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This instrument prepared /
by and after recording /
return to: /
Tammy Biros /
Beverly Bank & Trust /
Company N.A. /
10258 S. Western Avenue /
Chicago, IL 60643 /



Doc# 1714345076 Fee \$60.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 01:21 PM PG: 1 OF 12

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT

This Cross-Collateralization and Cross-Default Agreement is made this 20th day of March, 2017 by and among Rhodes Court, LLC, an Illinois limited liability company, Merrill Courtyard, LLC, an Illinois limited liability company, Creiger Courtyard, LLC, an Illinois limited liability company, 8125-8127 Drexel Court, LLC, an Illinois limited liability company, East End Courtyard, LLC, an Illinois limited liability company, Rhodes Courtyard, LLC, an Illinois limited liability company and Beverly Bank & Trust Company, National Association (the "Lender").

WHEREAS, on March 20, 2017 Rhodes Court, LLC, an Illinois limited liability company, executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Two Hundred Sixty Two Thousand Five Hundred and 00/00 (\$252,500.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by Rhodes Court, LLC located at 7355 S. Rhodes Avenue, Chicago, IL 60619 as evidenced by that certain Mortgage and Assignment of Rents dated March 20, 2017 and recorded in the office of the Cook County Recorder of Deeds on April 24, 2017 as Document No. 1711408035 and 1711408036, respectively, and further described on the attached "Exhibit A"; and.

WHEREAS, on August 9, 2016, Merrill Courtyard, LLC, an Illinois limited liability company, executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Six Hundred and Sixty Five Thousand and 00/00 (\$665,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by Merrill Courtyard, LLC located at 6855-59 S. Merrill Avenue, Chicago, IL 60649 as evidenced by that certain Mortgage and Assignment of Rents dated August 9, 2016 and recorded in the office of the Cook County Recorder of Deeds on August 12, 2016 as Document No. 1622557155, respectively, and further described on the attached "Exhibit A"; and

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WHEREAS, on August 29, 2016, Creiger Courtyard, LLC, an Illinois limited liability company, executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Three Hundred and Fifty Thousand and 00/00 (\$350,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by Creiger Courtyard, LLC located at 7801-03 S. Cregier, Chicago, IL 60649 as evidenced by that certain Mortgage and Assignment of Rents dated August 29, 2016 and recorded in the office of the Cook County Recorder of Deeds on September 6, 2016 as Document No. 1625019143, respectively, and further described on the attached "Exhibit A"; and

WHEREAS, on April 1, 2015, 8125-8127 Drexel Court, LLC, an Illinois limited liability company, executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Two Hundred Sixty Seven Thousand and 00/00 (\$267,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by 8125-8127 Drexel Court, LLC located at 8125-8127 S. Drexel Avenue, Chicago, IL 60619 as evidenced by that certain Mortgage and Assignment of Rents dated April 1, 2015 and recorded in the office of the Cook County Recorder of Deeds on April 2, 2015 as Document No. 1509257355 and 1509257356, respectively, and further described on the attached "Exhibit A"; and

WHEREAS, on July 18, 2014, East End Courtyard, LLC, an Illinois limited liability company, executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of Three Hundred Forty Four Thousand and 00/00 (\$344,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by East End Courtyard, LLC located at 7754 S. East End, Chicago, IL 60649 as evidenced by that certain Mortgage and Assignment of Rents dated July 18, 2014 and recorded in the office of the Cook County Recorder of Deeds on August 20, 2014 as Document No. 1423204092, respectively, and further described on the attached "Exhibit A"; and

WHEREAS, on July 18, 2014 Rhodes Courtyard, LLC, an Illinois limited liability company, executed in favor of Lender that certain Promissory Note evidencing a loan in the principal sum of One Hundred and Forty Four Thousand and 00/00 (\$144,000.00) (including any and all amendments, modifications, renewals, replacements and substitutions therefor). Such Note is secured by property executed by Rhodes Courtyard, LLC located at 7658 S. Rhodes Street, Chicago, IL 60619 as evidenced by that certain Mortgage and Assignment of Rents dated July 18, 2014 and recorded in the office of the Cook County Recorder of Deeds on August 4, 2014 as Document No. 1421641249, respectively, and further described on the attached "Exhibit A"; and

