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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1412145054 **Fee:** \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2014 03:18 PM Pg: 1 of 7

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 12-29-202-019-0000

Address:

Street: 1750 WEST GRAND AVENUE

Street line 2:

City: FRANKLIN PARK

State: IL

ZIP Code: 60131

Lender: SMALL BUSINESS GROWTH CORPORATION

Borrower: GROUP 6, LLC

Loan / Mortgage Amount: \$1,223,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

Certificate number: 22EB3E60-3080-48FF-98E0-CD4F0AAE6612

Execution date: 04/24/2014

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PREPARED BY:
 PATTERSON, ROLLINS & KURTZ, LLC
 R. Bruce Patterson
 2401 West White Oaks Dr.
 Springfield, IL 62704

WHEN RECORDED MAIL TO:
 PATTERSON, ROLLINS & KURTZ, LLC
 R. Bruce Patterson
 2401 West White Oaks Dr.
 Springfield, IL 62704

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MORTGAGE

This mortgage made and entered into this 24 day of April, 2014, by and between Group 6, LLC, an Illinois limited liability company (hereinafter referred to as "Mortgagor"), and Small Business Growth Corporation (hereinafter referred to as "Mortgagee"), who maintains an office and place of business at 2401 West White Oaks Drive, Springfield, Illinois 62704.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Cook, State of Illinois, free from all rights and benefits under and by virtue of the homestead exemption laws. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption law of this state.

SEE ATTACHED EXHIBIT "A"

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except existing obligations to Cole Taylor Bank and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated April 24, 2014 in the principal sum of \$1,223,000.00, with interest determined by the sale of bonds as specified in the Servicing Agent Agreement executed by the Mortgagor, signed by Group 6, LLC, which has a maturity date of twenty years from the date of funding, and any renewals or extensions thereof, the terms of which are hereby made a part of this mortgage. Said promissory note was given to secure a loan in which the Small Business Administration, an agency of the United States of America, has participated. In compliance with section 101.1(d) of the Rules and Regulations of the Small

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Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

1. The mortgagor covenants and agrees as follows:

- a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
- b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.
- c. He will pay such reasonable expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorney's fees reasonably incurred in any other way shall be paid by the mortgagor.
- d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.
- e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.
- f. He will continuously maintain hazard insurance, of such type or types and in such reasonable amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums thereof. All insurance shall be carried in companies acceptable to mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give prompt notice in writing to mortgagee. If the loss is in default at the time of a loss covered by the insurance, the insurance proceeds be applied at mortgagee's option either to the reduction of the indebtedness hereby secured or the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.
- g. He will keep all buildings and other improvements on said property in good repair and condition; will use commercially reasonable efforts, permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof. In the event of failure of the mortgagor to keep the building on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may after reasonable notice to mortgagor and an opportunity for the mortgagor to cure, make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable; and shall be secured by the lien of this mortgage.
- h. He will use his best efforts to not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee. Further, he will use his best efforts to keep and maintain the same free from the claims of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be

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erected on said premises or shall provide title insurance coverage to protect the mortgagee from loss because of such claims.

i. He will not rent, except at market rates, or assign any part of the rent of said mortgaged property without the written consent of the mortgagee which shall not be unreasonably withheld; nor will he demolish, or remove, or substantially alter any building without the written consent of the mortgagee except in connection with a bonafide rental opportunity.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time provided that reasonable notice of such inspection has been sent to mortgagor.

2. Default in any of the covenants or conditions of this instrument or of the Note or Loan Agreement secured hereby shall terminate the mortgagor's right to possession, use and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due and payable. Notice of such default will be sent to mortgagor if practicable at the address last known to mortgagee.

4. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

- a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.
- b) CDC or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

In the event of a default and regardless of whether notice was actually received by the mortgagor, at the option of the mortgagee or assigns, regardless of maturity, and whether before or after entry, mortgagee or its assigns may, in accordance with applicable law, sell said property, without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said

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four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinbefore provided, the mortgagor or any persons in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

5. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorney's fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

6. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

7. In the event the mortgagor fails to pay any Federal, state or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

8. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

9. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

10. A judicial decree, order, or judgement holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 10750 West Grand Avenue, Franklin Park, Illinois 60131 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at its place of business stated above.

