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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 11:39 AM PG: 1 OF 4

Igor Jokanovic
4550 N. Malden St. Unit 1W
Chicago, IL 60640

Permanent Tax Index Numbers:
PIN 1# 24-25-430-007-0000
PIN 2 #24-25-430-008-0000

Property Address:
12631 Artesian Ave
Blue Island, IL 60406

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SECURITY AGREEMENT

On this 15th day of November, 2017, Burazeri , LLP, an Illinois limited liability partnership ("Debtor"), for valuable consideration, receipt of which is acknowledged, grants to ANDONOVA INC. ("Secured Party") a security interest in the following property of Debtor (the "Collateral"):

12631 Artesian Ave, Blue Island, IL 60406
PIN 1# 24-25-430-007-0000
PIN 2# 24-25-430-008-0000

The land is described as follows:

LOT 17 AND SOUTH 7.2 FEET OF LOT 16 IN M.C. EAMES SUBDIVISION OF LOTS 1,2,3,4,6,7,8 AND 9 IN BETSY FOX SUBDIVISION OF LOT 4 OF THE ASSESSORS DIVISION OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 24, 1896 AS DOCUMENT 2358769 IN BOOK 69 OF PLATS PAGE 38 IN COOK COUNTY, ILLINOIS

to secure payment of the following obligations of Debtor to Secured Party (the "Obligations"):

28th 15

The following indebtedness: \$200,000 PROMISORY NOTE ENTERED ON NOVEMBER 15, 2017 BETWEEN BURAZERI LLP AND ANDONOVA INC.

1. **Warranties and Covenants of Debtor.** Debtor warrants and covenants that:

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No other creditor has a security interest in the Collateral.

Debtor is the owner of the Collateral free from any adverse lien or encumbrance except this lien and the others described in this Security Agreement.

Debtor will defend the Collateral against all claims of other persons.

Debtor will immediately notify the Secured Party in writing of any change in name or address.

Debtor will do all such things as Secured Party at any time or from time to time may reasonably request to establish and maintain a perfected security interest in the Collateral.

Debtor will pay the cost of filing this agreement in all public offices where recording is deemed by Secured Party to be necessary or desirable. A photographic or other reproduction of this agreement is sufficient as a financing statement.

Debtor will not transfer or encumber the Collateral without the prior written consent of Secured Party.

Debtor will keep the Collateral insured against risk of loss or damage upon such terms as Secured Party may reasonably require.

Debtor will keep the Collateral free from any adverse lien and in good repair, will not waste or destroy the Collateral, and will not use the Collateral in violation of any law or policy of insurance. Secured Party may examine and inspect the Collateral at any reasonable time.

Debtor will pay promptly when due all taxes and assessments upon the Collateral or for its use or operation or upon this Agreement or upon any note evidencing the Obligations.

2. **Additional Rights.** Secured Party may discharge liens placed on the Collateral, may place and pay for insurance on the Collateral upon failure by the Debtor to do so, and may pay for the maintenance, repair, and preservation of the Collateral. To the extent permitted by applicable law, Debtor agrees to reimburse Secured Party on demand for any payment under this authorization.

3. **Assignment of Rents and Leases.** Debtor hereby grants, transfers, sets over and assigns to the Secured Party, all of the right, title and interest of the Debtor in and to (i) all of the rents, revenues, issues, profits, proceeds, receipts, income, accounts and other receivables arising out of or from the land legally described herein and all buildings and other improvements located thereon (said land and improvements being hereinafter referred to collectively as the "Premises"), including, without limitation, lease termination fees, purchase option fees and other fees and expenses payable under any lease; (ii) all leases and subleases (each, a "Lease", and collectively, the "Leases"), now or hereafter existing, of all or any part of the Premises together with all guaranties of any of such Leases and all security deposits delivered by tenants thereunder, whether in cash or letter of credit; (iii) all rights and claims for damage against tenants arising out of defaults under the Leases, including rights to termination fees and compensation with respect to rejected Leases pursuant to Section 365(a) of the Federal Bankruptcy Code or any replacement Section thereof; and (iv) all tenant improvements and fixtures located on the Premises. This Assignment is an absolute transfer and assignment of the foregoing interests to the Assignee given to secure:

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(a) the payment by the Debtor when due of (i) the indebtedness evidenced by the Note and any and all renewals, extensions, replacements, amendments, modifications and refinancings thereof; (ii) any and all other indebtedness and obligations that may be due and owing to the Secured Party by the Debtor under or with respect to any security instruments (as defined in the Note); and (iii) all costs and expenses paid or incurred by the Secured Party in enforcing its rights hereunder, including without limitation, court costs and reasonable attorneys' fees; and

(b) the observance and performance by the Debtor of the covenants, conditions, agreements, representations, warranties and other obligor to or benefiting the Secured Party which are evidenced or secured by or otherwise provided in the Note, this Assignment and the Security Agreement ("Loan Documents") together with all amendments and modifications thereof.

4. **Events of Default.** Debtor shall be in default under this Agreement upon the occurrence of any of the following events or conditions: (a) the failure to perform any of the Obligations or this Agreement; (b) the loss, theft, substantial damage, destruction, transfer or encumbrance of the Collateral; (c) the making of any levy, seizure or attachment upon the Collateral; or (d) the filing by Debtor or by any third party against Debtor of any petition under any Federal bankruptcy statute, the appointment of a receiver of any part of the property of Debtor, or any assignment by Debtor for the benefit of creditors.

5. **Remedies.** UPON DEFAULT AND AT ANY TIME THEREAFTER, SECURED PARTY MAY DECLARE ALL OBLIGATIONS IMMEDIATELY DUE AND PAYABLE AND SHALL HAVE THE REMEDIES OF A SECURED PARTY UNDER THE UNIFORM COMMERCIAL CODE OF TENNESSEE.

SECURED PARTY:

S. Soto
ANDONOVA INC.-Sandra Soto

DEBTOR:

Igor Jokanovic
IGOR JOKANOVIC, GENERAL PARTNER OF
BURAZERI LLP

State of ILLINOIS)
County of COOK) ss:

I, the undersigned, a duly licensed Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that Igor Jokanovic, President of BURAZERI LLP, personally known to me to be the same individual(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the 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.

Given under my hand and notarial seal this 28 day of November 2017.

S. Gorges



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NOTARY PUBLIC

COOK COUNTY
RECORDER OF DEEDS

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