

# UNOFFICIAL COPY

## ASSIGNMENT OF MORTGAGE AND NOTE

AAA Cook Consolidation dba AAA Cook Consolidation, Inc ("Assignor" or "AAA Cook Consolidation"), an Illinois Not For Profit company, is the note holder secured by a mortgage commonly known as **5337 S. Bishop Street Chicago Illinois 60609** under a Mortgage dated December 31, 2012, made by Chicagoland Neighborhood Group LLC ("CNG") and recorded with the Cook County Recorder on JUNE 28 2013 as Document No. 1317916061. A copy of the Mortgage and Note is attached hereto as Exhibit A.

The Mortgage encumbers the property described on Exhibit B attached hereto and made a part hereof.

The Mortgage secures a Promissory Note made by George J. Copetas, in favor of Chicagoland Neighborhood Group LLC, originally dated December 31, 2012 and renewed, extended, modified, refinanced, consolidated, or substituted by a Promissory Note dated December 31, 2012 in the original principal amount of \$50,045.00 (the "Mortgage").

In consideration of Ten and 00/100 DOLLARS (\$ 10.00 ) and for other good and valuable consideration, the receipt of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set over to National Association for Debt Education and Assistance. ("Assignee"), an Illinois Not For Profit company, the Note described herein.

It is expressly understood and agreed that this Assignment of Mortgage and Note is being made as is and is without recourse to, and without covenant or warranty expressed or implied by the Assignor whatsoever.

IN WITNESS WHEREOF, the Assignor and Assignee have caused this Assignment of Mortgage and Note to be duly executed on this 1 day of JUNE, 2013

ASSIGNOR:

AAA COOK CONSOLIDATION DBA AAA COOK CONSOLIDATION INC

By: [Signature]

Its: \_\_\_\_\_

ACCEPTED BY ASSIGNEE:

NATIONAL ASSOCIATION FOR DEBT EDUCATION & ASSISTANCE

By: [Signature]

Its: \_\_\_\_\_



Doc#: 1331710113 Fee: \$108.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/13/2013 03:57 PM Pg: 1 of 14

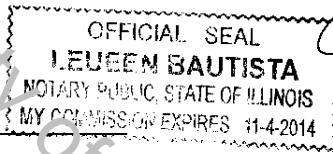
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JIM COPETAS, 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, sealed and delivered the said instrument as their free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of JUNE, 2013.

*Leueen Bautista*  
NOTARY PUBLIC



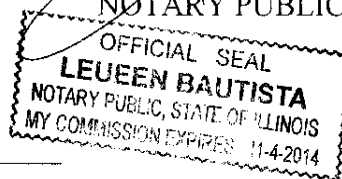
11.04.2013  
Commission Expires

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary of Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH MILES, 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, sealed and delivered the said instrument appeared before me this day in person, and acknowledged that they signed, sealed 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 1 day of JUNE, 2013.

*Leueen Bautista*  
NOTARY PUBLIC



Commission Expires: 11.04.2014

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## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Doc#: 1317916061 Fee: \$54.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2013 02:24 PM Pg: 1 of 9

Report Mortgage Fraud  
800-532-8785

The property identified as: **PIN:** 20-08-315-019-0000

**Address:**

**Street:** 5337 South Bishop Street

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60609

**Lender:** AAA COOK COUNTY CONSOLIDATION dba AAA COOK CONSOLIDATION, INC

**Borrower:** CHICAGOLAND NEIGHBORHOOD GROUP, LLC

**Loan / Mortgage Amount:** \$50,045.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

**Certificate number:** 8E3DCBCA-9FB4-4D48-9A57-96BA9A94EA9E

**Execution date:** 12/31/2012

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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 31, 2013. The mortgage is Chicagoland Neighborhood Group, LLC (the "Borrower"). This Security Instrument is given to AAA Cook County Consolidation dba AAA Cook Consolidation, Inc. (the "Lender"). The Borrower owes the Lender the principal sum of Fifty Thousand Forty Five and Zero cents (\$50,045.00) Dollars. This debt is evidenced by the Borrower's note, dated the same date as this Security Instrument, (the "Note"), which provides for a balloon payment, and payable at the final closing no later than 12 months after the initial closing or until Chicagoland Neighborhood Group receives new financing. This Security Instrument secures to the Lender: (i) the repayment of the debt evidenced by the Note, with interest, if any, and all renewals, extensions and modifications; (ii) the payment of all other sums, with interest, advanced under Paragraph 6 to protect the security of this Security Instrument; and (iii) the performance of the Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, the Borrower does hereby mortgage, grant and convey to the Lender the following described property located in Cook County, Illinois:

PIN: 20-08-315-019-0000

and commonly known as 5337 South Bishop Street Chicago Illinois 60609 (the "Property Address").

