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Doc#. 2313708150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 03:05 PM Pg: 1 of 4

Recording Requested and Prepared By:
Libertyville Bank and Trust Company
507 N. Milwaukee Ave
Libertyville, IL 60048

When Recorded Mail To:
Libertyville Bank and Trust Company
507 N. Milwaukee Ave
Libertyville, IL 60048

NEGATIVE PLEDGE AGREEMENT

THIS NEGATIVE PLEDGE AGREEMENT (this "Agreement") is effective as of October 26, 2021 by and between Matthew C. Brown a/k/a Matthew Brown and Carly Boers (the "Grantor") and Libertyville Bank & Trust Company, N.A. (the "Lender").

WHEREAS, Grantor is the owner of that certain real properties commonly known as 1619 W. Julian Street, Chicago, IL 60622 (the "property"); as further described on the attached Exhibit "A"

WHEREAS, Matthew Brown ("Borrower") has entered into and the Lender has been induced to enter into a Promissory Note and Lender agreed to make a loan (the "Loan") to Borrower as follows; Promissory Note of even date herewith executed by Borrower in the original amount of \$200,000.00 including all amendments, modifications, extensions, renewals or replacements of the Note;

WHEREAS, to induce Lender to enter into a Loan, Grantor has agreed to enter into this Agreement; and

NOW, THEREFORE, in consideration of the premises, and of the mutual agreement hereinafter set forth, the undersigned agrees as follows:

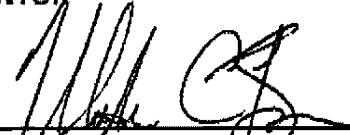
1. After the date hereof, Grantor shall not and shall not permit any entity to transfer, mortgage, pledge or otherwise encumber the Property.
2. Grantor hereby represents and warrants to Lender that Grantor is the fee title owner of the Property.

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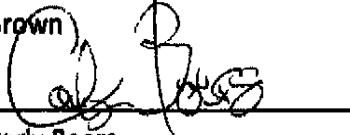
- 3. This Agreement shall be incorporated into and made part of all loan documents executed by Grantor and Borrowers.
- 4. This Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Illinois.

IN WITNESS WHEREOF, this Agreement is effective as of the date specified above.

GRANTOR


By: 
 Matthew C. Brown a/k/a Matthew

Brown

BY: 
 Carly Boers

ACCEPTED BY:

Libertyville Bank & Trust Company, N.A.

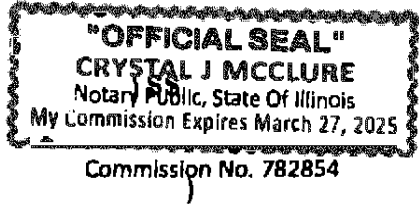
By: 
 Its: EVP

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CORPORATE ACKNOWLEDGMENT

STATE OF Illinois



COUNTY OF McHenry

On this 15th day of May 2023
 before me, the undersigned Notary Public, personally appeared Matthew Brown
Guards of Ownership and Landlord of Ownership and
 known to me to be authorized agents of the corporation that executed the Negative Pledge
 Agreement and acknowledged the Negative Pledge Agreement to be the free and voluntary
 act and deed of the corporation, by authority of its Bylaws or by resolution of its board of
 directors, for the uses and purposes therein mentioned, and on oath stated that they are
 authorized to execute this Negative Pledge Agreement and in fact executed the Negative
 Pledge Agreement on behalf of the corporation.

By Crystal J McClure

Residing at McHenry, IL

Notary Public in and for the State of IL

My commission expires 3/27/2025

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Exhibit "A"

1619 W. Julian Street, Chicago, IL 60622

LOT 12 IN BLOCK 8 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No. 17-06-214-020-0000

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