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WHEREAS, it is and has been the intention of Rhodes Court, LLC, Merrill Courtyard, LLC, Creiger Courtyard, LLC, 8125-8127 Drexel Court, LLC, East End Courtyard, LLC, Rhodes Courtyard, LLC and Lender to cross-collateralize and cross-default the loans and obligations of Rhodes Court, LLC, Merrill Courtyard, LLC, Creiger Courtyard, LLC, 8125-8127 Drexel Court, LLC, East End Courtyard, LLC, Rhodes Courtyard, LLC, 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 Rhodes Court, LLC, pursuant to that certain Promissory Note dated March 20, 2017 evidencing a loan the principal amount of \$262,500.00, together with any and all renewals, modifications or substitutions thereof; and all of the collateral granted to Lender by "Merrill Courtyard, LLC" pursuant to that certain Promissory Note dated August 9, 2016 evidencing a loan in the principal amount of \$665,000.00, together with any and all renewals, modifications, or substitutions thereof, and all of the collateral granted to Lender by "Creiger Courtyard, LLC" pursuant to that certain Promissory Note dated August 9, 2016 evidencing a loan in the principal amount of \$350,000.00, together with any and all renewals, modifications, or substitutions thereof, and all of the collateral granted to Lender by "8125-8127 Drexel Court, LLC" pursuant to that certain Promissory Note dated April 1, 2015 evidencing a loan in the principal amount of \$267,000.00, together with any and all renewals, modifications, or substitutions thereof, and all of the collateral granted to Lender by "East End Courtyard, LLC" pursuant to that certain Promissory Note dated July 18, 2014 evidencing a loan in the principal amount of \$344,000.00, together with any and all renewals, modifications, or substitutions thereof, and all of the collateral granted to Lender by "Rhodes Courtyard, LLC" pursuant to that certain Promissory Note dated July 18, 2014 evidencing a loan in the principal amount of \$144,000.00, 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 "Rhodes Court, LLC" under the March 20, 2017 Note owed to the Lender shall constitute an Event of Default under all past, present and future obligations of "Merrill Courtyard, LLC" under the August 9, 2016 Note owed to Lender, and future obligations of "Creiger Courtyard, LLC" under the August 29, 2016 Note owed to Lender, and future obligations of "8125-8127 Drexel Court, LLC" under the April 1, 2015 Note owed to Lender, and future obligations of "East End Courtyard, LLC" under the July 18, 2014 Note owed to Lender and future obligations of "Rhodes Courtyard LLC" under the July 18, 2014 Note owed to Lender and vice versa;

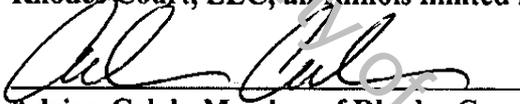
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3. The Borrower agrees that all provisions, stipulations powers and covenants in the Notes and other agreements referenced above shall remain in full force and effect.
4. This Agreement shall be construed in accordance with the internal laws of the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

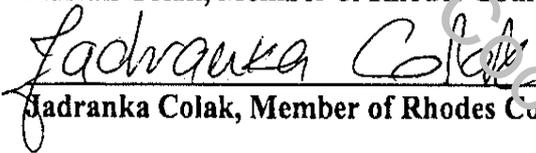
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

"Rhodes Court, LLC"

Rhodes Court, LLC, an Illinois limited liability company



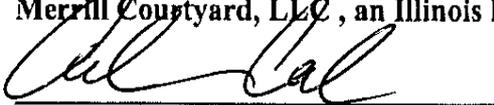
Adrian Colak, Member of Rhodes Court, LLC, an Illinois limited liability company



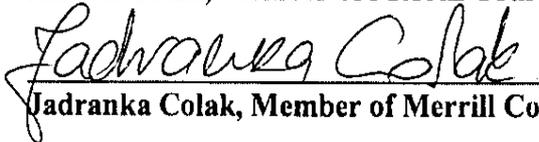
Jadranka Colak, Member of Rhodes Court, LLC, an Illinois limited liability company

