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Illinois Anti-Predatory Lending Database Program

Doc#: 2400506516 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 03:34 PM Pg: 1 of 21

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 29-10-225-043-0000**

Address:

Street: 14830 S. Cottage Grove Avenue

Street line 2:

City: Dolton

State: IL

ZIP Code: 60419

Lender: Turnkey RE Capital, LLC

Borrower: DPR Homes, LLC

Loan / Mortgage Amount: \$115,000.00

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

2/3

FIDELITY NATIONAL TITLE

0023018637

Certificate number: F7D831DD-9C86-4DF9-ADB2-B13110394067

Execution date: 12/1/2023

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This document prepared by
and after recording return to:

Turnkey RE Capital, LLC
1755 Park Street, Suite 200
Naperville, IL 60563

Property Address:
14830 S. Cottage Grove Avenue
Dolton, IL 60419

PIN: 29-10-225-043-0000

(The Above Space for Recorder's Use Only)

MORTGAGE (Acquisition and Construction)

THIS MORTGAGE ("Security Instrument") is made effective as of December 1, 2023 between **DPR Homes LLC, an Illinois Limited Liability Company** with an address of **13019 Woodland Drive, Homer Glen, IL 60491** ("the Borrower" or "Mortgagor") **Turnkey RE Capital, LLC** ("Mortgagee" or "Lender"), whose address is **1755 Park Street, Suite 200, Naperville, IL 60563**. This Mortgage is security for a loan made by Lender to Borrower in the principal sum of **One Hundred and Fifteen Thousand Dollars (U.S. \$115,000)**, with interest accruing thereon (the "Indebtedness"). The maturity date and interest rate are set forth in Section 2 (The Debt), below. The funds will be used by the Mortgagor for construction and rehabilitation of the property described in Exhibit A, attached hereto and made a part hereof.

RECITALS

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged, Mortgagor DOES HEREBY COLLATERALLY ASSIGN, MORTGAGE, and WARRANT unto Mortgagee, its heirs, successors and assigns, the real estate described in Exhibit "A", attached hereto and made a part hereof, which together with the property mentioned in the next five (5) succeeding paragraphs hereto, shall be referred to as the "Real Property";

TOGETHER with all right, title and interest of Mortgagor, including any after-acquired title or revisions, in and to the beds of the ways, streets, avenues and alleys adjoining the Real Property;

TOGETHER with all and singular the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, mineral rights, water rights, riparian rights, other rights, liberties and privileges thereof or in any other claim at law or in equity as well as any after-acquired title, franchise or license and reversions and remainder and remainders hereof;


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TOGETHER with all buildings and improvements of every kind and description now or hereafter erected or placed thereon, and all fixtures, furnishings and equipment now or hereafter owned by Mortgagor and attached to or forming a part of or used in connection with the Real Property and all renewals, replacements and substitutions thereof or substitutions therefore, whether or not attached to said building(s), it being mutually agreed that all of the aforesaid property owned by Mortgagor and placed on the Real Property shall, so far as permitted by law, be deemed to be fixtures, a part of the Real Property, and security for the Indebtedness;

TOGETHER with all awards and other compensation heretofore or hereafter to be made to the present and all subsequent owners of the Real Property for any taking by eminent domain, either permanent or temporary, of all or any part of the Real Property or any easement or appurtenances thereof, including severance and consequential damage and change in grade of streets, which said awards and compensation are hereby assigned to Mortgagee.

TOGETHER with all leases or occupancy agreements now or hereafter entered into of the Real Property, or any portion thereof, and all rents, profits, revenues, earnings and royalties therefrom, including but not limited to, cash, letters of credit or securities deposited thereunder to secure performance by the tenants or occupants of their obligations thereunder whether such cash, letters of credit or securities are to be held until the expiration of the terms of such leases or occupancy agreements are applied to one or more of the installments of rent coming due prior to the expiration of such terms including, without limitation, the right to receive and collect rents thereunder.

TO HAVE AND TO HOLD the Real Property, and all other above-described property and rights, unto Mortgagee, her heirs, successors and assigns, forever; Mortgagor hereby **RELEASING AND WAIVING** all rights under and all virtue of the homestead exemption laws of the State of Illinois.