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

The Borrower covenants that the Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. The Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

The Borrower and the Lender covenant and agree as follows:

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1. **PAYMENT OF PRINCIPAL AND INTEREST.** The Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note.

2. **APPLICATION OF PAYMENTS.** Unless applicable law provides otherwise, all payments received by the Lender hereunder shall be applied: first, to late charges and penalties due under the Note; second, to interest due; and last, to principal due.

3. **CHARGES; LIENS.** The Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. The Borrower shall promptly furnish to the Lender all notices of amounts to be paid under this paragraph and shall promptly furnish to the Lender receipts evidencing the payments.

The Borrower shall promptly discharge any lien which has priority over this Security Instrument unless the Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to the Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to the Lender subordinating the lien to this Security Instrument. If the Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, the Lender may give the Borrower a notice identifying the lien. The Borrower shall satisfy the lien or take one or more of the actions set forth above within ten (10) days of the giving of notice.

4. **HAZARD INSURANCE.** The Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage".

All insurance policies and renewals shall be acceptable to the Lender and shall include a standard mortgage clause. If the Lender requires, the Borrower shall promptly give to the Lender all receipts of paid premiums and renewal notices. In the event of loss, the Borrower shall give prompt notice to the insurance carrier and the Lender. The Lender may make proof of loss if not made promptly by the Borrower.

Unless the Lender and the Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and the Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to the Borrower. If the Borrower abandons the Property, or does not answer within thirty (30) days notice from the Lender that the insurance carrier has offered to settle a claim, then the Lender may collect the insurance proceeds. The Lender may use the proceeds to repair or restore the Property to or to pay sums secured by this Security Instrument, whether or not then due. The thirty (30) day period will begin when the notice is given.

Unless the Lender and the Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due

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date referred to in Paragraph 1 or change the amount of the payments. If, under Paragraph 18, the Property is acquired by the Lender, the Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to the Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**5. PRESERVATION AND MAINTENANCE OF PROPERTY.** The Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste.

**6. PROTECTION OF LENDER'S RIGHTS IN THE PROPERTY.** If the Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect the Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then the Lender may do and pay for whatever is necessary to protect the value of the Property and the Lender's rights in the Property. The Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although the Lender may take action under this Paragraph 6, the Lender does not have to do so.

Any amounts disbursed by the Lender under this Paragraph shall become addition debt of the Borrower secured by this Security Instrument. Unless the Borrower and the Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from the Lender to the Borrower requesting payment.

**7. INSPECTION.** The Lender or its agent may make reasonable entries upon and inspections of the Property. The Lender shall give the Borrower notice at the time of or prior to an inspection specifying reasonable cause of the inspection.

**8. CONDEMNATION.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to the Borrower. In the event of a partial taking of the Property, unless the Borrower and the Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to the Borrower.

If the Property is abandoned by the Borrower, or if, after notice by the Lender to the Borrower that the condemnor offers to make an award or settle a claim for damages, the Borrower fails to respond to the Lender within thirty (30) days after the date the notice is given, the Lender is authorized to collect and apply the proceeds, at its option, either to

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restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless the Lender and the Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date referred to in Paragraph 1 or change the amount of such payments.

**9. BORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER.**

Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by the Lender to any successor in interest of the Borrower shall not operate to release the liability of the original the Borrower or the Borrower's successors in interest. The Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original the Borrower or the Borrower's successors in interest. Any forbearance by the Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**10. SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CO-SIGNERS.**

The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of the Lender and the Borrower, subject to the provisions of Paragraph 16. The Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that the Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that the Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the Borrower's consent.

**11. LOAN CHARGES.**

If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from the Borrower which exceeded permitted limits will be refunded to the Borrower.

The Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to the Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**12. LEGISLATION AFFECTING LENDER'S RIGHTS.**

If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, the Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 18. If the Lender exercises this option, the Lender shall take the steps specified in the second paragraph of Paragraph 16.

