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This instrument prepared /
by and after recording /
return to: /
Kenneth J. O'Malley /
Beverly Bank & Trust /
Company N.A. /
10258 S. Western Avenue /
Chicago, IL 60643 /



Doc#: 1121047027 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2011 11:42 AM Pg: 1 of 8

611 (7-28)
44042645/s

CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT

This Cross-Collateralization and Cross-Default Agreement is made this 18th day of July, 2011, by and among K.R.A.K. Corp. of Illinois (the "K.R.A.K."), Boguslaw Kaczynski (the "Boguslaw"), Kathleen Rizzo (the "Kathleen"), and Beverly Bank & Trust Company N.A. (the "Lender").

WHEREAS, on July 18, 2011, "K.R.A.K." executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Four Hundred Fifty Five Thousand Dollars and 00/100 (\$455,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by "K.R.A.K." located at 2920-28 N. California Avenue, Chicago, Illinois as evidenced by that certain Mortgage dated July 18, 2011 and recorded in the office of the Cook County Recorder of Deeds on 7-25-2011 as Document No. 1120657872 respectively, and further described on the attached "Exhibit A"; and

WHEREAS, on July 18, 2011, "K.R.A.K." executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Five Hundred Five Thousand Dollars and 00/100 (\$505,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by "K.R.A.K." located at 3054 N. California Avenue, Chicago, Illinois as evidenced by that certain Mortgage dated July 18, 2011 and recorded in the office of the Cook County Recorder of Deeds on _____ as Document No. _____ respectively, and property executed by "K.R.A.K." located at 7421 N. Harlem Avenue, Nilas, Illinois as evidenced by that certain Mortgage dated July 18, 2011 and recorded in the office of the Cook County Recorder of Deeds on 7-29-2011 as Document No. 1121047027 respectively, and further described on the attached "Exhibit A"; and

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WHEREAS, on July 18, 2011, "Boguslaw." and "Kathleen" executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of One Hundred Eighty Four Thousand Dollars and 00/100 (\$184,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by "Boguslaw" and "Kathleen" located at 2837 W. Wellington Avenue, Chicago, Illinois as evidenced by that certain Mortgage dated July 18, 2011 and recorded in the office of the Cook County Recorder of Deeds on 7-22-11 as Document No. 1120347053 respectively, and further described on the attached "Exhibit A"; and

WHEREAS, on July 18, 2011, "K.R.A.K." executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Two Hundred Sixty Seven Thousand Four Hundred Dollars and 00/100 (\$267,041.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by "K.R.A.K." located at 2945 N. Mozart Avenue, Chicago, Illinois as evidenced by that certain Mortgage dated July 18, 2011 and recorded in the office of the Cook County Recorder of Deeds on 7-25-2011 as Document No. 1120657079 respectively, and further described on the attached "Exhibit A"; and

WHEREAS, it is and has been the intention of "K.R.A.K.", "Boguslaw", "Kathleen", and Lender to cross-collateralize and cross-default the loans and obligations of "K.R.A.K.", "Boguslaw" and "Kathleen" owing to the Lender, and

NOW, THEREFORE, in consideration of the foregoing premises and the promises contained herein and for other good and valuable consideration, receipt of which is hereby acknowledged, the parties mutually agree as follows:

1. All of the collateral granted to Lender by "K.R.A.K." pursuant to those certain Promissory Notes dated July 18, 2011 evidencing a loan the principal amount of \$455,000.00, \$505,000.00, and \$267,041.00 together with any and all renewals, modifications or substitutions thereof; and all of the collateral granted to Lender by "Boguslaw" and "Kathleen" pursuant to that certain Promissory Note dated July 18, 2011 evidencing a loan in the principal amount of \$184,000.00 together with any and all renewals, modifications, or substitutions thereof, are hereby cross-collateralized and cross-defaulted.
2. Any default under the past, present and future obligations of "K.R.A.K." under the July 18, 2011 Notes owed to the Lender shall constitute an Event of Default under all past, present and future obligations of "Boguslaw" and "Kathleen" under the July 18, 2011 Note owed to Lender;