PROVIDED, NEVERTHELESS, that if Mortgagor shall pay when due the Indebtedness and duly and timely perform and observe all of the terms, provisions, covenants and agreements herein provided to be performed and observed by Mortgagor, then this Mortgage shall cease and become void and of no effect; but otherwise this Mortgage will remain in full force and effect.

MORTGAGOR (BORROWER) COVENANTS AND AGREES AS FOLLOWS:

BORROWER COVENANTS that "Borrower" is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a


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uniform security instrument concerning real property.

UNIFORM COVENANTS

1. Payment of Indebtedness. Mortgagor shall duly and punctually perform and observe all of the terms, provisions, conditions, covenants and agreements to be performed and observed as provided herein; and this Mortgage shall secure the following: (a) the payment of the Indebtedness, Prepayment, Interest, and Late Charges; and (b) the performance and observance of all of the covenants, and provisions in this Mortgage, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged.

2. The Debt. This Mortgage secures the following (the "Debt"):

The indebtedness evidenced by a Promissory Note (the "Promissory Note") executed by **DPR Homes LLC** (the Borrower or "Mortgagor") to **Turnkey RE Capital LLC** ("Mortgagee" or "Lender") effective as of **December 1, 2023**, in the principal amount of **One Hundred and Fifteen Thousand Dollars (U.S. \$115,000)**, and any extensions, modifications, renewals or refinancing thereof, and which said Note provides for payments of interest monthly and at maturity. The interest rate is 12% per annum due each month + an additional 2% points due at the origination of the loan. The loan matures on **June 1, 2024**.

3. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (any sums payable by Borrower to Lender in accordance with the provisions of paragraph 9, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time. 12 U.S.C. Section 2701 et seq- ("RESPA"). unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amounts Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender


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may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid. Lender shall not be required to pay Borrower any interest or earnings on the Funds, Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument, if the Funds held by Lender exceed the amounts permitted to be held by applicable law. Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

4. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 2 and 3 shall be applied first to any prepayment charges due under the Note; second, to amounts payable under paragraph 3; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

5. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 3, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set


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forth above within 10 days of the giving of notice.

6. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 8.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 2 and 3 or change the amount of the payments. If the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

7. Occupancy, Presentation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other


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material impairment of the lien created by this Security instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

5. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 8, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 8 shall become additional debt of Borrower secured by this Security Instrument, Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

9. Mortgage insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (it's the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

10. Inspection. Lender or its agent may make reasonable entries upon and


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inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

11. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 and as set forth in the Promissory Note, or change the amount of such payments.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

13. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The


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covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

14. Loan Charges. If the loan secured by this Security Instrument is subject to a Law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

15. Events of Default. One or more of the following events shall be events of default ("Events of Default"):

- a. A pre- or post-mortem failure of Mortgagor to punctually pay, any payment due under the terms of the Promissory Note, as and when the same is due and payable;
- b. If, without the prior written consent of Mortgagee, Mortgagor shall create, effect or consent to or shall suffer or permit (or shall contract for or agree to) any conveyance, sale, assignment, lien, tax lien (for any governmental authority, including the Internal Revenue Service), transfer, or alienation of the Real Property or any part thereof or interest therein, (including without limitation of any beneficial interest), including any leases entered into during the ordinary course of business in each case whether any such conveyance, sale, transfer, lien or alienation is effected directly, indirectly, voluntarily or involuntarily, by operation of law or otherwise;
- c. The filing of any foreclosure by any person or entity against the Real Property;
- d. Any material misrepresentation made by or on behalf of Mortgagor in this Mortgage or the Loan Documents. The Loan Documents are defined as a) the Promissory Note, b) this Mortgage, c) any other loan documents and agreements by and between Borrower and


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Lender and such other instruments evidencing, securing, or pertaining to the Loan as shall, from time to time, be executed and delivered by the Borrower or any other party to the Lender.

