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Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



2027525001

Doc# 2027525001 Fee \$90.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2020 10:30 AM PG: 1 OF 18

The property identified as: PIN: 21-30-114-029-1045

Address:

Street: 7337 S. South Shore Drive

Street line 2:

City: Chicago

State: IL

ZIP Code: 60649

Lender: Southshore Development LLC

Borrower: The Mayfair-Habitat Group Incorporated and Johnnie Walker and Adeniyi A. Egbowon

Loan / Mortgage Amount: \$337,303.57

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: A236B24A-B6DF-4560-B428-037132CAB93F

Execution date: 5/19/2020

S ✓
P 18
S X
M X
SC X
E Yes
INT AB

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RECORDATION REQUESTED BY:

WHEN RECORDED MAIL TO:

MAYFAIR-HABITAT GRP. INC.
 26431 SILVERLEAF DRIVE
 PLAINFIELD IL 60585

SEND TAX NOTICES TO:

SAME

FOR RECORDER'S USE ONLY

 This Mortgage prepared by:

Lattas Law Office
 3660 W Irving Park Rd.
 Second Floor
 Chicago, IL 60618

MORTGAGE

THIS MORTGAGE dated January 9, 2010 is made and executed between **THE MAYFAIR-HABITAT GROUP INCORPORATED**, an Illinois corporation, located at 200 E. Randolph Street #5100, Chicago, IL 60601, and **Johnnie Walker**, and **Adeniyi A Egbowon**, adult individuals (collectively, "**Grantors**") and **Southshore Development LLC**, 10003 S Roberts Rd. Palos Heights, IL 60465 ("**Lender**").

GRANT OF MORTGAGE

For valuable consideration, Grantors mortgage, warrant, and convey to Lender all of Grantors' right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "**Real Property**") located in Cook County, State of Illinois:

See Exhibit A which is attached hereto and made a part of this Mortgage as if fully set forth herein.

Grantors presently assigns to Lender all of Grantors' right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantors grant to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL

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OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

1. **PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Mortgage, Grantors shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantors' obligations under this Mortgage.

2. **POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantors agrees that Grantors' ownership and use of the Property shall be governed by the following provisions:

a. **Possession and Use.** Until the occurrence of an Event of Default, Grantors may (1) remain in control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

b. **Duty to Maintain.** Grantors shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

c. **Compliance With Environmental Laws.** Grantors represents and warrants to Lender that: (1) During the period of Grantors' ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantors have no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantors nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws.

d. **Nuisance, Waste.** Grantors shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property.

e. **Removal of Improvements.** Grantors shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent.

f. **Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantors' compliance with the terms and conditions of this Mortgage.

g. **Compliance with Governmental Requirements.** Grantors shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act.

h. **Duty to Protect.** Grantors agree neither to abandon or leave unattended the Property. Grantors shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

3. **DUE ON SALE - CONSENT BY LENDER.** Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written

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consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Illinois law.

a. **TAXES AND LIENS.** Grantors shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantors shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and listed in Exhibit B, attached hereto, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

4. **PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Mortgage:

a. **Maintenance of Insurance.** Grantors shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantors shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantors shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantors shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantors or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantors agree to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

b. **Application of Proceeds.** Grantors shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds \$10,000.00. Lender may make proof of loss if Grantors fail to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantors shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantors from the proceeds for the reasonable cost of repair or restoration if Grantors is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then

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to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantors as Grantors' interests may appear.

5. **LENDER'S EXPENDITURES.** Grantors shall promptly pay any and all of Lender's costs incurred in enforcing any provision of this Mortgage or the Secured Promissory Note caused by Grantors' default under any agreement with Lender.

6. **WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Mortgage:

a. **Title.** Grantors warrant that: (a) Grantors hold good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantors have the full right, power, and authority to execute and deliver this Mortgage to Lender.

b. **Defense of Title.** Subject to the exception in the paragraph above, Grantors warrant and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantors' title or the interest of Lender under this Mortgage, Grantors shall defend the action at Grantors' expense. Grantors may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantors will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

c. **Compliance With Laws.** Grantors warrant that the Property and Grantors' use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

d. **Survival of Representations and Warranties.** All representations, warranties, and agreements made by Grantors in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantors' Indebtedness shall be paid in full.