**13. NOTICES.**

Any notice to the Borrower provided for in this Security

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Instrument shall be given by delivering it or by mailing it by certified mail, return receipt requested, unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address the Borrower designates by notice to the Lender. Any notice to the Lender shall be given by certified mail, return receipt requested, to the Lender's address stated herein or any other address the Lender designates by notice to the Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to the Borrower or the Lender when given as provided in this Paragraph.

**14. GOVERNING LAW; SEVERABILITY.** This Security Instrument shall be governed by Illinois law. In the event that any provision or clause of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**15. BORROWER'S COPY.** The Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**16. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. Any such transfer without the Lender's prior written consent shall be deemed a prohibited transfer ("Prohibited Transfer").

If the Lender exercised this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

**17. BORROWER'S RIGHT TO REINSTATE.** If the Borrower meets certain conditions, the Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) five (5) days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that the Borrower: (a) pays the Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as the Lender may reasonably require to assure that the lien of this Security Instrument, the Lender's rights in the Property and the Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by the Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Paragraphs 12 or 16.



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18. **ACCELERATION; REMEDIES.** The Lender shall give notice to the Borrower prior to acceleration following the Borrower's breach of any covenant or agreement in this Security Instrument, but not prior to acceleration under Paragraphs 12 and 16 unless applicable law provides otherwise. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than thirty (30) days from the date the notice is given to the Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform the Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of the Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, the Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. The Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

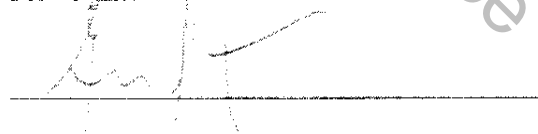
19. **LENDER IN POSSESSION.** Upon acceleration under Paragraph 18 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, the Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by the Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

20. **RELEASE.** Upon payment of all sums secured by this Security Instrument, the Lender shall release this Security Instrument without charge to the Borrower. The Borrower shall pay any recordation costs.

21. **WAIVER OF HOMESTEAD.** The Borrower waives all right of homestead exemption in the Property.

**BY SIGNING BELOW,** The Borrower accepts and agrees to the terms and covenants contained in this Mortgage.

BORROWER:



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STATE OF ILLINOIS )

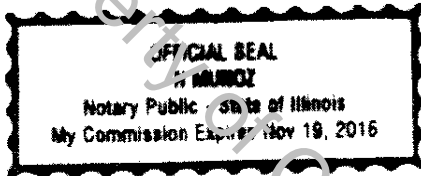
SS

COUNTY OF COOK )

I, Nancy Munoz, a Notary Public in and for said county and state, do hereby certify that George Lopez 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 signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of December, 12.

N. M.  
NOTARY PUBLIC



Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOT 20 IN BLOCK 1 IN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 5337 S. BISHOP ST. CHICAGO IL 60609

PIN: 20-08-315-019-0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****PROMISSORY NOTE**

\$50,045.00

December 31, 2012

FOR VALUE RECEIVED, Chicagoland Neighborhood Group, LLC (the "Borrower"), hereby promises to pay to the order of AAA Cook County Consolidation dba AAA Cook Consolidation, Inc. (the "Lender"), in the manner provided hereinafter, the principal sum of **Fifty Thousand Forty Five and Zero cents (\$50,045.00) Dollars** with initial interest thereon at the rate of **Four Percent (4.00%) Percent** per annum. Such principal and interest shall be payable as follows:

- (i) The entire balance shall be due and payable on final closing no later than 12 months after the initial closing or until Chicagoland Neighborhood Group receives new financing ("Maturity Date"); and
- (ii) Notwithstanding any provisions to the contrary, any payment not paid as provided herein shall bear interest after maturity at the rate of **Eighteen Percent (18.0%) Percent** per year (the "Default Interest Rate").

Time is of the essence hereof.

All payments on account of the indebtedness represented by this Note shall be applied first to accrued and unpaid interest, then to costs, and the remainder to principal. Payments of both principal, interest and costs, if any, shall be made to **AAA Cook Consolidation, Inc.**, or such other place as the legal holder hereof may from time to time in writing appoint.

The Borrower reserves the right to prepay any amount due under this Note, in whole or in part, at any time and from time to time, without penalty. Any such partial prepayment shall not postpone the due date of the remaining principal balance, unless the Lender hereof shall otherwise agree in writing.

