

Illinois Anti-Predatory  
Lending Database  
Program

Doc#. 2203112418 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/31/2022 11:35 AM Pg: 1 of 3

Certificate of Exemption



Report Mortgage Fraud

844-768-1713

219T03933PK 2 of 2

The property identified as: **PIN:** 20-31-107-076-0000

Address:

**Street:** 2000 W. 80th Street

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60620

**Lender:** KDV Enterprises LLC-S Series Finance

**Borrower:** DV Development LLC

**Loan / Mortgage Amount:** \$190,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

**Certificate number:** 41E1487B-883F-4AE6-BE89-A9389E747712

**Execution date:** 1/3/2022

# UNOFFICIAL COPY

21ST03933PK 20f2  
**REAL ESTATE MORTGAGE**

This indenture witnesseth that **DV Development LLC**, whose mailing address is **12026 Burr St., Crown Point, IN. 46307** of **Lake County, Indiana**, as **MORTGAGOR, MORTGAGES AND WARRANTS**

To **KDV Enterprises LLC-S Series Finance**, whose mailing address is **3008 Brampton Lane, Dyer IN 46311**, as **MORTGAGEE**, the following real estate in **Lake County, State of Indiana**, to wit:

**Legal Description: Per Survey** *attached legal Illinois*  
**Parcel Number: 20-31-107-076-0000**

**Commonly known as: 2000 W. 80<sup>th</sup> st., Chicago, IL. 60620**

And the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)**, when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date.

**The obligation under the promissory note for which this mortgage acts as security matures on March 31, 2022**

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed, accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **DV Development LLC**, represents and certifies that he or she is a duly authorized representative of **DV Development LLC**, and has been fully empowered by proper resolution to execute and deliver this Mortgage and that all necessary action for execution of this Mortgage has been taken and done.

Initials KDV

**IN WITNESS WHEREOF, DV Development LLC, has caused this mortgage to be executed this 3<sup>rd</sup> day of January 2022.**

**DV Development LLC**

By: *Kevin De Vries*

**Kevin De Vries, Managing Member**

Kevin DeVries.  
Printed Name

**STATE OF INDIANA )**

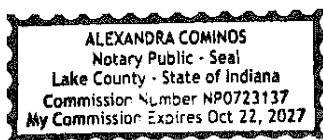
**COUNTY OF LAKE )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin DeVries, Managing Member of DV Development LLC**, who acknowledged the execution of the foregoing Mortgage, for and on behalf of said **DV Development LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

**WITNESS** my hand and Notarial Seal this **3<sup>rd</sup>** day of **January, 2022**

**MY COMMISSION EXPIRES:**

10/22/2027



*Alexandra Cominos*

Notary Public

A resident of Lake County

# UNOFFICIAL COPY

## EXHIBIT "A"

Order No.: 21ST03933PK

For APN/Parcel ID(s): **20-31-107-076-0000**

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LOT 47 (EXCEPT THE WEST 17 FEET 4 INCHES THEREOF) AND LOT 48 IN BLOCK 4 IN SWEET, COLE AND BUELLS SUBDIVISION OF LOTS 1 AND 2 OF HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office