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ATTORNEY'S LIEN



Doc#: 0823918030 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2008 10:47 AM Pg: 1 of 6

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Property Address: 4152 West Roosevelt Road, Hillside, IL 60162
Owners of Record: Joseph and Linda Scaccia

Attorney's Lien for legal services rendered to Joseph and Linda Scaccia, by Louis G. Apostol of APOSTOL & KOWAL, LTD., in the amount of **\$18,000.00 (eighteen thousand dollars and no/cents)** to secure a loan of \$360,000.00 (three hundred sixty thousand dollars and no/cents) from Origin Capital on February 25, 2008 (see attached agreement) against the following parcels of land:

PARCEL 1: THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THE SOUTH 55 FEET TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 170 FEET OF LOT 36 IN OAKRIDGE ADDITION, BEING A SUBDIVISION OF THE SOUTH 19 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THE SOUTH 25 FEET TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 170 FEET OF LOT 34 AND THE SOUTH 170 FEET OF LOT 35 IN OAKRIDGE ADDITION, BEING A SUBDIVISION OF THE SOUTH 17 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THE SOUTH 25 FEET TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EAST 200 FEET OF THE WEST 250 FEET OF THE SOUTH 180 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THE SOUTH 55 FEET TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

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4152 West Roosevelt Road
Hillside, Illinois 60162
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PARCEL 5: THE EAST 50 FEET OF THE WEST 150 FEET OF THE NORTH 170 FEET OF THE SOUTH 200 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THE SOUTH 25 FEET TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

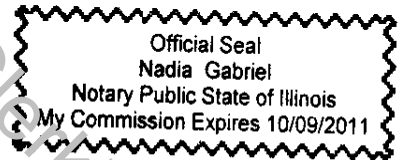
**PIN# 15-17-413-019-0000, 15-17-413-020-0000,
15-17-413-021-0000, 15-17-413-062-0000.**

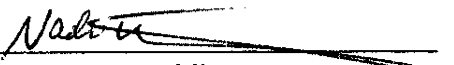


Louis G. Apostol
APOSTOL & KOWAL, LTD.
2516 Waukegan Road
Glenview, Illinois 60025

Subscribed and sworn to before me this
26th day of August, 2008.

Seal:




Notary Public

Property of Cook County Clerk's Office

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JOSEPH AND LINDA SCACCIA
14060 E. CENTRAL AVENUE
BRUIN, WISCONSIN 54820

February 25, 2008


Louis G. Apostol, Esq.
Apostol & Kowal, Ltd.
2516 North Waukegan Road
Glenview, Illinois 60025

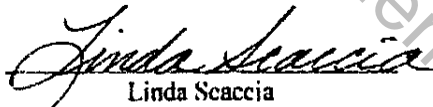
Re: Joseph and Linda Scaccia
Property Address: 4152 West Roosevelt Road, Hillside, IL 60162
Loan for Payoff of Interim Loan
PIN Nos: 15-17-413-062, 15-17-413-020, 15-17-413-019 and 15-17-413-021

Dear Mr. Apostol:

This letter will confirm our agreement to pay your attorney fee which is five percent (5%) of the loan amount to payoff the existing loan from the bridge loan company. We understand that as the attorney for the lender, you will defer payment of your attorney fee until the sale and closing of our property within the one-year term of the loan. By our signature below, we have agreed to pay your fee at the closing of the above referenced property during the one-year term of the loan. Thank you for your consideration in this matter.

Very truly yours,


Joseph Scaccia


Linda Scaccia

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February 26, 2008

To: Joseph Scaccia

RE: Term Sheet

The items listed below represent a proposal of the definitive terms and conditions under which Origin Capital will enter into a loan agreement with Joseph and Linda Scaccia. Agreement is subject to attorney approval and partner approval.

- Loan Facility:**
 - Secured Bridge Loan
- Borrower:**
 - Joseph and Linda Scaccia
- Amount:**
 - \$360,000.00
- Maturity:**
 - 12 months
- Repayment terms:**
 - Principal, loan origination fee, and accrued interest are due at the end of the loan term. No extension period has been granted. *See Schedule A*
- Interest rate:**
 - 1.5% per month
- Origination Fee**
 - 10 point Origination Fee. Added to the loan principal at closing and financed throughout the loan period.
- Fees/Expenses:**
 - \$5,000 non refundable check for legal and underwriting.
- Purpose:**
 - To refinance real property located at 4152 w Roosevelt Rd Hillside, IL 60162. Approximately 55,000 sf of commercial property located in Hillside Illinois and commonly referred to as 4152 W Roosevelt Rd.
- Collateral:**
 - 1st mortgage on subject property
 - Personal Guarantees of borrowers

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Other Provisions:

- Property must be maintained free and clear of liens and encumbrances at all times.
- Property Taxes and assessments must be current at all times during the term of the loan
- Satisfactory Environmental Report
- Updated Survey
- At no time during the loan period can the LTV exceed 80% based on the remaining collateral. Origin Capital Partners reserves the right to conduct an independent appraisal six months after the loan is funded to evaluate the value of the remaining real estate versus the balance of the outstanding loan.
- Signed confession of judgment by borrowers
- Signed attorney opinion letter

Presented this 26th day of February, 2008

Accepted this 27th day of February, 2008

MICHAEL J. GRELO
Origin Capital LLC

[Signature] 2/28/08
Sign Here

JOSEPH V SCACCIA
Print Name Here

LINDA S. SCACCIA
Print Name Here

[Signature]
Title (OWNER)

[Signature]
Title (OWNER)

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Schedule A		<u>Beginning of Month</u>	<u>Balance</u>
Loan Amount	\$360,000.00	1	\$ 396,000.00
Origination Fee	\$ 36,000.00	2	\$ 401,940.00
Monthly Interest Rate	1.50%	3	\$ 407,969.10
Term	12 Months	4	\$ 414,088.64
		5	\$ 420,299.97
		6	\$ 426,604.47
		7	\$ 433,003.53
		8	\$ 439,498.59
		9	\$ 446,091.06
		10	\$ 452,782.43
		11	\$ 459,574.17
		12	\$ 466,467.78
		13	\$ 473,464.80

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