"Merrill Courtyard, LLC"

Merrill Courtyard, LLC, an Illinois limited liability company



Adrian Colak, Member of Merrill Courtyard, LLC, an Illinois limited liability company



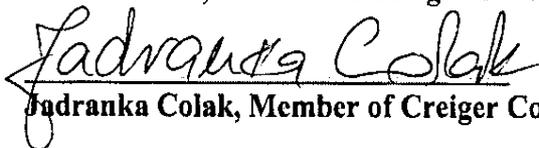
Jadranka Colak, Member of Merrill Courtyard, LLC, an Illinois limited liability company

"Creiger Courtyard, LLC"

Creiger Courtyard, LLC, an Illinois limited liability company



Adrian Colak, Member of Creiger Courtyard, LLC, an Illinois limited liability company



Jadranka Colak, Member of Creiger Courtyard, LLC, an Illinois limited liability company

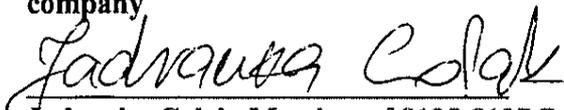
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"8125-8127 Drexel Court, LLC"

8125-8127 Drexel Court, LLC, an Illinois limited liability company



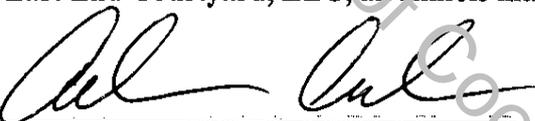
Adrian Colak, Member of 8125-8127 Drexel Court, LLC, an Illinois limited liability company



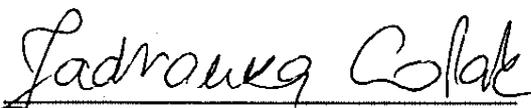
Jadranka Colak, Member of 8125-8127 Drexel Court, LLC, an Illinois limited liability company

"East End Courtyard, LLC"

East End Courtyard, LLC, an Illinois limited liability company



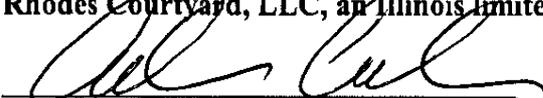
Adrian Colak, Member of East End Courtyard, LLC, an Illinois limited liability company



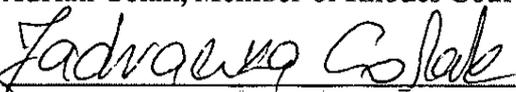
Jadranka Colak, Member of East End Courtyard, LLC, an Illinois limited liability company

"Rhodes Courtyard, LLC"

Rhodes Courtyard, LLC, an Illinois limited liability company



Adrian Colak, Member of Rhodes Courtyard, LLC, an Illinois limited liability company



Jadranka Colak, Member of Rhodes Courtyard, LLC, an Illinois limited liability company

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“LENDER”

BEVERLY BANK & TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association



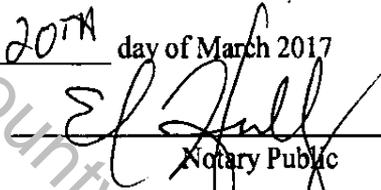
Leonard Dzielski, Senior Vice President

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 **Rhodes Court, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 20th day of March 2017





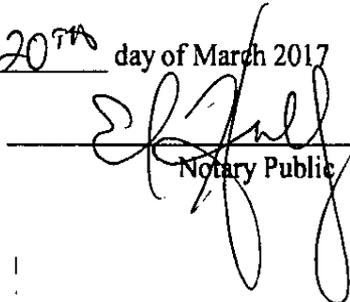
Notary Public
My commission expires: 9/16/2017

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 **Merrill Courtyard, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 20th day of March 2017





Notary Public

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"LENDER"

BEVERLY BANK & TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association

Leonard Dzielski, Senior 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 **Rhode Court, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this _____ day of March 2017

