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Doc#: 1633355118 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2016 01:28 PM Pg: 1 of 5

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Prepared By:

Forest Park National Bank
7348 W. Madison Street
Forest Park, IL 60130

Return To:

Forest Park National Bank
7348 W. Madison Street
Forest Park, IL 60130

1616066

CROSS-COLLATERALIZATION/CROSS-DEFAULT AGREEMENT

This Agreement is made as of November 18, 2016 between and among FOREST PARK NATIONAL BANK & TRUST CO. ("Lender") and the Borrowers identified below (individually a "Borrower" and collectively the "Borrowers") and the Guarantors (individually a "Guarantor" and collectively the "Guarantors"). All capitalized terms shall have the same meanings as set forth in the Agreement described below:

Borrower Name	Loan No	Agreement Description
NGFY Properties LLC	775028900-1	Mortgage and Assignment of Rents to Lender dated November 18, 2016 on real property located at 2200 S. Loomis Street, Chicago, Illinois 60608, as amended, modified, renewed, restated or replaced from time to time with a maximum lien to \$2,925,000.00 to be recorded with the Cook County Recorder of Deeds. Mortgage and Assignment of Rents to Lender dated November 18, 2016 on real property located at N9288 Windy Way, East Troy, Wisconsin 53149, as amended, modified, renewed, restated or replaced from time to time with a maximum lien to \$225,000.00 to be recorded with the Walworth County Recorder of Deeds. Pursuant to a Promissory Note from Borrower to Lender dated November 18, 2016 with a

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		principal amount of \$1,950,000.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the Promissory Note.
NGFY Properties LLC	775028900-3	<p>Mortgage and Assignment of Rents to Lender dated November 18, 2016 on real property located at 2723 S. Loomis Street, Chicago, Illinois 60608, as amended, modified, renewed, restated or replaced from time to time with a maximum lien to \$540,000.00 to be recorded with the Cook County Recorder of Deeds.</p> <p>Pursuant to a Promissory Note from Borrower to Lender dated November 18, 2016 with a principal amount of \$360,000.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the Note.</p>

The Lender and Borrower described above to the above-mentioned Agreements described above, as shown by their signatures below, agree to the following additional terms:

1. The Indebtedness of Borrowers to Lender shall be cross collateralized and cross defaulted with all existing and future loans made by Lender to Borrowers together with any and all renewals, modifications or substitutions thereof;
2. The Indebtedness created by any Guaranty issued by each of the Borrowers as Guarantor in favor of Lender in connection with any Indebtedness of each of the Borrowers to Lender shall be included within the meaning of Indebtedness created in connection with all existing and future loans made by Lender to each Borrower together with any and all renewals, modifications or substitutions thereof;
3. The security interest in Collateral, including but not limited to all real estate pursuant to Exhibit A attached hereto and incorporated herein, granted by each of the Borrowers to Lender under each Agreement now or hereafter granted by Borrower to Lender shall also secure the Indebtedness owed by each of the Borrowers as a Guarantor under any Guaranty issued by Borrower to Lender;
4. It is agreed by each of the Borrowers that the security interests created by each of the Commercial Security Agreements, Mortgages or other Collateral documents, in the Collateral described therein collateralizes all of the Indebtedness of each of the Borrowers to Lender, and that no security interest in any such Collateral will be released until the total Indebtedness owed by all Borrowers to Lender is paid in full.

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BORROWER:

NGFY Properties LLC

By: 

Melvin J. Bechina, Manager of NGFY Properties LLC

GUARANTOR(S)

Carmichael Leasing Co., Inc.

By: 

Melvin J. Bechina, President of Carmichael Leasing Co., Inc.

By: 

Melvin J. Bechina, individually

By: 

Priscilla Bechina, individually

County Clerk's Office

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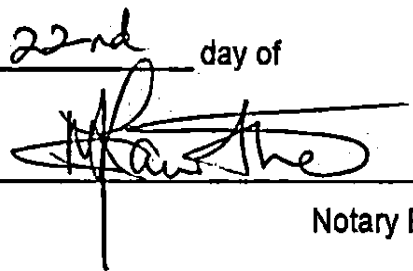
STATE OF ILLINOIS

SS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Priscilla Bechina, individually is 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 she signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

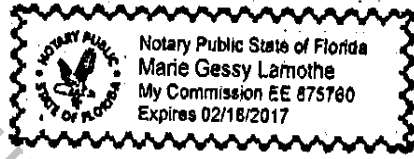
Given under my hand and notarial seal, this 22nd day of November, 2016



Notary Public

(Seal)

My commission expires on February 18, 2018.



STATE OF ILLINOIS

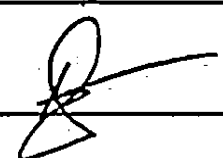
SS

County of Cook

Florida
Minna D.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Melvin J. Bechina, individually and as Manager of NGFY Properties LLC and President of Carmichael Leasing Co., Inc., is 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 she signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if applicable. *FL-DL 6250-610-45-132-0*

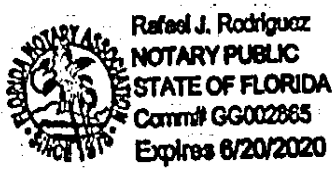
Given under my hand and notarial seal, this 16 day of NOV, 2016



Notary Public

(Seal)

My commission expires on 06/20/, 2020.



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Exhibit A

PROPERTY ADDRESS: 2200 S. Loomis, Chicago, IL 60608

PIN: 17-29-101-034-0000

LEGAL DESCRIPTION: LOT 189 (EXCEPT THE SOUTH 53.64 FEET THEREOF), LOTS 190, 191, AND 192, AND THE SOUTH 75 FEET OF LOT 193 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2723 S. Loomis Street, Chicago, IL 60608

PIN: 17-29-307-003-0000

LEGAL DESCRIPTION: PARCEL 1:

LOTS 12, 13 AND 14 IN E. MANIERRE AND E. MANIERRE AND E. H. AND C. M. AIKEN'S SUBDIVISION OF LOTS 6 AND 7 IN THE SUBDIVISION OF BLOCKS 5 AND 6 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WESTERLY 1/2 OF VACATED NORTHWESTERLY/SOUTHEASTERLY PUBLIC ALLEY, LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 12, 13 AND 14 IN E. H. AND C. M. AIKEN'S SUBDIVISION OF LOTS 6 AND 7 IN THE SUBDIVISION OF BLOCKS 5 AND 6 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: N9288 Windy Way, East Troy, Wisconsin 53149

PIN: PLBE00003

LOT 3, IN LAKE BEULAH ESTATES, A SUBDIVISION IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET B OF PLATS, SLIDE 86 AS DOCUMENT NUMBER 169988