7. **CONDEMNATION.** The following provisions relating to condemnation proceedings are a part of this Mortgage:

a. **Proceedings.** If any proceeding in condemnation is filed, Grantors shall promptly notify Lender in writing, and Grantors shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantors may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantors will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

b. **Application of Net Proceeds.** If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

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8. IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

a. **Current Taxes, Fees and Charges.** Upon request by Lender, Grantors shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantors shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

b. **Taxes.** The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantors which Grantors are authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantors.

c. **Subsequent Taxes.** If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantors either (1) pay the tax before it becomes delinquent, or (2) contest the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

9. SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

a. **Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

b. **Security Interest.** Upon request by Lender, Grantors shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantors, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantors shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantors shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantors shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantors and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

c. **Addresses.** The mailing addresses of Grantors (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

10. FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

a. **Further Assurances.** At any time, and from time to time, upon request of Lender, Grantors will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such

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mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantors' obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage on the Property, whether now owned or hereafter acquired by Grantors. Unless prohibited by law or Lender agrees to the contrary in writing, Grantors shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

b. **Attorney-in-Fact.** If Grantors fail to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantors and at Grantors' expense. For such purposes, Grantors hereby irrevocably appoint Lender as Grantors' attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

11. **FULL PERFORMANCE.** If Grantors pay all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantors under this Mortgage, Lender shall execute and deliver to Grantors a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantors will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

12. **REINSTATEMENT OF SECURITY INTEREST.** If payment is made by Grantors, whether voluntarily or otherwise, or by guarantor or by any third party, on the Indebtedness and thereafter Lender is forced to remit the amount of that payment (A) to Grantors' trustee in bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (B) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (C) by reason of any settlement or compromise of any claim made by Lender with any claimant (including without limitation Grantors), the Indebtedness shall be considered unpaid for the purpose of enforcement of this Mortgage and this Mortgage shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any cancellation of this Mortgage or of any note or other instrument or agreement evidencing the Indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantors shall be bound by any judgment, decree, order, settlement or compromise relating to the Indebtedness or to this Mortgage.

13. **EVENTS OF DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

- a. **Payment Default.** Grantors fail to make any payment when due under the Indebtedness.
- b. **Default on Other Payments.** Failure of Grantors within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.
- c. **Other Defaults.** Grantors fail to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage, the Note, or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantors.
- d. **False Statements.** Any warranty, representation or statement made or furnished to Lender, for the purpose of obtaining or extending credit, by Grantors or on Grantors' behalf under this Mortgage or

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the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

e. **Defective Collateralization.** This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

f. **Death, Disability or Insolvency.** The death of Grantors, the Disability of Grantors, the insolvency of Grantors, the appointment of a receiver for any part of Grantors' property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantors.

g. **Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantors or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantors' accounts, including deposit accounts, with Lender.

h. **Breach of Other Agreement.** Any breach by Grantors under the terms of any other agreement between Grantors and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantors to Lender, whether existing now or later.

i. **Right to Cure.** If any default, other than a default in payment is curable and if Grantors have not been given a notice of a breach of the same provision of this Mortgage within the preceding twelve (12) months, it may be cured if Grantors, after Lender sends written notice to Grantors demanding cure of such default: (1) cure the default within thirty (30) days, or (2) if the cure requires more than thirty (30) days, immediately initiate steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

14. **RIGHTS AND REMEDIES ON DEFAULT.** Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

a. **Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantors to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantors would be required to pay.

b. **UCC Remedies.** With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

c. **Mortgagee in Possession.** Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

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d. **Judicial Foreclosure.** Lender may obtain a judicial decree foreclosing Grantors' interest in all or any part of the Property.

