

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Report Mortgage Fraud  
844-768-1713



Doc# 2131919033 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2021 01:43 PM PG: 1 OF 5

The property identified as: PIN: 19-24-223-027-0000

**Address:**

**Street:** 6518-6520 S. Western Ave

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60636

**Lender:** Lena Halawa

**Borrower:** Saoud Mahdi

**Loan / Mortgage Amount:** \$150,000.00

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 or person.

A10122021

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

**Certificate number:** E902003A-D587-4657-82D7-00AB2BF93538

**Execution date:** 9/14/2021

# UNOFFICIAL COPY

Mail To and  
 Prepared By:  
**Nawal M Abueid**  
**Attorney at Law**  
**6854 W 111<sup>th</sup> Street**  
**Worth, Illinois 60482**

## SECURITY AGREEMENT

\$150,000.00

Date: September 14, 2021

FOR VALUE RECEIVED, the undersigned, ("Debtor") promises to pay to the order of LENA HALAWA ("Creditor and Secured Party") at their place of residence or at such other place or places as Creditor may from time to time designate in writing, the principal sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00), the receipt whereof is hereby acknowledged, does hereby assign, transfer and pledge to the Secured Party and does hereby grant the Secured Party a security interest in the following: interest as to property located at 6518-6520 S Western Ave, Chicago, Illinois and PIN 19-24-223-027-0000; 19-24-223-028-0000; 19-24-223-029-0000; 19-24-223-030-0000; 19-24-223-031-0000; 19-24-223-032-0000; and 19-24-223-033-0000; Legal description: Attached (hereinafter referred to as the Collateral) and until paid as follows:

This loan shall be paid in full within 10 months from the date of this note. Debtor shall pay the creditor the amount of \$15,000 per month beginning October 1, 2021 and shall be paid in full no later than 10 months from the date of this note. Debtor shall pay the Creditor the total amount due in full no later than July 1, 2022.

This Agreement is made as, and the collateral shall at all times constitute, part collateral for the payment in full of all principal of the Promissory Note in the principal amount of \$150,000.00 dated the date hereof and made payable by LENA HALAWA jointly and severally to the Secured Party (said Note being hereinafter referred to as Note) and performance thereunder guaranteed by and as collateral, for the payment of all expenses and charges, legal or otherwise, paid or incurred indebtedness hereby secured.

Any check, draft or similar item of payment by or for the account of Borrower delivered to Lender on account of Debtor's obligations shall, provided the same is honored and final settlement thereof is irrevocably made in the ordinary course, be applied by Lender on account of Debtor's obligations three (3) business days after the date Lender actually receives the same.

# UNOFFICIAL COPY

All the above parties hereby agree that all payments shall be made on the first day of the month as above specified. Payments shall be late if paid on or after the 5<sup>th</sup> day of payment due date. Payments received on or after the 5<sup>th</sup> day of the payment due date shall be assessed a late charge of \$150.00 for each and every day payment is late.

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 defaults by failing to pay when due any single installment or payment required to be made to Creditor under terms of this Note and such default is not cured within 30 days of written notice to the Creditor; (b) if Debtor fails 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 Creditor in connection with the loan represented by this Note (collectively, the "other Agreements"); (c) if any statement, report or certificate made or delivered by Debtor to Creditor is not true and correct in any material respect; (d) if a petition under any bankruptcy or insolvency law or regulation, federal or state, shall be filed by Debtor for dissolution or liquidation;

Upon an Event of Default hereunder, without notice by Creditor to or demand by lender of borrower, all the Debtor's liabilities becomes due and payable will not establish a custom, or waive any rights of Creditor to enforce prompt payment hereof.

If at any time or times after the date of this Note Creditor: (a) employs 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 Creditor, Debtor or any other person or entity) in any Debtor's obligations hereunder, or Debtor's affairs, or (iii) to enforce any rights or 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 or enforces any of Creditor's 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 hereunder, payable by Debtor to Creditor on demand.

The Debtor may prepay any amount(s) of monies as the Debtor deems appropriate. There shall not be a penalty for said prepayment.

If any provision of this Note or the application thereof to any party or circumstance is held invalid or enforceable, 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 business and shall be deemed to have been made thereat. This Note shall be governed and controlled by the laws of the State 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

# UNOFFICIAL COPY

the validity and enforceability of any of the remaining paragraphs, clauses, or provisions of this Note.

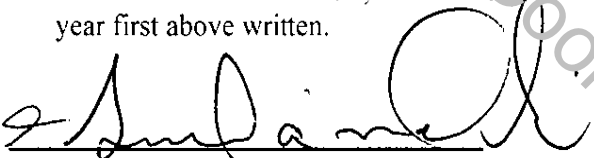
This note is secured by the collateral defined as follows: interest as to property located at 6518-6520 S Western Ave, Chicago, Illinois and PIN 19-24-223-027-0000; 19-24-223-028-0000; 19-24-223-029-0000; 19-24-223-030-0000; 19-24-223-031-0000; 19-24-223-032-0000; and 19-24-223-033-0000 and Legal description: Attached (hereinafter referred to as the Collateral) and until the note is paid in full.

The Security interest in the above collateral secures and future advances to debtor(s);

That the parties agree that this lien shall be recorded against the above described property by the Creditor following the execution of this agreement.

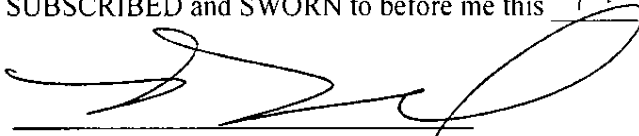
Debtor(s): Saoud Mahdi  
5721 Gainsborough Pl.  
Oak Forest, Illinois 60452

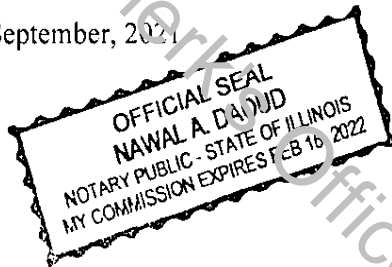
IN WITNESS WHEREOF, the undersigned has signed, sealed and delivered this Note as of the day and year first above written.

  
Saoud Mahdi

State of Illinois )  
                          )SS.  
County of Cook   )

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of September, 2021

  
Notary Public



# UNOFFICIAL COPY

## *LEGAL DESCRIPTION*

Premises commonly known as: 6520 South Western, Chicago, IL 60636

Permanent index number: 19-24-223-027-0000, 19-24-223-028-0000,  
19-24-223-029-0000, 19-24-223-030-0000,  
19-24-223-031-0000, 19-24-223-032-0000,  
19-24-223-033-0000, 19-24-223-034-0000,

---

LOTS 8 TO 15 IN BLOCK 1 IN COBE AND MCKENNON 67 STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PROPERTY OF COOK COUNTY CLERK'S OFFICE