

Illinois Anti-Predatory  
Lending Database  
Program

Doc#. 2113807590 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2021 12:24 PM Pg: 1 of 7

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: **PIN: 25-02-412-009-0000**

**Address:**

**Street:** 9229 S. Harper Ave

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60619

**Lender:** Connor Cunningham

**Borrower:** Amy Feuer and VI Equities LLC

**Loan / Mortgage Amount:** \$45,000.00

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:** 80C81574-303D-4FA6-84E3-0472E481902E

**Execution date:** 5/6/2021

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## Prepared by and

After recording, mail document to:  
 Connor Cunningham  
 8580 La Grande Street  
 Rancho Cucamonga, CA 91701

State of Illinois

Rev. 133c77c

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## MORTGAGE

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This Mortgage (this "Mortgage") is made as of this 05 day of May, 2021 (the "Effective Date") by and among a Married woman Amy Feuer and VI Equities LLC, located at 255 w 5<sup>th</sup> St, San Pedro, CA 90731 (Collectively, the "Borrower") and Connor Cunningham, Located at 8580 La Grande, Rancho Cucamonga, CA 91701 (the "Lender").

WHEREAS, the Borrower, the Lender, and Valentine Jko, acting as guarantor, entered into a Promissory Note Dated May 05, 2021 in the sum of \$45,000 (the Principal Amount), together with no interest but a 50/50 Split on proceeds after Initial principal from Borrower and Lender is recouped thereon computed on the outstanding balance (the "Note"); and

WHEREAS, to secure the performance of all the terms, covenants, agreements, conditions and obligation of the Note and this Mortgage, the Borrower wishes to grant the Lender its rights, title and interest to the property located at 9229 S Harper Avenue Chicago, IL 60619 and with the following legal description: LOT 36 AND LOT 37( EXCEPT NORTH 12 ½ FEET THEREOF) IN BLOCK 7 IN THE CALMUET AND CHICAGO CANAL AND DOCKS COMPANY SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER ¼ OF SECTION TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST AND NORTH OF RAILROAD IN COOK COUNTY, ILLNIOS. (the "Property"). **PIN: 25-02-412-009-0000**

NOW THEREFORE, in consideration of the loan for the Principal Amount plus interest made by the Lender to the Borrower, the Borrower and the Lender hereby agree as follows:

**1. Grant.** The Borrower hereby grants and conveys to the Lender all rights, title and interest to the Property, including all buildings, improvements and fixtures now and hereafter existing thereon, as security for the repayment if the Note and the performance of the covenants and agreements set forth in this Mortgage.

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**2. Payment.** The Borrower Promises to pay the Principal Amount and the interest pursuant to the terms and conditions of the Note and this Mortgage, and any other reasonable charges or the additional amounts set out in or secured by the Note and this Mortgage.

**3. Senior Mortgages.** No Superior mortgage or the note secured by it will be modified without the consent of the Lender hereunder.

**4. Tax and Insurance.** If the holder of a senior mortgage does not establish a fund for the payment of insurance, property taxes, and any other such charges which may or may not become a lien against the Property, when they become due, the Borrower will be required to pay, in addition and included with each periodic payment due under the Note secured by this Mortgage, a payment sufficient to provide a fund from which the same can be paid by the Lender when due.

**5. Rights of Lender.** In the event that Borrower fails to carry out the covenants and agreements set forth in this Mortgage, the Lender may do and pay for whatever is necessary to protect the value of an the Lender's right in the Property, and any amounts so paid shall be added to the Principal Amount due to the Lender hereunder.

**6. Acceleration upon Default.** In the event that any condition of this Mortgage shall be in default for more than thirty (30) days, the entire outstanding balance of the Principal Amount and any interest due thereon shall become immediately due and payable at the option of the Lender. The Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.

**7. Security Interest.** This Mortgage is also security for all other direct and contingent liabilities of the Borrower to the Lender that are due or become due and whether now existing or hereafter contracted.

**8. Property Insurance.** The Borrower will keep the property insured against loss by fire, earthquakes, floods, hazards included within the term "extended coverage," and any other hazards for which the Lender requires insurance. The Insurance amounts (including deductible levels) and periods and the insurance carrier shall be subject to the Lender's approval.

**9. Repair and Maintenance.** The Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property. The Borrower shall maintain the Property and shall not allow the Property to deteriorate or decrease in value due to its condition. If the Property is damaged, the Borrower shall promptly repair the Property to avoid further deterioration or damage, unless repair or restoration is not economically feasible.

**10. Borrower Covenants.** The Borrower further covenants and warrants to the Lender that the Borrower is the legal owner of and has the right to grant and convey the Property and that the Property is free and clear of all encumbrances except for the encumbrances of record.

**11. Ownership Transfer.** In the event that the Borrower transfers ownership, be it either legal or equitable, or any security interest in the Property, whether voluntarily or involuntarily, the Lender may it option declare the entire debt due and payable.

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**12. Assignment.** The Borrower shall not assign this Agreement, in whole or in part, without the written consent of the Lender. The Lender may assign all or any portion of this Agreement with written notice to the Borrower.

**13. No Waiver.** No Party shall be deemed to have waived any provision of this Mortgage or the exercise of any rights held under this Mortgage unless such waiver is made expressly and in writing. Waiver by any party of a breach or violation of any provision of this Mortgage shall not constitute a waiver of any other subsequent breach or violation.

**14. Discharge.** Upon payment in full by the Borrower of the Note and all other instruments secured by this Mortgage, this Mortgage shall be terminated, and the Lender shall provide the Borrower the appropriate notice of termination.

**15. Notices.** All notices must be in writing and shall be delivered in person, sent by overnight courier service or sent via certified or registered mail to the address stated above.

**16. Severability.** If any provision of this Mortgage is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable parts had not been in this Mortgage.

**17. Governing Law.** This Mortgage shall be governed by and construed in accordance with the laws of the State of Illinois, without giving effect to the conflict of laws principles thereof.

**18. Other.** THE SIGNER(S) BORROWER(S) UNDERSTAND THAT THE INSTALLEMENT PAYMENT WILL NOT FULLY AMOTIZE THE PRINCIPAL BALANCE OF THE NOTE. AND THEREFORE THE ENTIRE INDEBTEDNESS WILL BE DUE ON THE "BALLOON DATE"

## SIGNATURES

  
\_\_\_\_\_  
BORROWER SIGNATURE

*Valentine The Managing member*  
\_\_\_\_\_  
BORROWER NAME

  
\_\_\_\_\_  
BORROWER SIGNATURE

*Amy Fenner*  
\_\_\_\_\_  
BORROWER NAME

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## ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Illinois

COUNTY OF Cook

On this day, personally appeared before me, a Married Woman Amy Feuer and Valentine Ike Managing Member of VI Equities LLC, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of May 6, 2021

Cath Palmer

Notary Public Signature

My commission expires on 1/11/22



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Mortgage (Rev. 133C77C)

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