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Doc#. 2000347003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/03/2020 08:42 AM Pg: 1 of 5

CROSS-COLLATERALIZATION/CROSS-DEFAULT AGREEMENT

This Agreement is made as of December 11, 2019 between and among **FOREST PARK NATIONAL BANK & TRUST CO.** ("Lender") and the Borrowers identified below (individually a "Borrower" and collectively the "Borrowers"). All capitalized terms shall have the same meanings as set forth in the Agreement described below:

| Borrower Name | Loan No | Agreement Description |
|----------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Illinois Property Works, L.L.C. | 775319900-1 | <p>Mortgage and Assignment of Rents to Lender dated December 6, 2019 on real property located at 2932-38 River Road, River Grove, IL 60171 to be recorded with the Cook County Recorder of Deeds.</p> <p>Pursuant to a Promissory Note from Borrower to Lender dated December 6, 2019 with a principal amount of \$380,000.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the Note.</p> |
| Illinois Plumbing Works, Inc. | 720039900-1 | <p>Mortgage and Assignment of Rents to Lender dated December 11, 2019 on real property located at 2932-38 River Road, River Grove, IL 60171 to be recorded with the Cook County Recorder of Deeds; a UCC-1 Financing Statement to be filed with the Illinois Secretary of State.</p> <p>Pursuant to a Promissory Note from Borrower to Lender dated December 11, 2019 with a principal amount of \$45,000.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the Note.</p> |

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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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SIGNATURE PAGE TO FOLLOW

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Borrower:

Illinois Property Works, L.L.C.

By:



Craig Olczak, Managing Member

By:



David DeVivo, Managing Member

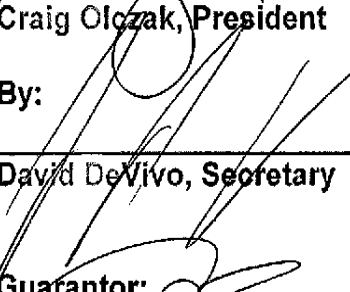
Illinois Plumbing Works, Inc.

By:



Craig Olczak, President

By:



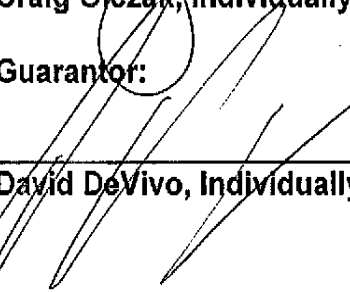
David DeVivo, Secretary

Guarantor:



Craig Olczak, Individually

Guarantor:



David DeVivo, Individually

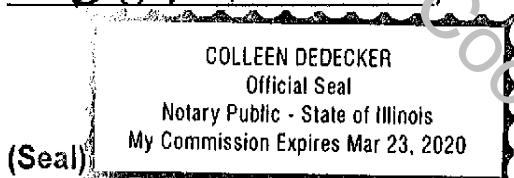
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STATE OF ILLINOIS

SS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Craig Olczak, Individually, as a Managing Member of Illinois Property Works, L.L.C., and as President of Illinois Plumbing Works, 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.

Given under my hand and notarial seal, this 11 day ofDecember, 2019

Notary Public

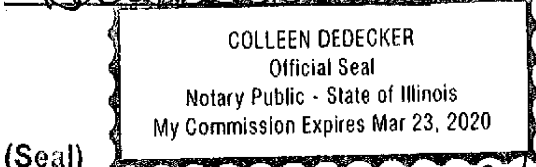
My commission expires on 3/23, 2020.

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 David DeVivo, Individually, as a Managing Member of Illinois Property Works, L.L.C., and as Secretary of Illinois Plumbing Works, 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.

Given under my hand and notarial seal, this 11 day ofDecember, 2019

Notary Public

My commission expires on 3/23, 2020.

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LEGAL DESCRIPTION

Real Property Located at 2932-38 River Road, River Grove, IL 60171

LOTS 5 AND 6 IN SUB BLOCK 1 OF WEEKS RESUBDIVISION OF BLOCK 40 IN RIVER PARK, A SUBDIVISION BY SAYLER AND WALKERS OF PART OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO LOTS 7 AND 8 IN BLOCK 1 IN WEEK'S SUBDIVISION OF BLOCK 40 IN RIVER PARK BEING SAYLE'S AND WALKER'S SUBDIVISION OF THE EAST 26.75 CHAINS OF THE NORTH FRACTIONAL HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF LA FRAMBOISE RESERVE IN COOK COUNTY, ILLINOIS.

PIN NUMBER(S): 12-27-218-025-0000; 12-27-218-024-0000; 12-27-218-051-0000