

# UNOFFICIAL COPY

Doc#. 2016839125 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 06/16/2020 11:33 AM Pg: 1 of 4

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: **PIN:** 17-22-110-125-1215

**Address:**

**Street:** 1235 S. Prairie, Unit 2901

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60605

**Lender:** Nuha Nakib

**Borrower:** Randa Nakib

**Loan / Mortgage Amount:** \$724,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

**Certificate number:** 68400D2A-671C-4DE0-9B3B-47B7F64C8E78

**Execution date:** 5/19/2020

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## PROMISSORY NOTE

**\$724,000.00**

Date: December 27, 2019

FOR VALUE RECEIVED, the undersigned, Randa Nakib("Debtor") of Chicago, IL promises to pay to the order Nuha Nakib("Creditor") at his place of residence or at such other place or places as Creditor may designate in writing, the total sum of SEVEN HUNDRED TWENTY FOUR THOUSAND DOLLARS (\$724,000.00) at the rate of 0% interest. This note is secured by a mortgage on the property located at 1235 s. Prairie Unit 2901, Chicago, IL and recorded on even date herewith. The loan amount was made payable to the sellers of said property at closing on April 5, 2017

THIS AMOUNT SHALL BE PAID UPON DEMAND BY GIVING 60 DAYS WRITTEN NOTICE.

The occurrence of any one of the following events respecting any signatory of this Note shall constitute a default by Debtor ("Event of Default") under this Note; (a) if Debtor fail to pay any of Debtor's obligations when due and payable or declared due and payable ; (b) if Debtor fail to perform, discharge, comply with and/or observe any term, condition, warranty, representation, agreement, undertaking, covenant and provision to be performed, discharged, observed or complied with under this Note and/or under any and all other agreements, instruments and documents of whatsoever kind heretofore, now and/or from time to time hereafter executed by and/or on behalf of Debtor and delivered to Creditors in connection with the loan represented by this Note (c) if a petition under any bankruptcy or insolvency law or regulation, federal or state, shall be filed by Debtor for dissolution or liquidation; **Creditor shall submit a ten-day notice to Debtor informing her of the default and allowing her 10 days to cure same before any legal action is commenced.**

If at any time or times after the date of this Note Creditor: (a) employ outside counsel for advice or other representation (i) with respect to this Note, any collateral securing Debtor's obligations hereunder or administration of same, (ii) to represent Creditor in any litigation, contest, dispute, suit or proceeding (whether instituted by Debtor) in any Debtor's obligations hereunder, or Debtor's affairs, or (iii) to enforce any rights of Creditor against Debtor; (b) takes any action to protect, collect, sell, liquidate or otherwise dispose of any collateral securing Debtor's obligations hereunder; and/or (c) attempts to enforce any of Creditors' rights or remedies under this Note, the reasonable costs and expenses incurred by Creditor in any manner or way with respect to the foregoing shall be part of Debtor's obligations related to this note hereunder, payable by Debtor to Creditor upon a finding of default by a court of law.

If any provision of this Note or the application thereof to any party or circumstance is held invalid or unenforceable, the remainder of this Note and the application of such provision to other parties or circumstances will not be affected thereby and the provisions of this Note shall be severable in any such instance.

This Note is submitted by Debtor to Creditor at Creditor's principal place of residence and shall be deemed to have been made thereat. This Note shall be governed and controlled by the laws of the State

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of Illinois as to interpretation, enforcement, validity, construction, effect, choice of law and in all other respects.

If any paragraph, clause or provision of this Note shall be ruled by any court of competent jurisdiction to be invalid, the invalidity of such paragraph, clause or provision shall not affect the validity and enforceability of any of the remaining paragraphs, clauses, or provisions of this Note.

IN WITNESS WHEREOF, the undersigned have signed, sealed and delivered this Note as of the day and year first above written.



Randa Nakib

State of Illinois )  
                          )SS.  
County of Cook )

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 20<sup>th</sup> DAY  
OF January, 2020.

  
NOTARY PUBLIC

Preparer: Vivian R. Ichalaf  
10003 S. Roberts Rd  
Palos Hills, IL 60465

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### PARCEL 1:

UNIT 2901 AND GU-341 IN THE TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FOOT; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FOOT; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FOOT; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECOND WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-215, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

### PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC, AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.