LEGAL DESCRIPTION OF THE MORTGAGED PROPERTY

All the following described property in the County of Cook, Illinois, to wit:
Lot 31 in Hunssinger & Wagner Bros. Subdivision of Block 19 of Subdivision of that part Westerly of the Right of Way of the C.R.I. & P.R.R. of the South half of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County Illinois.

Permanent Index Number(s): 25-05-315-007-0000
The subject parcel is commonly known as: 9229 S. Elizabeth Ave, Chicago, IL 60620

IN WITNESS WHEREOF, Borrower executed this deed on February 11, 2021.

BORROWER:



Randy Pertler
Managing Member of For His Glory, LLC 4

ACKNOWLEDGMENT

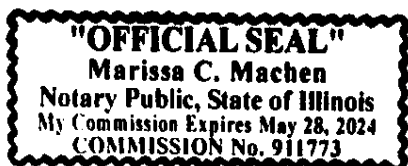
STATE OF Illinois
COUNTY OF Will

On February 11, 2021 before me, Marissa Machen personally appeared Randy Pertler, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature: Marissa C Machen

ID Produced: DL. P634-7325-9353

(Seal)



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