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Illinois Anti-Predatory Lending Database Program

Doc#: 2405313423 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 04:27 PM Pg: 1 of 3

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 08-24-302-021-0000**

Address:

Street: 1405 Elmhurst Road

Street line 2:

City: Des Plaines

State: IL

ZIP Code: 60018

Lender: Frank Ting, Inc., an Illinois corporation

Borrower: Wonton Group, LLC, an Illinois limited liability company

Loan / Mortgage Amount: \$880,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 7770 et seq. because it is commercial property.

2 & 2
TRULY
TITLE
24000182-2D

Certificate number: 5C1C6F96-EBE7-4AF4-A6FD-40D9DA655AC7

Execution date: 2/1/2024

2 of 2
TRULY
 TITLE
 24000188-20
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TRUST DEED (ID#: 02012024)

THIS AGREEMENT, made February
01, 2024, between **FRANK TING, INC.**

of 1805 Amberly Ct., Lake Forest, Illinois 60045,
 herein referred to as "Trustee," witnesseth:

That Whereas Mortgagors are justly

indebted to the legal holder of a principal promissory
 note, termed "Installment Note," of even date

herewith, executed by Mortgagors, made payable to
FRANK TING, INC. and delivered, in and by which

note Mortgagors promise to pay the principal sum of
 Eight Hundred Eighty Thousand (\$880,000.00) Dollars,
 and Interest from February 1, 2024 on balance of principal
 remaining from time to time unpaid at the rate of 3.75%

percent per annum, such principal sum and interest to be payable in installments as follows:

Principal and Interest payments in the amount of Sixteen Thousand One Hundred Seven and 45/100 (\$16,107.45) Dollars beginning on the first day of March, 2024, and Sixteen Thousand One Hundred Seven and 45/100 (\$16,107.45) Dollars on the first day of each and every month thereafter until said note is fully paid, except that the final payment of principal and interest in the amount of Sixteen Thousand One Hundred Seven & 35/100 (\$16,107.35) Dollars, if not sooner paid, shall be due on the first day of February, 2029; all such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance; secondly to any unpaid insurance premiums (if applicable); thirdly to any unpaid property taxes (if applicable), and; finally any remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate of 18 percent per annum, and all such payments being made payable at 1805 Amberly Ct., Lake Forest, IL 60045 or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof and without notice, principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal, interest, taxes or insurance in accordance with the terms thereon or in case default shall occur and continue for ninety days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said ninety days, without notice), and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREOFRE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of Ten Dollars, in hand paid, the receipt whereof is hereby acknowledged, Mortgagors by these presents CONVEY AND WARRANT unto the Trustee, its or their successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the CITY OF DES PLAINES, COUNTY OF COOK, IN THE STATE OF ILLINOIS, to wit:

LOTS 8 AND 9 IN LAWNDALE GARDENS UNIT NO. 2, A SUBDIVISION OF THE NORTH 297.31 FEET OF THE SOUTH 1007.91 FEET (EXCEPT THE EAST 1910.83 FEET THEREOF) OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Which, with the property hereinafter described, is referred to herein as the "premises,"

Permanent Real Estate Index Number(s): 08-24-302-021-0000 & 08-24-302-022-0000

Address(es) of Real Estate: 1405 Elmhurst Road, Des Plaines, IL 60018

TOGETHER with all improvements, tenements, easements and appurtenances thereto belonging, and all rents, issues, and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles not or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air condition (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, awnings, storm doors, and windows, floor coverings, indoor beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgage or their successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, it or his successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits Mortgagors do hereby expressly release and waive.

The name of a record owner(s) is: Wonton Group, LLC

This Trust Deed consists of two (2) pages. The covenants, conditions and provisions set forth in the note are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

Wonton Group, LLC

By: Qi Bin Liu, Manager

(Seal)

Qi Bin Liu, personally

(Seal)

Jin Hui Li, personally

(Seal)

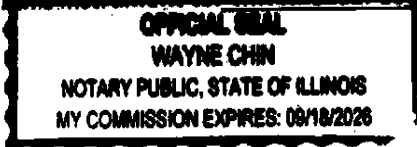
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that: Qi Bin Liu as manager of Wonton Group, LLC and Qi Bin Liu & Jin Hui Li, individually, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of February, 2024.

Commission expires September 18, 2026. Wayne Chin
Notary Public

This instrument was prepared by: Michael Conrad 1020 N. Milwaukee Ave., Ste. 331, Deerfield, IL 60015
Mail to: Michael Conrad 1020 N. Milwaukee Ave., Ste. 331, Deerfield, IL 60015



Mail to: Michael Conrad at 1020 N Milwaukee Ave. Ste. 331
Deerfield, IL 60015