e. **Deficiency Judgment.** If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

f. **Confession of Judgment.** Each Grantor hereby authorizes and empowers any attorney of any court of record or the prothonotary or clerk of any county in the state of Illinois, or in any jurisdiction where permitted by law, or the clerk of any United States District Court, after the occurrence of an Event of Default hereunder, to appear for any or all Grantors in any and all actions which may be brought hereunder, and/or under the other loan documents, with or without complaint filed, and enter and confess judgment or a series of judgments against each Grantor in favor of the lender or its assignee for the entire amount of the indebtedness then due and outstanding under the terms of the note, and/or under the terms of the other loan documents. Each Grantor hereby forever waives and releases all errors in said proceedings and all rights of appeal and relief from appraisal, stay of execution, or exemption laws of any state now or hereafter in force. No single exercise of the power to confess judgment herein, or a series of judgments, shall be deemed to exhaust the power, whether or not any such exercise shall be held by any court to be invalid or void, but shall remain undiminished and may be exercised from time to time as often as lender shall elect until payment in full of the guaranteed obligations and costs.

g. **Other Remedies.** Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

h. **Sale of the Property.** To the extent permitted by applicable law, Grantors hereby waive any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

i. **Notice of Sale.** Lender shall give Grantors reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

i. **Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantors under this Mortgage, after Grantors' failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantors and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

j. **Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under

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applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantors also will pay any court costs, in addition to all other sums provided by law.

15. **NOTICES.** Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by facsimile, electronic mail (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantors agree to keep Lender informed at all times of Grantors' current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

16. MISCELLANEOUS.

a. **Amendments.** This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

b. **Caption Headings.** Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

c. **Governing Law.** This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Illinois without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Illinois.

d. **No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantors, shall constitute a waiver of any of Lender's rights or of any of Grantors' obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

e. **Severability.** If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law,

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the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

f. **Merger.** There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

g. **Successors and Assigns.** Subject to any limitations stated in this Mortgage on transfer of Grantors' interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantors, Lender, without notice to Grantors, may deal with Grantors' successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantors from the obligations of this Mortgage or liability under the Indebtedness.

h. **Time is of the Essence.** Time is of the essence in the performance of this Mortgage.

i. **Waive Jury.** All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

j. **Waiver of Homestead Exemption.** Grantors hereby release and waive all rights and benefits of the homestead exemption laws of the State of Illinois as to all Indebtedness secured by this Mortgage.

k. **Waiver of Right of Redemption.** NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTORS HEREBY WAIVE, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-160 (b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTORS' BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

17. **DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

a. "*Borrower*" means The Mayfair-Habitat Group Incorporated, Johnnie Walker, and Adeniyi A Egbowon and includes all co-signers and co-makers signing the Note and all their successors and assigns.

b. "*Default*" means the Default set forth in this Mortgage in the section titled "Default".

c. "*Environmental Laws*" means any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

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d. "*Event of Default*" means any of the events of default set forth in this Mortgage in the Section 14 of this Mortgage.

e. "*Grantors*" means The Mayfair-Habitat Group Incorporated, Johnnie Walker, and Adeniyi A Egbowon.

f. "*Guaranty*" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

g. "*Hazardous Substances*" means materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

h. "*Improvements*" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

i. "*Indebtedness*" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantors' obligations or expenses incurred by Lender to enforce Grantors' obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

j. "*Lender*" means Southshore Development, LLC.

k. "*Mortgage*" means this Mortgage between Grantors and Lender.

l. "*Note*" means the promissory note dated January 8, 2020 in the original principal amount of \$337,303.57 from Grantors to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 5% based on a year of 365 days and accruing beginning on December 1, 2020. The maturity date of the Note is July 1, 2021.

m. "*Personal Property*" means all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantors, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

n. "*Property*" means collectively the Real Property and the Personal Property.

o. "*Real Property*" means the real property, interests and rights, as further described in this Mortgage.

p. "*Related Documents*" means all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds,

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collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

q. "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

[Signature page to follow]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the undersigned has caused this Mortgage to be signed as of the day and year first above written.