- e. Breach of any warranty made by or on behalf of Mortgagor in this Mortgage;
- f. The creation of any unpermitted encumbrance upon the Premises or any property of Mortgagor or making of any levy, judicial seizure or attachment thereof or thereon unless the unpermitted encumbrance is the result of Mortgagee's or the Holder's actions;
- g. Any loss, theft, damage or destruction of the property of the Mortgagor not adequately insured;
- h. Appointment of a receiver for any part of the property of Mortgagor, or the making of any assignment for the benefit of creditors by Mortgagor or the initiation of any proceeding under the bankruptcy laws by or against Mortgagor;
- i. So long as any of the Debt remains unpaid, unperformed, unsatisfied, or undischarged, in the event that Mortgagor shall, transfer, convey, assign, alienate, lease, pledge, hypothecate or Mortgage the Premises or any portion thereof or any interest therein, either voluntarily or involuntarily, or enter into a contract to do any of the foregoing, except as specifically permitted hereunder.
- j. The failure of Holder to abide by the terms of any of the Loan Documents (defined in (d) above).
- k. Not paying, when due, any amounts owed to contractors, subcontractors, or materialman for work done or materials furnished to the Premises.

16. **Default.** If an Event of Default shall occur and Mortgagor shall fail to cure said default within ten (10) days after the Event of Default, the Mortgagee is hereby authorized and empowered, at her option, and without affecting the lien hereby created or the priority of said lien or any right of Mortgagee hereunder to declare, without further notice, all Indebtedness to be immediately due and payable, whether or not such default be thereafter remedied by Mortgagor, and Mortgagee may immediately proceed to foreclose this Mortgage or to exercise any right, power or remedy provided by this Mortgage, the Note, by law or in equity conferred.

17. **Foreclosure.** When the Indebtedness or any part thereof shall become due, whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof for the indebtedness or any part thereof. Thereafter, all reasonable expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee


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for attorney's fees, appraiser's fees, outlays for documentary and expert evidence, stenographer's charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and which may be had pursuant to such decree, the true conditions of the title to or the value of the Real Property. All expenditures and expenses of the nature mentioned in this paragraph, and such other expenses and fees as may be incurred in the protection of the Real Property and the maintenance of the lien of this Mortgage, including the fees of attorneys employed by Mortgagee in any litigation or proceedings affecting this Mortgage or the Real Property, including probate and bankruptcy proceedings, or in preparation of the commencement or defense of any proceedings or threatened suit or proceedings, shall be deemed additional Indebtedness and shall be immediately due and payable.

18. Receiver. Upon, or at any time after, the filing of a complaint to foreclose this Mortgage, the court in which such complaint is filed may appoint a receiver of the Real Property. Such appointment may be made either before or after sale, without regard to solvency or insolvency of Mortgagor at the time of application for such receiver, and without regard to the then value of the Real Property or whether the same shall be the occupied as a homestead or not; and Mortgagee hereunder or any employee or agent thereof may be appointed as such receiver. Such receiver shall have the power to collect the rents, issues and profits of the Real Property during the pendency of such foreclosure suit and, in case of a sale and deficiency, during the full statutory period of redemption, if any, whether there be a redemption or not, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Real Property during the whole of said period.

19. Proceeds of Foreclosure Sale. The proceeds of any foreclosure sale of the Real Property shall be distributed and applied in the following order of priority: First, to satisfy in full the indebtedness pursuant to this Mortgage; Second, on account of all costs and expenses incident to the foreclosure proceedings; Third, to all other items which, under the terms hereof, constitute Indebtedness or additional Indebtedness under this Mortgage and the Note, which it secures; and Fourth, to pay a \$5,000.00 foreclosure penalty, and any remaining amounts to Mortgagor and its successors and assigns.

20. Waiver. Mortgagor hereby covenants that it will not at any time insist upon or plead, or in any manner whatsoever claim or take advantage of any stay, exemption, extension, or moratorium law now or at any time hereafter in force, nor claim, take or insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisal of the Real Property, or any part thereof, prior to any sale or sales thereof to be made, pursuant to any provisions herein contained, or to any decree, judgment or other of any court of competent jurisdiction; or after such sale or sales claim or exercise any rights under any statute now or hereafter in force to redeem the Real Property so sold, or any part thereof, or relating to the marshalling thereof, upon foreclosure sale or other enforcement hereof. Mortgagor hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of the Mortgage, on their own behalf and on behalf each and any person


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acquiring any interest in or title to the Real Property subsequent to the date hereof, it being the intent hereof that any and all such rights of redemption of Mortgagor and of all other persons, are and shall be deemed to be hereby waived to the full extent permitted by the provisions of 35 ILCS 5/15-1601, and any statute enacted in replacement or substitution thereof.

