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2124557034

Prepared by:

Law Office of Howard Weisman
2216 W. Irving Park Rd
Chicago, IL 60618

After Recording Mail to:

Fred and Diane Gruber
815 Krause Ave
Streamwood IL 60107

Doc# 2124557034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/02/2021 04:01 PM PG: 1 OF 4

PROMISSORY NOTE dated August 10, 2021 Mark F Gruber (borrower) and Fred and Diane Gruber (Lenders)

LOAN AMOUNT: \$512,682 plus all accrued and ongoing interest

TERM: 12 Months or less, this is a 4 page agreement including Pages from Exhibit "A"

INTEREST RATE: To match the rates of Merrill Lynch, Fidelity Investments, MassMutual and First American Bank

COLLATERAL: Real Estate Parcels to include: a 2nd position lien to 1716 W School St Chicago IL 60657. PIN number 14-19-423-035-0000. 1st loan on School Street is with Cooperative Business services in the name of Mark F Gruber Declaration of Trust No 1 and balance is approximately \$353,000.

1st position lien on 15317 Dante Ave Dolton IL 60419, PIN number 29-11-414-055-0000

1st position lien at 14750 Evers Ave Dolton IL 60419 PIN number 29-10-219-021-0000

2nd position lien at 935 Forest Ave Evanston IL 60202, PIN number 11-19-223-002-0000. First position loan is with Wintrust in the amount of \$427,500 approximately. There also is a 3rd position loan (unrecorded) that is noted here to Howard and Dina Weisman for Approximately \$129,180 from January 2021.

This promissory note between lender Fred and Diane Gruber and borrower Mark Gruber documents the debt to be repaid within 3 months in one lump sum plus interest as charged. Money was transferred to Mark starting in November 2020 via wire transfer from Merrill Lynch, Fidelity Investments, Massmutual and \$60,000 from 1st American Bank HELOC in 2020 and 2021- dates and amounts listed below in Exhibit "A"

Account statement records will document the transfer amounts/dates and this note documents the fact that these were loans to Mark Gruber, who is the manager, trustee, and/or owner of the entities currently owning these homes. Mark Gruber and his assets personally guarantee this loan.

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Agreed to this 10th day of August 2021 by:

Mark Gruber, Borrower

Fred and Diane Gruber, Lenders

Mark Gruber

Fred Gruber

Diane Gruber

State of Illinois)
) ss

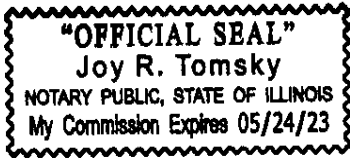
County of Cook

Signed and attested before me on 9/1/2021 (date)

by MARK, FRED & DIANE GRUBER (names of persons)

Joy R. Tomskey
(Signature of Notary Public)

(Seal)



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EXHIBIT "A" Disbursement Details:

SUMMARY of RECENT LOANS made by Fred and Diane Gruber to Mark Gruber or Clearpoint Properties.

These loans have been made via draws on lines of credit form investment accounts made at Fidelity Investments, MassMutual, 1st American Bank and/or Merrill Lynch from accounts owned by Fred and Diane Gruber. Total PRINCIPAL (NOT including interest) currently is \$512,682 and these loans are secured by various properties listed above.

They are as follows:

<u>DATE</u>	<u>AMOUNT</u>	<u>From Account</u>	<u>To</u>	<u>Accrued Interest</u>
8/2/21	\$60,000	First American Bank	Chase 9555	
6/17/21	\$75,000	Massmutual Policy Loans	Deposited to Chase Bank acct 4019, interest to be paid annually to MassMutual.	
4/20/21	\$20,000	Merrill Wire	Chase Bank	Total Merrill Balance \$112,117
3/4/21	\$40,000	Fidelity 6261	Chase Bank	Total Fidelity Balance approx. \$265,565 after this draw
1/26/21	\$65,000	Fidelity 6261	Chase Bank	
1/14/21	\$50,000	Fidelity 6261	Chase Bank	
11/24/20	\$110,565.47	Fidelity Inv 6261	Chase Bank	YTD TOTAL 2020 INTEREST for Merrill was \$2757.92 see below
11/24/20	\$92,117.01	Merrill Wire	Chase Bank	Wire was \$100K but credit balance from overpayment in June (\$7882.99) reduced loan amount.
6/26/20	\$85,000	Clearpoint	Merrill Lynch	Loan Payoff included \$2222.51 interest
1/22/20	\$30,000	Merrill	title company	\$283 Feb Stmt Int, \$433 March

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1/7/20 \$44,894.50 Merrill title company Interest combined into total figures

DETAILED 2020 MERRILL LYNCH INTEREST REVIEW:

Interest thru the June repayment was \$2222.51. Overpaid on this repayment by \$7882.99, which matches the credit balance total from June 30 Stmt. YTD 2020 Merrill Interest was \$2222.51 January thru June, plus \$86.75 in November and \$448.70 in December. TOTAL \$2757.92

Details of Fidelity Interest Payments to be added to final balance due:

12/21-	\$448.70
12/31/20	\$3797.22
1/21/21	\$366.10
2/21/21	\$1105.41
3/21/21	\$1141.53
4/21/21	\$1334.93
5/21/21	\$1341.95

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