

# UNOFFICIAL COPY

## PROMISSORY NOTE



Doc#: 1532249482 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2015 03:17 PM Pg: 1 of 5

Prepared By:  
Ben Weaver  
209 S. I Oka Ave  
Moun Prospect, IL 60056

**Borrower:** Theodora Sakkos of 711 S. River Rd. #615, Des Plaines, IL,  
60016-6001 (the "Borrower")

**Lender:** Arlene M. Tillotson of c/o Condisco, Inc. 822 Busse Hwy., Park  
Ridge, IL, 60068 (the "Lender")

**Principal Amount:** \$2,000.00 USD

1. FOR VALUE RECEIVED, The Borrower promises to pay to the Lender at such address as may be provided in writing to the Borrower, the principal sum of \$2,000.00 USD, without interest payable on the unpaid principal.
2. This Note will be repaid in consecutive monthly installments of \$500.00 each commencing on January 1st, 2016 and continuing on the first of each following month until April 1st, 2016 with the balance then owing under this Note being paid with the last installment.
3. At any time while not in default under this Note, the Borrower may pay the outstanding balance then owing under this Note to the Lender without further bonus or penalty.
4. Notwithstanding anything to the contrary in this Note, if the Borrower defaults in the performance of any obligation under this Note, then the Lender may declare the principal amount owing and interest due under this Note at that time to be immediately due and payable.

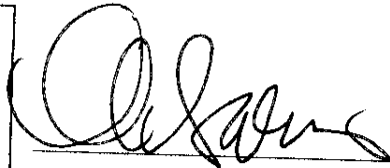
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5. All costs, expenses and expenditures including, and without limitation, the complete legal costs incurred by the Lender in enforcing this Note as a result of any default by the Borrower, will be added to the principal then outstanding and will immediately be paid by the Borrower. In the case of the Borrower's default and the acceleration of the amount due by the Lender all amounts outstanding under this Note will bear interest at the rate of 10.00 percent per annum from the date of demand until paid.
6. This Note is given to secure the payment of the purchase price of the following security (the 'Security'): Upper Level Garage Space #8 at 711 S. River Rd., Des Plaines, IL. 60016.
7. Title to the Security will be transferred to the Borrower at closing on property. The Lender will retain a vendors' lien in the Security and the Borrower grants to the Lender a security interest in the Security until this Note is paid in full. The Lender will be listed as a lender on the title of the Security whether or not the Lender elects to perfect a seller's security interest in the Security.
8. If the Borrower defaults in payment as required under this Note or after demand for ten (10) days, the Security will be immediately provided to the Lender and the Lender is granted all rights of repossession as a secured party.
9. If any term, covenant, condition or provision of this Note is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Note will in no way be affected, impaired or invalidated as a result.
10. This Note will be construed in accordance with and governed by the laws of the State of Illinois.
11. This Note will enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the Borrower and the Lender. The Borrower waives presentment for payment, notice of non-payment, protest and notice of protest.

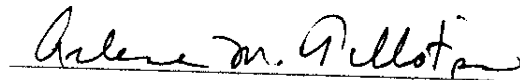
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IN WITNESS WHEREOF the parties have duly affixed their signatures under seal on this 4<sup>th</sup> day of Nov., 2015.

SIGNED, SEALED, AND DELIVERED  
this 4<sup>th</sup> day of Nov.,  
2015.

  
Theodora Sakkos

SIGNED, SEALED, AND DELIVERED  
this 4<sup>th</sup> day of Nov.,  
2015.

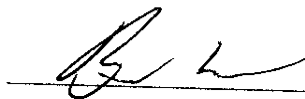
  
Arlene M. Tillotson

## NOTARY ACKNOWLEDGMENT - BORROWER

STATE OF ILLINOIS

COUNTY OF Cook

The instrument was acknowledged before me on the 4<sup>th</sup> day of Nov., 2015, by Theodora Sakkos.

  
Notary Public



My commission expires: 06/27/19

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## NOTARY ACKNOWLEDGMENT - LENDER

STATE OF ILLINOIS

COUNTY OF Cook

The instrument was acknowledged before me on the 4<sup>th</sup> day of Nov., 2015, by Arlene M. Tillotson.

[Signature]  
Notary Public

My commission expires: 06/27/19

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**UNOFFICIAL COPY****Exhibit "A" – Legal Description**

PARCEL 1: UNIT 8UL, IN LANDMARK CONDOMINIUM, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 14TH DAY OF NOVEMBER, 1980, AS DOCUMENT NUMBER LR3188544.

PARCEL 2: AN UNDIVIDED .0004% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: ALL OF LOTS ONE (1) AND THREE (3) AND LOT TWO (2) (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT NINE (9); THENCE SOUTHERLY ALONG THE EXTENSION OF A LINE RUNNING FROM THE NORTHEAST CORNER OF LOT NINE (9) TO THE SOUTHWEST CORNER OF LOT NINE (9) TO THE SOUTHERLY LINE OF LOT THREE (3) EXTENDING EASTERLY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE EXTENDED TO THE EAST LINE OF SAID LOT TWO (2); THENCE NORTHERLY ALONG THE EAST LINE OF LOT TWO (2) TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO A POINT OF BEGINNING, ALL IN RAND'S SUBDIVISION OF LOT ONE HUNDRED SEVENTY THREE (173) IN THE VILLAGE OF DES PLAINES, IN THE SOUTHWEST QUARTER (1/4) OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED OCTOBER 19, 1874, AS DOCUMENT NUMBER 196440. IN COOK COUNTY, ILLINOIS.

711 S. River Rd. # 866  
Des Plaines, IL 60016

PTN: 09-16-304-012-1198

Cook County Clerk's Office