21. Further Assurances. Mortgagor will do, acknowledge and deliver all and every further acts, deeds, conveyances, transfer and assurances necessary or proper, in the sole judgment of Mortgagee, for the better assuring, mortgaging, collaterally assigning and confirming unto Mortgagee all property mortgaged hereby or property intended to be, whether now owned by Mortgagor or hereafter acquired.

22. Assignment by Mortgagee. Notwithstanding any provision herein which is or may appear to be to the contrary, the Mortgagee may assign, negotiate, pledge or otherwise hypothecate all or any portion of this Agreement or grant participation herein or in any of its rights hereunder, and in case of such assignment, Mortgagor will accord full recognition thereto and agrees that upon the occurrence of an Event of Default hereunder all rights and remedies of the Mortgagee in connection with the interest so assigned shall be enforceable against Mortgagor by such assignee with the same force and effect to the same extent as the same would have been enforceable by the Mortgagee but for such assignment. Mortgagor further agrees that copies of this Mortgage and all documents delivered in connection with the Indebtedness or otherwise required to be delivered pursuant to this Mortgage may be furnished to such assignee by the Mortgagee and will be furnished to such assignee directly by Mortgagor if such assignee so requests.

24. Attorney-in-Fact. If Mortgagor fails to do any of the things required to be done by Mortgagor, Mortgagee may do so for and in the name of Mortgagor and at Mortgagor's expense. For such purposes, Mortgagor hereby irrevocably appoints **Turnkey RE Capital LLC** as Mortgagor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Mortgagee's opinion, to accomplish any matters required by this Mortgage or the promissory note secured by this Mortgage.

24. Due on Sale - Consent by Mortgagee. Mortgagee may, at its option, declare immediately due and payable all sums secured by this Mortgage upon a) the creation of or contract for the creation of any lien (including but not limited to a mortgage) or encumbrance without the Mortgagee's prior written consent, b) the sale or transfer, without the Mortgagee's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means a) the conveyance of Real Property or any right, title or interest therein; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interests, 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 Real Property interest and b) the transfer, sale or assignments of, including but not limited to i) partnership interests if the Borrower is a partnership of any kind, ii) membership


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interests if the Borrower is a limited liability company, and iii) shares or shareholder interests if the Borrower is a corporation.

25. Attorneys' Fees; Expenses. If Mortgagee institutes any suit or action to enforce any of the terms of this Mortgage, Mortgagee shall be entitled to recover attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all expenses incurred by Mortgagee that in Mortgagee'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 from the date of expenditure until repaid at the Default Rate under the Note. Expenses covered by this Section include, without limitation, however subject to any limits under applicable law, Mortgagee's attorneys' fees and Mortgagee's legal expenses whether or not there is a lawsuit, including attorneys' fees 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. Mortgagor also will pay any court costs, in addition to all other sums provided by law.

26. Consent to Jurisdiction -Governing Law. To induce Mortgagee to accept this Mortgage, Mortgagor irrevocably agrees that, subject to Mortgagee's sole and absolute election, all actions or proceedings in any way arising out of or related to this agreement will be litigated in courts having situs in Cook County, Illinois.

The place of negotiation, execution, and delivery of this Mortgage being Illinois, this Mortgage shall be construed and enforced according to the laws of IL, without reference to the conflicts of law principles of IL.

27. Severability. In the event that any provision or clause of this Security instrument conflicts with applicable law such conflict shall not affect other provisions of this Security Instrument which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument are declared to be severable.

28. Waiver of Right of Redemption. Notwithstanding any of the provisions to the contrary contained in this mortgage, Mortgagor hereby waives, to the extent permitted under IL 735 Ilcs 5/15-1601(b), as may be amended any and all rights of redemption on behalf of Mortgagor and on behalf of any other persons permitted to redeem the property.