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3. The "K.R.A.K.", "Boguslaw", and "Kathleen" agree that all provisions, stipulations powers and covenants in the Notes and other agreements referenced above shall remain in full force and effect.
4. This Agreement shall be construed in accordance with the internal laws of the State of Illinois.
5. This Agreement shall inure to the benefit of the Lender's successors and assigns, and shall be binding upon the "K.R.A.K.", "Boguslaw", and "Kathleen" successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

K.R.A.K. Corp. of Illinois

Boguslaw Kaczynski

 Boguslaw Kaczynski, President

Kathleen Rizzo

 Kathleen Rizzo, Secretary

Boguslaw Kaczynski

 Boguslaw Kaczynski, (individually)

Kathleen Rizzo

 Kathleen Rizzo, individually

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“LENDER”:

Beverly Bank & Trust Company N.A.

By: *M Compton*
Meg Compton

Its: Executive Vice President

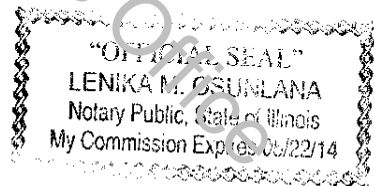
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that ^{Dariusz Kaczynski} ~~Roman R. 275~~ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he, being duly authorized, signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 15 day of ^{July}, 2011.

Lenika M. Osunlana
Notary Public

My commission expires: 5/22/2014

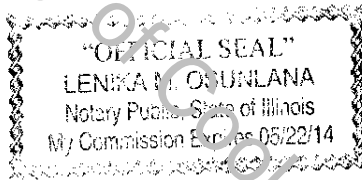


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STATE OF ILLINOIS)
)SS.
COUNTY OF Illinois)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Meg Compton personally known to me to be the same person whose name is subscribed to the foregoing instrument as EVP of Beverly Bank & Trust Company N.A. appeared before me this day in person and acknowledged that he, being duly authorized, signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 14 ^{July} day of, 2011



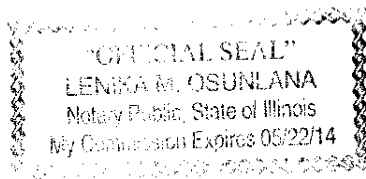
Lenka M. Osunlana
Notary Public

My commission expires: 5/22/2014

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Kathleen Rizzo personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he, being duly authorized, signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Kathleen Rizzo for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 15 ^{July} day of, 2011



Lenka M. Osunlana
Notary Public

My commission expires: 5/22/2014

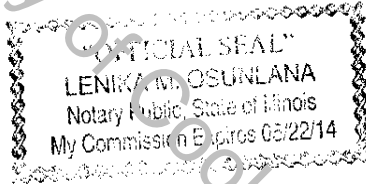
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Boguslaw Kaczynski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he, being duly authorized, signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Boguslaw Kaczynski for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 15 ^{July} day of, 2011.

Lenika M. Osunlana
Notary Public



My commission expires: 5/22/2014

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EXHIBIT "A"
TO
CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT

LEGAL DESCRIPTION:

LOTS 326 AND 327 IN GIVEN'S AND GILBERT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-25-127-019-000 and 13-25-127-020-0000

ADDRESS: 2920-28 North California Avenue, Chicago, IL 60618

LEGAL DESCRIPTION:

LOTS 1 AND ² IN BLOCK 6 IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-25-111-018-0000 & 13-25-111-019-0000

ADDRESS: 3054 North California Avenue, Chicago, IL 60618

LEGAL DESCRIPTION:

LOT 37 IN BLOCK 46 IN HULBERT MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN THE RESUBDIVISION BY ELIZABETH REDLING OF PART OF LILL AND DIVERSEY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 10-30-308-004-0000

ADDRESS: 7421 N. Harlem Avenue, Niles, IL 60714

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LEGAL DESCRIPTION:

LOTS 270, 271, 272, AND 273 IN GIVIN'S AND GILBERT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-25-127-006-0000

ADDRESS: 2945 North Mozart Avenue, Chicago, IL 6061

LEGAL DESCRIPTION:

LOT 263 IN GIVEN'S AND GILBERT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD) OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-25-125-006-0000

ADDRESS: 2837 W. Wellington Avenue, Chicago, IL 60618