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Illinois Anti-Predatory Lending Database Program

Doc#: 2200512043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2022 06:30 AM Pg: 1 of 15

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 14-29-302-193-0000**

Address:

Street: 1029 Sean Circle

Street line 2:

City: Darien

State: IL

ZIP Code: 60561

Lender: United Community Bank

Borrower: Rishin Pandya and Sonal Pandya and Pritesh Patel and Sangeeta Patel

Loan / Mortgage Amount: \$500,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

Certificate number: F77252A5-E28A-4B9C-B13C-20F78AE62C68

Execution date: 12/23/2021

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Property of Cook County Clerk's Office

Space Above This Line for Recording Data

THIS INSTRUMENT PREPARED BY:
UNITED COMMUNITY BANK
125 E. Broad Street
Greenville, SC 29601

520-489746
Covius Settlement Services, LLC
1044 Main Street, Suite 600
Kansas City, MO 64105

AFTER RECORDING RETURN TO:
Bryson M. Smith
James Bates Brannan Groover LLP
3399 Peachtree Road NE, Suite 1700
Atlanta, GA 30326

Property Address: 1029 Sean Circle, Darien, IL 60561 and 1414 W. Wrightwood Avenue, Apt. H, Chicago, IL 60614

MORTGAGE

DATE AND PARTIES. The date of this Mortgage (this "Mortgage") is DECEMBER 23 2021. The parties and their addresses are:

MORTGAGOR:

RISHIN PANDYA and SONAL PANDYA, as tenants by the entirety
1029 Sean Circle
Darien, IL 60561

PRITESH PATEL and SANGEETA PATEL, husband and wife, as tenants by the entirety
1414 W. Wrightwood Avenue, Apt. H
Chicago, IL 60614

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LENDER:

UNITED COMMUNITY BANK
125 E. Broad Street
Greenville, SC 29601

1. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts (as defined herein) and Mortgagor's performance under this Mortgage, Mortgagor does hereby grant, bargain, sell, convey, mortgage and warrant to Lender the following described property:

See attached EXHIBIT "A"

The property is located in DuPage County, State of Illinois at 1029 Sean Circle, Darien, IL 60561 and 1414 W. Wrightwood Avenue, Apt. H, Chicago, IL 60614

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described (all the foregoing collectively referred to as the "Property"). This Mortgage will remain in effect until the Secured Debts (as defined herein) and all underlying agreements have been terminated in writing by Lender.

2. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Mortgage at any one time and from time to time will not exceed \$500,000.00. Any limitation of amount does not include interest, attorneys' fees and other fees and charges validly made pursuant to this Mortgage. Also, this limitation does not apply to advances made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage.

3. **SECURED DEBTS.** The term "Secured Debts" includes this Mortgage will secure each of the following:

- A. **Specific Debts.** The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement dated of even date herewith, made by **PS2 LLC**, an Illinois limited liability company, (the "Borrower") to Lender in the original principal amount of \$500,000.00.
- B. **All Debts.** All present and future debts from Mortgagor to Lender, even if this Mortgage is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Mortgage, each agrees that it will secure debts either incurred individually or with others who may not sign this Mortgage. Nothing in this Mortgage constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Mortgage. This Mortgage will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan" as those terms are defined by federal law governing unfair and deceptive credit practices. This Mortgage will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose" as defined and required by federal law governing securities. This

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Mortgage will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32 or 35 of Regulation Z.

C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Mortgage.

4. PAYMENTS. Mortgagor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Mortgage.

5. INTENTIONALLY DELETED.

6. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants;

B. To promptly deliver to Lender any notices that Mortgagor receives from the holder;

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent. Notwithstanding anything herein, Lender acknowledges and consents to a prior lien in favor of Better Mortgage Corporation Guaranteed Rate, Inc, securing a principal amount of \$277,900.00 as to the real property described as Tract 1 (see attached EXHIBIT "A") and to a prior lien in favor of CrossCountry Mortgage, LLC, securing a principal amount of \$455,000.00 as to the real property described as Tract 2 (see attached EXHIBIT "A").

Nothing herein shall be deemed to permit any such prior security interest unless Lender has expressly agreed to such prior security interest.

7. CLAIMS AGAINST TITLE. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Mortgage. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

8. DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debts to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law (12 CFR 591), as applicable.

9. TRANSFER OF AN INTEREST IN THE MORTGAGOR. If Mortgagor is an entity other than a natural person (such as a corporation, partnership, limited liability company or other organization), Lender may demand immediate payment if:

A. A beneficial interest in Mortgagor is sold or transferred;

B. There is a change in either the identity or number of members of a partnership or similar entity;

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- C. There is a change in ownership of more than 25 percent of the voting stock of a corporation, partnership, limited liability company or similar entity.

However, Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Mortgage.

10. **WARRANTIES AND REPRESENTATIONS.** Mortgagor makes to Lender the following warranties and representations which will continue as long as this Mortgage is in effect:

- A. **Power.** Mortgagor has the power and authority to enter into this transaction.
- B. **Authority.** The execution, delivery and performance of this Mortgage and the obligations evidenced by this Mortgage are within Mortgagor's powers, have been duly authorized, have received all necessary governmental approval, will not violate any provision of law, or order of court or governmental agency, and will not violate any agreement to which Mortgagor is a party or to which Mortgagor is or any of Mortgagor's property is subject.
- C. **Name.** Other than previously disclosed in writing to Lender, Mortgagor has not changed Mortgagor's name within the last 10 years.

11. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor will not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor and of any loss or damage to the Property.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Mortgagor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Mortgage. Mortgagor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purposes of inspecting the Property. Lender will give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property will be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

12. **AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any covenants contained in this Mortgage, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Mortgage. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

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13. **DEFAULT.** Mortgagor will be in default if any of the following events (known separately and collectively as an “Event of Default”) occur:

- A. **Payments.** Mortgagor or Borrower fail to make a payment of any Secured Debt in full when due.
- B. **Insolvency or Bankruptcy.** The death, dissolution or insolvency of, appoints of a receiver by or on behalf of, application of any debtor relief law, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or against Mortgagor, Borrower, or any co-signer, endorser, surety or guarantor of this Mortgage or any other obligations Borrower has with Lender.
- C. **Business Termination.** Mortgagor merges, dissolves, reorganizes, ends its business or existence or a party or majority owner dies or is declared legally incompetent.
- D. **Failure to Perform.** Mortgagor fails to perform any condition or to keep any promise or covenant of this Mortgage.
- E. **Other Documents.** A default occurs under the terms of any other document relating to the Secured Debts.
- F. **Other Agreements.** Mortgagor is in default on any other debt or agreement Mortgagor has with Lender.
- G. **Misrepresentation.** Mortgagor makes any verbal or written statement or provides any financial information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.
- H. **Judgment.** Mortgagor fails to satisfy or appeal any judgment against Mortgagor.
- I. **Forfeiture.** The Property is used in a manner or for a purpose that threatens confiscation by a legal authority.
- J. **Name Change.** Mortgagor changes Mortgagor’s name or assumes an additional name without notifying Lender before making such a change.
- K. **Property Transfer.** Mortgagor transfers all or a substantial part of Mortgagor’s money or property. This condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the DUE ON SALE section.
- L. **Property Value.** Lender determines in good faith that the value of the Property has declined or is impaired.
- M. **Material Change.** Without first receiving the prior written consent of Lender, there is a material change in Mortgagor’s business, including ownership, management and financial conditions.
- N. **Insecurity.** Lender determines in good faith that a material adverse change has occurred in Borrower’s financial condition from the conditions set forth in Borrower’s most recent financial statement before the date of this Mortgage or that the prospect for payment or performance of the Secured Debts is impaired for any reason.

14. **REMEDIES.** On or after the occurrence of an Event of Default, Lender may use any and all remedies Lender has under state or federal law or in any document relating to the Secured Debts. Any amounts advanced on Mortgagor’s behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim for any and all insurance benefits or refunds that may be available on Mortgagor’s default.

Subject to any right to cure, required time schedules or any other notice rights Mortgagor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Mortgage in a manner provided by law upon the occurrence of an Event of Default or anytime thereafter.

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Upon the occurrence of an Event of Default, Lender will have the right, without declaring the whole indebtedness due and payable, to foreclose against all or any part of the Property and will have the right to possession provided by law. This Mortgage will continue as a lien on any part of the Property not sold on foreclosure.

All remedies are distinct, cumulative and not exclusive, and Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

15. **COLLECTION EXPENSES AND ATTORNEYS' FEES.** On or after the occurrence of an Event of Default, to the extent permitted by law, Mortgagor agrees to pay all expenses of collection, enforcement or protection of Lender's rights and remedies under this Mortgage or any other document relating to the Secured Debts. Mortgagor agrees to pay expenses for Lender to inspect and preserve the Property and for any recordation costs of releasing the Property from this Mortgage. Expenses include all costs and disbursements, including reasonable attorneys' fees and collection agency charges, incurred to collect or enforce this debt. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Mortgagor.

16. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this Section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 USC 9601 et seq), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substance defined as "hazardous material", "toxic substance", "hazardous waste", or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.
- C. Mortgagor will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such event, Mortgagor will take all necessary remedial action in accordance with Environmental Law.

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- D. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor has no knowledge of or reason to believe there is any pending or threatened investigation, claim or proceeding of any kind relating to any tenant of any Environmental Law. Mortgagor will immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any such pending or threatened investigation, claim or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.
- E. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are and will remain in full compliance with any applicable Environmental Law.
- F. Except as previously disclosed and acknowledged in writing to Lender, there are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.
- G. Mortgagor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.
- H. Mortgagor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Mortgagor and any tenant are in compliance with applicable Environmental Law.
- I. Upon Lender's request and at any time, Mortgagor agrees, at Mortgagor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.
- J. Lender has the right, but not the obligation, to perform any of Mortgagor's obligations under this section at Mortgagor's expense.
- K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Mortgagor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Mortgage and in return Mortgage will provide Lender with collateral of at least equal value to the Property without prejudice to any of Lender's rights under this Mortgage.
- L. Notwithstanding any of the language contained in this Mortgage to the contrary, the terms of this section will survive any foreclosure or satisfaction of this Mortgage regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.

17. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above-described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Mortgage. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

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18. **INSURANCE.** Mortgagor agrees to keep the Property insured against the risks reasonably associated with the Property. Mortgagor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Mortgage. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Mortgagor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld.

All insurance policies and renewals shall include a standard "mortgage clause" (or "lender loss payable clause") endorsement that names Lender as "mortgagee" and "lender loss payee". If required by Lender, all insurance policies and renewals will also include an "additional insured" endorsement that names Lender as an "additional insured". If required by Lender, Mortgagor agrees to maintain comprehensive general liability insurance and rental loss or business interruption insurance in amounts and under policies acceptable to Lender. The comprehensive general liability insurance must name Lender as an additional insured. The rental loss or business interruption insurance must be in an amount equal to at least coverage of one year's debt service and required escrow account deposits (if agreed to separately in writing).

Mortgagor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Mortgagor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Mortgagor will immediately notify Lender of cancellation or termination of insurance. If Mortgagor fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Mortgagor will pay for the insurance on Lender's demand. Lender may demand that Mortgagor pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the rate that applies to the Secured Debts. This insurance may include coverages not originally required of Mortgagor, may be written by a company other than one Mortgagor would choose, and may be written at a higher rate than Mortgagor could obtain if Mortgagor purchased the insurance. Mortgagor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

19. **ESCROW FOR TAXES AND INSURANCE.** If required by Lender, Mortgagor will pay to Lender amounts for (a) yearly taxes and assessments on the Property which under the law may be superior to this Mortgage; (b) yearly leasehold payments or ground rents (if any); (c) yearly premiums for hazard or property insurance; (d) yearly premiums for flood insurance (if any); and (e) yearly premiums for mortgage insurance (if any). Mortgagor will pay those amounts to Lender unless Lender tells Mortgagor, in writing, that Mortgagor does not have to do so, or unless the law requires otherwise. Mortgagor will make those payments at the times required by Lender.

If payment is required under this Section 19, Lender will estimate from time to time Mortgagor's yearly taxes, assessments, leasehold payments or ground rents and insurance premiums, which will be called the "Escrow Items." The amounts that Mortgagor pays to Lender for Escrow Items under this section will be called the "Funds".

Lender will keep the Funds in a savings or banking institution which has its deposits or accounts insured or guaranteed by a federal or state agency. If Lender is such an institution, Lender may hold the Funds. Lender will use the Funds to pay the Escrow Items upon presentment by Mortgagor of an invoice or bill for same.

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Lender will not be required to pay Mortgagor any interest or earnings on the Funds unless either (i) Lender and Mortgagor agree in writing, at the time Mortgagor signs this Mortgage, that Lender will pay interest on the Funds; or (ii) the law requires Lender to pay interest on the Funds.

If the amount of the funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may notify Mortgagor in writing, and, in such case, Mortgagor will pay to Lender the amount necessary to make up the shortage or deficiency. Mortgagor shall make up the shortage or deficiency as Lender directs, subject to the requirements of applicable law.

If, by reason of any default under this Mortgage, Lender declares all Secured Debts due and payable, Lender may then apply any Funds against the Secured Debts.

When Mortgagor has paid all of the sums secured, Lender will promptly refund to Mortgagor any Funds that are being held by Lender.

20. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all homestead exemption, redemption, reinstatement and appraisal rights relating to the Property.

21. **FIXTURE FILING.** Mortgagor gives to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property.

22. **APPLICABLE LAW.** Subject to those special stipulations attached as Exhibit "B" hereto, this Mortgage is governed by the laws of ILLINOIS and the United States of America, except to the extent such state laws are preempted by federal law.

23. **JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS.** Each Mortgagor's obligations under this Mortgage are independent of the obligations of any other Mortgagor. Lender may sue each Mortgagor individually or together with any other Mortgagor. Lender may release any part of the Property and Mortgagor will still be obligated under this Mortgage for the remaining Property. Mortgagor agrees that Lender and any party to this Mortgage may extend, modify or make any change in the terms of this Mortgage, the Secured Debts or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Mortgage. The duties and benefits of this Mortgage will bind and benefit the successors and assigns of Lender and Mortgagor.

24. **AMENDMENT, INTEGRATION AND SEVERABILITY.** This Mortgage may not be amended or modified by oral agreement. No amendment or modification of this Mortgage is effective unless made in writing and executed by Mortgagor and Lender. This Mortgage and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Mortgage is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

25. **INTERPRETATION.** Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Mortgage.

26. **NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES.** Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Mortgagor will be deemed to be notice to all Mortgagors. Mortgagor will inform Lender in writing of any change in Mortgagor's name, address or other application information. Mortgagor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey

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the Property. Mortgagor agrees to pay all expenses, charges, and taxes in connection with the preparation and recording of this Mortgage. Mortgagor agrees to sign, deliver and file any additional documents or certifications that Lender may consider necessary to perfect, continue and preserve Mortgagor's obligations under this Mortgage and to confirm Lender's lien status on any Property, and Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

27. SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Mortgage. Mortgagor also acknowledges receipt of a copy of this Mortgage.

28. VARIABLE RATE. This Mortgage secures a note with a variable rate.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

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MORTGAGOR:



RISHIN PANDYA




SONAL PANDYA

ACKNOWLEDGEMENT:

State of Illinois
County of DuPage

This instrument was acknowledged before me this 23 day of December, 2021 by **RISHIN PANDYA**, individually.

Tamara R Thompson
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 2, 2023



Notary Public

My commission expires: 10/02/2023

ACKNOWLEDGEMENT:

State of Illinois
County of DuPage

This instrument was acknowledged before me this 23 day of December, 2021 by **SONAL PANDYA**, individually.

Tamara R Thompson
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 2, 2023



Notary Public

My commission expires: 10/02/2023

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

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MORTGAGOR:



PRITESH PATEL



SANGEETA PATEL

ACKNOWLEDGEMENT:

State of Illinois
County of DuPage

This instrument was acknowledged before me this 23 day of December, 2021 by **PRITESH PATEL**, individually.



Notary Public

Tamara R Thompson
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 2, 2023

My commission expires: 10/02/2023

ACKNOWLEDGEMENT:

State of Illinois
County of DuPage

This instrument was acknowledged before me this 23 day of December, 2021 by **SANGEETA PATEL**, individually.



Notary Public

Tamara R Thompson
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 2, 2023

My commission expires: 10/02/2023

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EXHIBIT "A"

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Du Page, State of Illinois, and is described as follows:

Tract 1:

Lot 4 in Darien Ridge Subdivision, being a subdivision of part of the Northwest 1/4 of Section 22, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded June 19, 2002 as Document R2002-160365, and Certificate of Correction recorded July 15, 2002 as Document R2002-180393, in DuPage County, Illinois.

Tax Parcel Number: 0922105003

Tract 2

Parcel 1:

Lot 27, in the Embassy Club Resubdivision Unit Two part of the Southwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1989, as Document No. 89256440, in Cook County, Illinois.

Parcel 2:

Easement appurtenant to and for benefit of Parcel 1 as set forth in Declaration of Easements, Covenants and Restrictions recorded October 11, 1988 as Document 88465484 and as created in the Deed from La Salle National Bank, a National Banking Association, as Trustee under Trust Agreement dated September 22, 1992 and known as Trust Number 112654 for ingress and egress.

Tax Parcel Number: 14-29-302-193-0000

Property of Cook County Clerk's Office

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EXHIBIT "B"

SPECIAL STIPULATIONS

The Loan or Guaranty secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

- a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan or the Guaranty will be construed in accordance with federal law.
- b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower or defend any claim of SBA with respect to this Loan.
- c) Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note or Guaranty secured by this instrument.

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