29. Waiver of Jury Trial. Mortgagor waives any right to a trial by jury in any action or proceeding to enforce or defend any rights (i) under this mortgage or any related document or under any amendment, instrument, document or agreement which may in the future be delivered in connection herewith or any related document or (ii) arising from any banking relationship existing in connection herewith, and agrees that any such action or proceeding will be tried before a court and not before a jury. Mortgagor agrees that it will not assert any claim against Mortgagee or any other person indemnified under this mortgage on any theory of liability for special, indirect, consequential, incidental or punitive damages.


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30. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary. Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 30, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 30, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

31. Not Homestead Property. Borrower declares that this is not Homestead Property.

32. Riders to this Security instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security instrument as if the rider(s) were a part of this Security Instrument.

33. Successors. In the event that the ownership of the Real Property becomes vested in a person or persons other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal with such successor or successors in interest of Mortgagor with reference to this Mortgage and the Indebtedness in the same manner as with Mortgagor. Mortgagor will give immediate written notice to Mortgagee of any conveyance, lien, assessment, transfer or change in ownership of the Real Property, but nothing in this Paragraph shall vary or negate the provisions of Paragraph 22 hereof.

34. Rights Cumulative. Each right, power and remedy herein conferred upon Mortgagee is cumulative and in addition to every other rights, power or remedy, express or limited, given now or hereafter existing, at law or inequity, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to


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time as often and in such order as may be deemed expedient to Mortgagee and the exercise or the beginning of the exercise of one right, power or remedy shall not be a waiver of the right to exercise at the same time or thereafter any other right, power or remedy. No delay or omission of Mortgagee in the exercise of any right, power or remedy shall impair any such right, power or remedy, or be construed to be a waiver of any type.

35. Assigns. This Mortgage and each and every covenant, agreement and other provision hereof shall be binding upon Mortgagor and its successors and assigns (including, without limitation, each and every record owner from time to time of the Real Property or any other person having an interest therein), and shall inure to the benefit of Mortgagee and its successors and assigns.

36. Time of the Essence. Time is of the essence for the Promissory Note, Guaranty and this Mortgage and any order of court and any other document evidencing or securing the Indebtedness.

37. Notice. Any notice which any party hereto may desire or may be required to give to any other party shall be in writing, and the mailing thereof by registered or certified mail, postage prepaid, return receipt requested, to the respective addresses of the parties set forth below, or to such other place as any party may by notice in writing designate for itself. In addition, Notice by overnight Courier (i.e. Fed Ex) and Messenger shall be effective notice.

- (a) If the Mortgagor: **DPR Homes LLC**
13019 Woodland Drive
Homer Glen, IL 60491
- (b) If the Mortgagee: **Turnkey RE Capital LLC**
1755 Park Street, Suite 200
Naperville, IL 60563

Any such other notice may be served by personal delivery thereof to the other party, which delivery shall constitute service of notice hereunder on the date of such delivery.

38. Customer Identification – USA Patriot Act Notice; OFAC and Bank Secrecy Act. The Mortgagor hereby acknowledges that pursuant to the requirements of the USA Patriot Act (Title III of Pub. L. 107-56, signed into law October 26, 2001) (the “Act”), and the Mortgagee’s policies and practices, the Mortgagee is required to obtain, verify and record certain information and documentation that identifies the Mortgagor, which information includes the name and address of the Mortgagor and such other information that will allow the Mortgagee to identify the Mortgagor in accordance with the Act. The Mortgagor hereby warrants that it shall (a) ensure that no person who owns a controlling interest in or otherwise controls the Mortgagor or any subsidiary of the Mortgagor is or shall be listed on the Specially Designated Nationals and Blocked Person


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List or other similar lists maintained by the Office of Foreign Assets Control (“OFAC”), the Department of the Treasury or included in any Executive Orders, and (b) not use or permit the use of the proceeds of the Loan to violate any of the foreign asset control regulations of OFAC or any enabling statute or Executive Order relating thereto.

39. Business Purpose. Mortgagor represents and agrees that the loan evidence by the Note that is secured by this Mortgage, is **not a personal or consumer loan**, but rather is a business loan taken out solely for the purpose of carrying on or acquiring the business of the Borrower within the purview of 815 ILCS 205/4, et seq. (or any substitute, amended or replacement statutes).

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be duly signed, sealed and delivered, effective as of the day and year above written.