GRANTORS:

The Mayfair-Habitat Group Incorporated,
an Illinois corporation

By: Johnnie Walker
Name: Johnnie Walker
Its: _____

By: Adeniyi A Egbowon
Name: Adeniyi A Egbowon
Its: MEMBER

Johnnie Walker
an adult individual

By: Johnnie Walker

Adeniyi A Egbowon,
an adult individual

By: Adeniyi A Egbowon

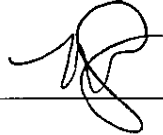
Property of Cook County Clerk's Office

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STATE OF IL)
)SS.
COUNTY OF COOK)

Before me, a Notary Public in and for the County and State aforesaid, **Johnnie Walker** personally appeared before me and acknowledged that they executed the foregoing Mortgage and Security Agreement with Fixture Filing, as Grantor, for the purposes therein stated by signing their names thereto.

GIVEN under my hand and Notarial Seal this 9th day of January, 2020.



Notary Public

My Commission expires: 11-7-21



STATE OF IL)
)SS.
COUNTY OF COOK)

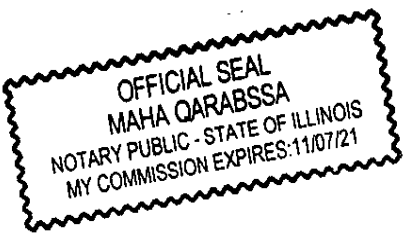
Before me, a Notary Public in and for the County and State aforesaid, **Adeniyi A Egbowon** personally appeared before me and acknowledged that they executed the foregoing Mortgage and Security Agreement with Fixture Filing, as Grantor, for the purposes therein stated by signing their names thereto.

GIVEN under my hand and Notarial Seal this 9th day of January, 2020.



Notary Public

My Commission expires: 11-7-21



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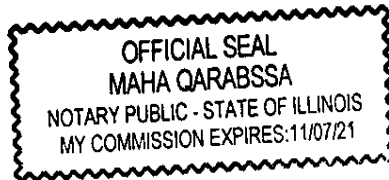
STATE OF IL)
)SS.
COUNTY OF Cook)

Before me, a Notary Public in and for the County and State aforesaid, **Johnnie Walker**, in his capacity as _____ of **The Mayfair-Habitat Group Incorporated** personally appeared before me and acknowledged that they executed the foregoing Mortgage and Security Agreement with Fixture Filing, as Grantor, for the purposes therein stated by signing their names thereto.

GIVEN under my hand and Notarial Seal this 9th day of January, 2020.

Notary Public

My Commission expires: 11-7-21



STATE OF IL)
)SS.
COUNTY OF Cook)

Before me, a Notary Public in and for the County and State aforesaid, **Adeniyi A Egbowon**, in his capacity as _____ of **The Mayfair-Habitat Group Incorporated** personally appeared before me and acknowledged that they executed the foregoing Mortgage and Security Agreement with Fixture Filing, as Grantor, for the purposes therein stated by signing their names thereto.

GIVEN under my hand and Notarial Seal this 9th day of January, 2020.

Notary Public

My Commission expires: 11-7-21



PROPOSED OF COOK COUNTY CLERK'S OFFICE

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Exhibit A – Collateral

UNIT NUMBERS 131, 209, 212, 214, 220, 229, 312, 412, 529, 610, 612, 616, 620, 717, 812, 912, 918, 1004, 1008, 1012, 1108, 1109, 1112, 1124, 1206, 1212, 1408, 1411, 1412, 1420 AND 1424 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25275623 AND REGISTERED AS DOCUMENT NUMBER LR3135646, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Street Address: 7337 S. South Shore Drive, (24 units)

PINs:

21-30-114-029-1045
21-30-114-029-1093
21-30-114-029-1094
21-30-114-029-1097
21-30-114-029-1106
21-30-114-029-1113
21-30-114-029-1133
21-30-114-029-1134
21-30-114-029-1135
21-30-114-029-1137
21-30-114-029-1139
21-30-114-029-1140
21-30-114-029-1141
21-30-114-029-1142
21-30-114-029-1145
21-30-114-029-1173
21-30-114-029-1185
21-30-114-029-1199
21-30-114-029-1215
21-30-114-029-1219
21-30-114-029-1272
21-30-114-029-1323
21-30-114-029-1326
21-30-114-029-1348

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EXHIBIT B

PERMITTED EXCEPTIONS

[INSERT FROM TITLE]

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS