

Illinois Anti-Predatory Lending Database Program

Doc#: 2234045210 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2022 02:06 PM Pg: 1 of 4

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

220154210
X04205
A1 109-1

The property identified as: **PIN:** 17-04-424-055-1028

Address:

Street: 30 W OAK ST

Street line 2: UNITS 16A AND 16B

City: CHICAGO

State: IL

ZIP Code: 60610

Lender: RICHARD MELMAN

Borrower: 30 OAK 16AB, LLC

Loan / Mortgage Amount: \$4,000,000.00

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: C4C513D2-287A-4096-B0CA-FE2B6869D9AD

Execution date: 11/29/2022

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MORTGAGE

THE MORTGAGOR, 30 OAK 16AB, LLC, a Delaware limited liability company, of the city of Chicago in the County of Cook and State of Illinois, **Mortgages and Warrants** to RICHARD MELMAN of the Village of Winnetka, County of Cook and State of Illinois (Mortgagee"), to secure the payment of that certain promissory note in the principal amount of \$4,000,000.00, executed by the Mortgagor and bearing even date herewith (the "Note"), payable to the order of:

Richard Melman

20 Locust Road, Winnetka, IL 60093

the following described real estate:

PARCEL 1:

UNIT 16A, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-41 AND P-37/P-28 AND STORAGE SPACE S-39 AND UNIT 16B, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-27/28 AND STORAGE SPACE S-12, LIMITED COMMON ELEMENTS, IN THE 30 W. OAKS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THAT PART OF THE FOLLOWING PARCELS OF REAL ESTATE;

THE SOUTH 90.0 FEET OF LOTS 1 AND 2, TAKEN AS A TRACT, IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AND ALSO

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.00 FEET THEREOF) TAKEN AS A TRACT LYING BELOW A HORIZONTAL PLANE 14.01 FEET ABOVE CHICAGO CITY DATUM, INTO THE SUBDIVISION OF BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0629110006, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 1, 2006 AS DOCUMENT NUMBER 0633517012 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0629110005, OVER THE BURDENED LAND DESCRIBED THEREIN, FOR INGRESS FOR EGRESS FOR PERSONS, MATERIAL, AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE LAND THEREIN REFERRED TO AS THE CONDO GARAGE SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE TOWNHOME PARCEL AND TOWNHOMES IMPROVEMENTS.

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The maximum amount secured by this Mortgage shall not exceed two hundred percent (200%) of the original principal amount on the Note.

Permanent Real Estate Index Number(s): 17-04-424-055-1028 and 17-04-424-055-1029

Address of real estate: 30 W. Oak St., Units 16A and 16B, Chicago, IL 60610

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage this 29 day of November, 2022.

30 OAK 16AB, LLC, a Delaware limited liability company



R.J. Melman



Katherine Melman

Property of Cook County Clerk's Office

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STATE OF IL)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for the above County and State, DO HEREBY CERTIFY, that R.J. Melman and Katherine Melman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of November, 2022



Kelli Marshall
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE SENT TO:

Scott A. Schonfeld, Esq
Fox Swibel Levin & Carroll LLP
200 West Madison Street
Suite 3000
Chicago, Illinois 60606

CLERK'S OFFICE OF COOK COUNTY