Property of Cook County Clerk's Office

(signature page to follow)

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SIGNATURE PAGE MORTGAGE (ACQUISITION AND CONSTRUCTION)

MORTGAGOR:

By: Pawel A. Radzik
Pawel A. Radzik- Authorized Signatory
DPR Homes LLC

State of IL)
County of Cook) SS

I, Sarah Roth, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **PAWEL A. RADZIK**, who is personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that **PAWEL A. RADZIK**; and that he signed, sealed and delivered the Mortgage for and on behalf of said limited liability company, as a voluntary act, for the use, and purposes therein set forth..

Witness my hand and Notarial Seal this 1 day of December, 2023

Sarah Roth
Notary Public

My commission expires 2/26/25

After Recording Return to:
Turnkey RE Capital LLC
1755 Park Street, Suite 200
Naperville, IL 60563



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LEGAL DESCRIPTION

SUBJECT PROPERTY: 14830 S. COTTAGE GROVE AVENUE, DOLTON, IL
60419

PROPERTY INDEX NUMBER (PIN): 29-10-225-043-0000

LOT 8 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 20 FEET OF LOT 7 IN
BLOCK 1 IN CALUMET SIBLEY CENTER FIRST ADDITION, BEING A SUBDIVISION IN
THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


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RIDER TO MORTGAGE AND NOTE

ESCROW AGREEMENT

THIS ESCROW AGREEMENT is made as of the **1st day of December, 2023**, by and between **DPR Homes, LLC, an Illinois Limited Liability Company** having an address for purposes of notices and legal process at **13019 Woodland Drive, Homer Glen, IL 60491** ("Borrower") and **Turnkey RE Capital, LLC**, with a mailing address of **1755 Park Street, Suite 200, Naperville, IL 60563**. ("Lender").

WITNESSETH

WHEREAS, pursuant to that certain Note of even date herewith and executed by the Borrower in favor of Lender (the "Note"), in the principal sum of **One Hundred and Fifteen Thousand and 00/100 Dollars (\$115,000)**; which **Eighty Thousand and 00/100 Dollars (\$80,000)** will be disbursed at the time of closing to the borrower, and the remaining **Thirty Five Thousand Dollars (\$35,000)** will be held by the lender and will be disbursed per instructions below.

WHEREAS, to secure the Note, the Borrower has granted a certain Mortgage and Security Agreement of even date herewith (the "Mortgage") which encumbers the premises commonly known as **14830 S. Cottage Grove Avenue, Dolton, IL 60419** as well as any and all other documents executed by Borrower in favor of Lender as security for the repayment of the Note, which shall be collectively referred to herein, together with the Note and Mortgage, as the "Loan Documents"; and

WHEREAS, from the proceeds of the Loan, the sum of **Thirty Five Thousand and 00/100 Dollars (\$35,000)** will be held back by the Lender to ensure that the contemplated physical improvements to the Property, as enumerated on "Exhibit A" attached hereto and made a part hereof (the "Scope of Work"), are completed and such improvements are made in accordance with the total monetary dollar amount of the improvements listed on the Scope of Work (hereinafter referred to as the "Total Rehab Budget"); and

WHEREAS, as a condition precedent to Lender's making of the Loan, Lender requires that Borrower enter into this Escrow Agreement.

NOW, THEREFORE, to induce Lender to enter into the Note, Mortgage, and other Loan Documents and to make the Loan, and in consideration thereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows,

1. **TOTAL REIMBURSEMENT OF ESCROW FUNDS**. The Lender shall make up to three (3) total disbursements of the Escrow Funds (collectively, the "Disbursements" and each a "Disbursement"). Any request by the Borrower for additional disbursement will be subject to the absolute and sole discretion of the Lender.
2. **FIRST DISBURSEMENT**. The Lender will not make the First Disbursement of the Escrow Funds until Lender has verified that Borrower has satisfactorily completed improvements to the Property representing at least Ten Thousand (\$10,000) of completion of work has been done. At the time of lender approval Ten Thousand 00/100 Dollars (\$10,000.00) will be disbursed.
3. **SECOND DISBURSEMENT**. The Lender will not make the Second Disbursement of the Escrow Funds until Lender has verified that Borrower has satisfactorily completed improvements to the Property representing at least Twenty Thousand (\$20,000) of completion of work has been done. At the time of lender approval an additional Ten Thousand 00/100 Dollars (\$10,000.00) will be disbursed.