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12. Mortgagor on behalf of himself/herself and each and every person claiming by, through or under mortgagor, hereby waives any and all rights of redemption, statutory or otherwise, without prejudice to mortgagee's right to any remedy, legal or equitable, which mortgagee may pursue to enforce payment or to effect collection of all or any part of the indebtedness secured by this mortgage, and without prejudice to mortgagee's rights to a deficiency judgment or any other appropriate relief in the event of foreclosure of this mortgage.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

GROUP 6, LLC



Christopher Calabria, Manager

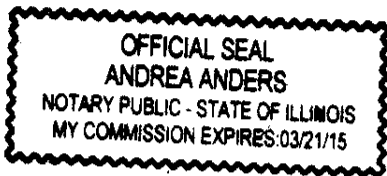
STATE OF ILLINOIS

COUNTY OF COOK) SS

I, Andrea Anders, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Christopher Calabria as the manager of Group 6, LLC, an Illinois Limited Liability Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such manager of Group 6, LLC he appeared before me this day in person, and acknowledged that he signed and delivered the said Instrument as his own free and voluntary act of said Group 6, LLC for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24 day of April, 2014


NOTARY PUBLIC



Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 187.63 FEET; THENCE SOUTHEASTERLY, 105.62 FEET ALONG THE ARC OF A CIRCLE OF 410.27 FEET RADIUS, CONVEX TO THE SOUTHWEST AND WHOSE CHORD MAKES AN ANGLE OF 111 DEGREES, 00 MINUTE, 11.5 SECONDS FROM WEST TO SOUTHEAST WITH THE LAST DESCRIBED COURSE; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO SAID ARC, A DISTANCE OF 79.538 FEET; THENCE SOUTHEASTERLY, 192.535 FEET ALONG THE ARC OF A CIRCLE OF 410.27 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY ACCORDING TO DOCUMENT 15951274, SAID POINT BEING 520.69 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF GRAND AVENUE, (BEING A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE THEREOF); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 520.69 FEET TO SAID NORTHEASTERLY LINE OF GRAND AVENUE; THENCE WESTERLY ALONG SAID NORTHEASTERLY LINE, 42.017 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID; THENCE NORTH ALONG SAID WEST LINE, 700.47 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRIANGULAR TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE SOUTH BY THE NORTHEASTERLY LINE OF GRAND AVENUE, (BEING A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE THEREOF) ON THE EAST BY A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID, THROUGH A POINT ON SAID NORTHEASTERLY LINE 297.70 FEET SOUTHEASTERLY OF THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID (MEASURED ALONG SAID NORTHEASTERLY LINE OF GRAND AVENUE) AND BOUNDED ON THE NORTHWEST BY A LINE DRAWN 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY ACCORDING TO DOCUMENT 15951274, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF GRAND AVENUE, (BEING A LINE 50.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE THEREOF) WITH THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY PER DOCUMENT 15951274; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, 384.23 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29 THROUGH A POINT ON THE NORTHEASTERLY LINE OF GRAND AVENUE AFORESAID, 297.70 FEET SOUTHEASTERLY OF THE WEST LINE OF SAID NORTHEAST 1/4 (AS MEASURED ALONG SAID NORTHEASTERLY LINE OF GRAND AVENUE); THENCE SOUTHERLY ALONG SAID PARALLEL LINE 105.44 FEET TO A POINT ON A LINE DRAWN 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY PER DOCUMENT 15951274 AFORESAID; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 251.395 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF GRAND AVENUE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 88.398 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10750 WEST GRAND AVENUE, FRANKIN PARK, IL 60131
PIN: 12-29-202-019-0000, 12-29-202-020-0000 AND 12-29-202-025-0000