

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2316633269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2023 02:13 PM Pg: 1 of 3

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 17-09-023-001-0000

Address:

Street: 225-233 W. Ontario Street

Street line 2:

City: Chicago

State: IL

ZIP Code: 60654

Lender: Urban Investment Research Corporation

Borrower: Fitz 223 LLC

Loan / Mortgage Amount: \$1,069,948.69

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: BDD342BA-2303-45B6-B6AB-8D1EF7DFC76A

Execution date: 5/30/2023

UNOFFICIAL COPY

Prepared by, and
 After recording, mail to:
 UIRC
 15700 103rd Street
 Lemont, IL 60439

PINs: 17-09-230-001-0000
 17-09-230-002-0000
 17-09-230-003-0000
 17-09-230-004-0000
 17-09-230-005-0000

MORTGAGE

THIS MORTGAGE, made effective as of 5-30-, 2023, by and between FITZ 223 LLC, an Illinois limited liability company, having an office at 4733 Howard Avenue, Western Springs Illinois 60558 ("Mortgagor") in favor of Urban Investment Research Corporation ("Mortgagee").

Mortgagor is justly indebted to Mortgagee pursuant to that certain Amended and Restated Promissory Note dated 5-30-, 2023 executed by Mortgagor, made payable to Mortgagee, in the principal amount of \$1,069,948.59, plus future advances by Lender, and plus interest (the "Note").

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the Note and of this Mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, Mortgagor by these presents mortgages, transfers, grants, assigns and conveys unto the Mortgagee, its or his successors and assigns, a continuing security interest and lien in and to the following described real estate situate, lying and being in COUNTY OF COOK, STATE OF ILLINOIS (the "Premises"), to wit:

Lots 11 to 17, both inclusive, in Block 14 in Newberry's Addition, a subdivision in the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address of Real Estate: 225-233 W. Ontario Street, Chicago, Illinois 60654

TOGETHER with all improvements, tenements and appurtenances belonging thereto and all rents and profits thereof for so long as the Mortgagor may be entitled thereto and all fixtures and appliances, furnaces and water heaters, plumbing, and all other objects which are part of the Premises shall be deemed to be part of the mortgage Premises.