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4. **THIRD DISBURSEMENT.** The Lender will not make the Third Disbursement of the Escrow Funds until Lender has verified that Borrower has satisfactorily completed improvements to the Property representing at least Thirty Five Thousand (\$35,000) of completion of work has been done. At the time of lender approval an additional Ten Thousand 00/100 Dollars (\$10,000.00) will be disbursed.
5. **REQUEST FOR DISBURSEMENT.** Any request by the Borrower for a Disbursement (a "Disbursement Request") shall be made by electronic wire to bank account owned and operated by **DPR Homes LLC**. Lender will make a disbursement within five (5) business days of Lender's verification that the percentage of the Scope of Work has been satisfactorily completed. Disbursement Requests must be accompanied by full executed lien waivers, tendered from Borrower to Lender, and must be signed and notarized by all applicable contractors and/or subcontractors.
6. **MONETARY LIMIT OF EACH DISBURSEMENT.** The monetary amount of each Disbursement from the Escrow Funds will be limited to the percentage of the Total Rehab Budget completed at the time of request.
7. **PROOF OF COMPLETION OF SCOPE OF WORK ITEMS.** In all cases of a Disbursement Request, the Borrower's proof of verification that some or all the Scope of Work has been completed shall be in the form of any combination of photos, video uploads, paid invoices or at Lender's sole discretion, a physical inspection of the Property as necessary for the Lender to verify Satisfaction completion. Lender reserves the right to send an inspector/monitor to the Property to confirm that the Escrow Funds are being used properly to complete the Scope of Work. Borrower agrees to provide access to the Property in order to complete any inspections.
8. **CHANGES TO THE REHAB BUDGET.** Any material changes to the Total Rehab Budget will be subject to review and approval by the Lender.
9. **REMEDIES UPON DEFAULT.** If there shall have occurred any Event of Default under any of the Loan Documents, or the Borrower shall fail to comply with the terms of this Agreement in any respect, the Lender may:
 - a. Without notice to the Borrower, except as required by law, and at any time or from time to time, the Lender may apply any remaining Escrow Funds to make debt service payments under the Loan, as and when such payments are due and payable; and/or
 - b. Use any Escrow Funds to finish the job completed on the attached Scope of Work; and/or
 - c. Exercise in respect of the Escrow Funds, in addition to other rights and remedies provided for herein or otherwise available to it, all the rights and remedies of a secured party on default under the Uniform Commercial Code (the "Code") in effect in the State of Illinois at that time.
10. **EXPENSES.** The Borrower agrees upon demand to pay to the Lender the amount of any and all expenses, including the reasonable fees and expenses of its counsel and of any experts and agents, which the Lender may incur in connection with (i) the administration of this Agreement, (ii) the exercise of enforcement of any of the rights of the Lender hereunder, or (iii) the failure by the Borrower to perform or observe any of the provisions hereof.
11. **GOVERNING LAW: TERMS.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois. Unless otherwise defined herein, terms defined in Article 9 of the Code are used herein as therein defined.
12. **BINDING AGREEMENT.** This Agreement shall inure to the benefit of the Lender and its successors and assigns and shall be binding upon the Borrower and its successors and assigns.

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13. **WAIVER OF JURY TRIAL.** THE BORROWER, TO THE FULLEST EXTENT ALLOWED BY LAW; WAIVES THE RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING WITH RESPECT TO THIS AGREEMENT.

14. **TERMINATION.** This Agreement shall terminate only upon the indefeasible payment and performance in full of all the obligations under the Loan.

IN WITNESS WHEREOF, the Borrower has duly executed and delivered this Escrow Agreement as of the date first written above.

Pawel A. Radzik- Authorized Signatory
DPR Homes LLC

BY: Pawel A. Radzik
NAME: PAWEL A. RADZIK
TITLE: MANAGER

STATE OF ILLINOIS)

COUNTY OF COOK)

I, Sarah Roth, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAWEL A. RADZIK**, the authorized signatory of **DPR Homes LLC**, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1 day of December, 2023

Sarah Roth

NOTARY PUBLIC

2/26/25
Commission Expires