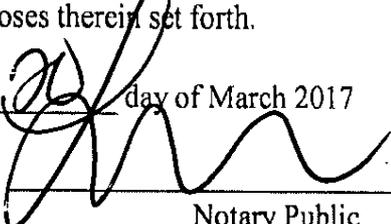
Notary Public

My commission expires: _____

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 **Merrill Courtyard, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this _____ day of March 2017



Notary Public

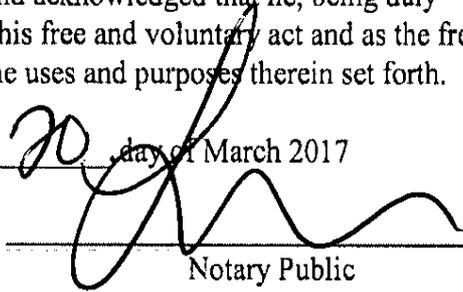


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My commission expires: 6/14/20.

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 **Creiger Courtyard, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 20 day of March 2017


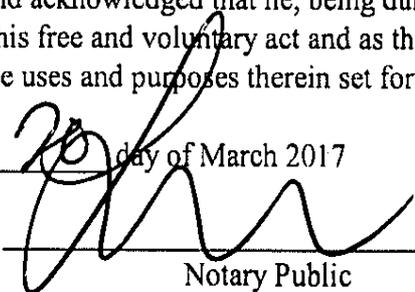
Notary Public



My commission expires: 6/14/20.

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 **8125-8127 Drexel Court, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 20 day of March 2017


Notary Public



My commission expires: 6/14/20.

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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 **East End Courtyard, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 22 day of March 2017

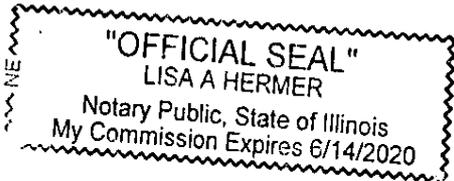


[Signature]
Notary Public
My commission expires: 6/14/20

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 **Rhodes Courtyard, LLC, an Illinois limited liability company** 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 22 day of March 2017



[Signature]
Notary Public
My commission expires: 6/14/20

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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 **Leonard Dzielski** personally known to me to be the same person whose name is subscribed to the foregoing instrument as Senior Vice President of BEVERLY BANK & TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association 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 20th day of March 2017

Erik Hullinger
Notary Public



My commission expires: 9/16/2017

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

LEGAL DESCRIPTION:

LOT 9 AND 10 IN SUBDIVISION OF LOT 9 IN BLOCK 1 IN FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT A IN THE SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 1 IN FLEMING'S SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS.

PIN: 20-27-219-017-0000

ADDRESS: 7355 RHODES AVENUE, CHICAGO, IL 60619

LEGAL DESCRIPTION:

LOT 20 IN THE 1ST ADDITION TO BRYN MAWR HIGHLANDS, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-24-410-011-0000

ADDRESS: 6855-59 S. MERRILL AVENUE, CHICAGO, IL 60649

LEGAL DESCRIPTION:

LOTS 41 AND 42 IN BLOCK 29 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24 AND 26 TO 32 IN JANES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION 25 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-25-328-001-0000

ADDRESS: 7801-03 S. CREIGER AVENUE, CHICAGO, 60649

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LEGAL DESCRIPTION:

LOTS 36 AND 37 AND THE SOUTH 6 FEET OF LOT 38 IN BLOCK 132 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 20-35-116-006-0000

ADDRESS: 8125-8127 S. DREXEL AVENUE, CHICAGO, IL 60619

LEGAL DESCRIPTION:

LOTS 19 AND 20 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 32 IN JAMES STINSON SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-25-317-035-0000

ADDRESS: 7754 S. EAST END, CHICAGO, IL 60649

LEGAL DESCRIPTION:

LOT 5 IN BLOCK 2 IN SUBDIVISION OF LOTS 1, 2, 7 AND 8 IN HELM AND HAWES SUBDIVISION OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-27-410-040-000

ADDRESS: 7658 S. RHODES STREET, CHICAGO, IL 60619