This Note is secured by a Mortgage (the "Mortgage") of even date herewith, encumbering certain real property of the Borrower, commonly known as **5337 South Bishop Street Chicago, Illinois**, and more particularly described in the Mortgage. The terms of the Mortgage are incorporated herein and made part hereof as fully as if set forth at length.

It is agreed that upon occurrence of any of the following events of default under this Note (a "Default"):

- (i) Default in the payment of principal when due in accordance with the terms hereof, which default continues for a period of ten (10) days; or
- (ii) Occurrence of a Prohibited Transfer (as defined in the Mortgage); or
- (iii) Default in the performance or observance of any other covenant or agreement of the Borrower contained herein,

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which default continues for a period of ten (10) days; or

- (iv) Occurrence of any Default under the Mortgage (as defined therein) or if the right to foreclose the Mortgage shall accrue to the Lender;

then, at any time thereafter, at the election of the Lender or holders hereof and without notice to the Borrower, the principal sum remaining unpaid hereon, together with accrued interest thereon, shall become at once due and payable at the place of payment as aforesaid, and any accrued and unpaid principal, interest and costs shall become immediately due and payable and, thereafter, each of said amounts shall bear interest at the Default Interest Rate. Thereafter, the Lender may proceed to foreclose the Mortgage, to exercise any other rights and remedies available to Lender under the Mortgage and to exercise any other rights and remedies against the Borrower or with respect to this Note which the Lender may have at law, in equity or otherwise.

All costs and expenses incurred by, or on behalf of, the Lender (including without limitation attorneys' fees and expenses) which are occasioned by Default by the Borrower hereunder shall become immediately due and payable, shall bear interest at the Default Interest Rate from the date incurred until paid, and shall become additional indebtedness evidenced by this Note. After the occurrence or existence of Default, the Lender may institute, or cause to be instituted, proceedings for the realization of its rights under this Note and/or the Mortgage.

The rights and remedies of the Lender as provided in this Note shall be cumulative and concurrent, and may be pursued singly, successively, or together against the Borrower and any other funds, property and security held by the Lender for the payment hereof or otherwise at the sole discretion of the Lender. The failure to exercise any right or remedy shall in no event be construed as a waiver or release of said right or remedy or of the right to exercise them at any later time.

The Borrower waives diligence, presentment, protest and demand, and also notice of protest, of demand, of nonpayment, of dishonor and of maturity and also recourse to suretyship defenses generally. Further, the Borrower hereby consents to any and all renewals, extensions or modifications of the terms hereof, including time of payment, and further agrees that any such renewal, extension or modification of the terms hereof or the release or substitution of any security for the indebtedness evidenced hereby or any other indulgences shall not affect the liability of the Borrower for the indebtedness evidenced by this Note.

Whenever used herein, the words the "Borrower" and the "Lender" shall be deemed to include their respective heirs, legal representatives and successors in interest.

This Note shall be governed by the laws of the State of Illinois, which laws shall also govern and control the construction, enforceability, validity and interpretation of this Note. Every provision hereof is intended to be severable. If any clause, phrase, provision or portion of this Note or the application thereof is determined by a court of competent jurisdiction to be invalid or unenforceable under applicable law, the remaining clauses,

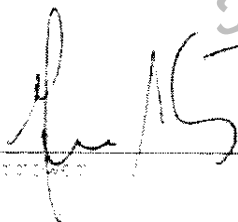
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invalid or unenforceable under applicable law, the remaining clauses, phrases, provisions and portions of this Note shall not be affected or impaired thereby, but each such remaining clause, phrase, provision or portion shall be valid and enforceable to the fullest extent permitted by law.

Any notice, communication or demand required or permitted under this Note shall be in writing. Any such notice, communication or demand shall be deemed to have been duly given or served if delivered by personal service or sent by registered or certified mail, return receipt requested, to the party to whom it is directed at the principal business location of said party.

Notices, demands or other communication shall be deemed received on the date of the personal receipt if delivered personally or, if mailed, on the date of the registered or certified mail receipt if delivered, or the date if attempted delivery if delivery is not accepted.

IN WITNESS WHEREOF, the Borrower has caused this Note to be executed on the day and year first above written.

  
Borrower

  
Lender

Property of Cook County Clerk's Office