Illinois Anti-Predatory **Lending Database Program**

Certificate of Exemption

Doc#. 2316633269 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/15/2023 02:13 PM Pg: 1 of 3



Report Mortgage Fraud 844-768-1713

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

Address:

Street: 225-233 W. Ontario Street

Street line 2:

City: Chicago State: IL

Lender: Urban Investment Research Corporation

Borrower: Fitz 223 LLC

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

of Compile Clarks 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

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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 17-09-236-005-0000

MORTGAGE

THIS MORTGAGE, racie 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").

NOW THEREFORE, to secure the payment of the said rancipal 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.

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TO HAVE AND TO HOLD the premises unto the said Mortgagee, its successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any, which said rights and benefits Mortgagor does hereby expressly release and waive.

This Mortgage is subject and subordinate to a certain prior Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated September 30, 2019, executed by Mortgagor, as borrower, to First Bank and Trust Company of Illinois, as lender, and recorded in the Office of the Cook County, Illinois Recorder of Deeds on October 10, 2019, as Document

| Number 1928357100 ("Senior Mortgage"). Mortgagor expressly agrees to pay the Senior Mortgage and to prevent any default under the Senior Mortgage. |
|--|
| This Mortgage consists of two pages. The covenants, conditions and provisions appearing on all pages are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagor, its successors and assigns. |
| Witness the hand and scal of Mortgagor as of the day and year first above written. |
| MORTGAGOR: |
| FITZ 223 LLC, an Illinois limited liability company |
| By: / / WWW & Gall Name: Michael E. Faucher |
| Its: Manager |
| By: / / / / / / / / / / / / / / / / / / / |
| I, Allow A Diversor a notary public in and for said Courty, in the State aforesaid, DO HEREBY CERTIFY, that Michael E. Faucher, the Manager of FITZ 223 LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and swore and acknowledged under oath that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes set forth therein. |
| GIVEN under my hand and notarial seal this 30 day of May, 2023. |
| Commission expires Jun 26, 2025 Anthra Alaway at NOTARY PUBLIC |
| OFFICIAL SEAL Cynthia A Davenport |

NOTARY PUBLIC, STATE OF ILLINOIS