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**AGREEMENT CONCERNING PARTICIPATING IN THE
FACADE LOAN AND GRANT PROGRAM**

95 DEC -6 AM 11: 07

This Agreement, entered into this 15th day of October 1995, by and between the Village of Arlington Heights, Illinois, (the "Village") and Kathleen A. Hase doing business as Hase Petroleum Wax at 44 South Dunton Avenue, Arlington Heights, Illinois (the "Owner") with real property being secured at 44 South Dunton Avenue, Arlington Heights, Illinois.

WHEREAS, the VILLAGE is an agent for disbursement of funds for the Central Business District Facade Loan Program under the authority of the Village Board of Trustees; and as such, renders 3% interest loans of funds over eight (8) years with the first three years with interest payments only and the last five years with interest and principal payments to qualified property owners in the Arlington Heights Tax Increment Financing District 1 and 2, which are available to enhance facade improvements. This program is intended to complement and support the Village's plans to maintain a quality Central Business District. The improvement and enhancement of facades are crucial to maintaining an economically strong Central Business District; a commercial area where the image, appearance and environment encourage the attraction of shoppers. Subject to certain terms and conditions; and

WHEREAS, the Owner has applied to the Village for allocation of funds for facade rehabilitation of a building located at 44 South Dunton Avenue, Arlington Heights, Illinois. See Attached Last Page for Legal Description

NOW, THEREFORE, the parties agree as follows:

RECORDING 29.00
PENALTY 26.00
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1. The Village shall grant up to \$5,000 for which Owner qualifies pursuant to the Facade Renovation Grant and Loan Program. Such grant shall be available to Owner upon the authorization of the Village's Director of Planning and Community Development, after receipt of satisfactory evidence that the project has been completed and Owner has paid all invoices for labor and materials in connection therewith. The maximum amount of the grant identified in this paragraph is based upon the Owner's expending for the projects no less than the estimated costs of \$30,000. In the event that Owner's expenditures for the project are less than the estimate, the grant shall be reduced by the same percentage as Owner's actual costs are less than the estimate.
2. The Village shall loan up to \$10,000 for which Owner qualifies pursuant to the Facade Loan Program. Such loan shall be available to Owner upon the authorization of the Village's Director of Planning and Community Development, after receipt of satisfactory evidence that the project has been completed and Owner has paid all invoices for labor and materials in connection therewith. The maximum amount of the loan identified in this paragraph is based upon the Owner's expending for the projects no less than the estimated costs of \$30,000. In the event that Owner's expenditures for the project are less than the estimate, the loan shall be reduced by the same percentage as Owner's actual costs are less than the estimate. The

PREPARED BY: LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005

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Box 151

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29.00
26.00
55.00



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CLERK OF SUPERIOR COURT
JUDICIAL CENTER
300 South Dearborn Street
Chicago, Illinois 60604

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terms of this loan agreement include a monthly repayment of \$13.11 for the first three years and \$179.69 for the remaining five years due on the 15th of each month. In the event that payment is not received by the 19th of each month, a \$25.00 penalty plus accrued interest shall be assessed. The total repayment of this loan is \$11,589.63.

3. The project will be performed in accordance with plans and written estimates prepared and attached hereto as Exhibit A and incorporated in this agreement, and as approved by the Director of Planning and Community Development Department of the Village of Arlington Heights.
4. The Owner will perform the following obligations in connection with the project;
 - a. Comply with all regulations and standards of the Village of Arlington Heights Facade Program and applicable building codes.
 - b. Take all reasonable action to assure completion of the project within six months from the date of execution of this agreement. Failure to complete the project within six months from the date of execution of this agreement will result in forfeiture of the grant and loan and termination of this agreement.
 - c. Allow inspection of the project by authorized employees of the Village to assure compliance with applicable building codes.
 - d. Maintain and allow access to the financial records that pertain to the project by authorized employees of the Village. At a minimum, all contracts, change orders, bills, invoices, receipts, canceled checks and partial and final waivers of liens shall be kept.
 - e. Submit copies of all final waivers of lien, canceled checks, invoices related to the project to the Department of Planning and Community Development.
5. In exchange for any grant and loan amount, the Owner agrees to maintain the building in full compliance with Village codes.
6. In exchange for grants in excess of \$2,500 the Owner and subsequent owners agree to maintain the building in accordance with local building codes and agree not to change the use of the building for a period of not less than five years from the date of this agreement. Failure to do so will require the full repayment of grant and loan funds to the Village of Arlington Heights.
7. In exchange for loans in excess of \$1,000, the Owner agrees that this Agreement may be duly recorded against her real property located at 44 South Dunton Avenue to serve notice upon future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

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8. This agreement may be suspended or terminated if the Owner fails to comply with any of the terms of this Agreement. In the event of non-compliance of the aforementioned terms, the owner shall be required to repay any amount of the grant and loan disbursed.

OWNER

VILLAGE OF ARLINGTON HEIGHTS

Kathleen A. Hase
By:)

W. DIXON
By: William C. Dixon
Village Manager

Address 1205 S. Lincoln Ln.

City, State Arlington Hts. IL
60005

Charlton Perkins
By: Charles Withington-Perkins
Director of Planning
and Community Development

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HASE PETROLEUM WAX
FACADE LOAN
LOAN AMOUNT
LOAN TERM
INTEREST

LOAN AMORTIZATION SCHEDULE

10,000.00
60 MONTHS
3.00% ANNUAL 0.25% MONTHLY

PAYMENT # DUE DATE INTEREST PRINCIPAL TOTAL DATE PD AMOUNT PD BALANCE
PAYMENT

PAYMENT #	DUE DATE	INTEREST	PRINCIPAL	TOTAL PAYMENT	DATE PD	AMOUNT PD	BALANCE
INTEREST	2/28/95 - 2/28/98	428.04	4,757.50		03/13/95	428.04	
	28 MONTHS	385.98	5,242.50				10,000.00
1	02/15/98	28.00	154.78	175.78			9,845.24
2	03/15/98	24.81	155.08	179.89			9,690.13
3	04/15/98	24.23	155.48	179.89			9,534.70
4	05/15/98	23.84	155.85	179.89			9,378.86
5	06/15/98	23.40	156.24	179.89			9,222.61
6	07/15/98	23.06	156.63	179.89			9,065.90
7	08/15/98	22.68	157.01	179.89			8,908.97
8	09/15/98	22.27	157.42	179.89			8,751.55
9	10/15/98	21.88	157.81	179.89			8,593.74
10	11/15/98	21.49	158.20	179.89			8,435.54
11	12/15/98	21.10	158.60	179.89			8,276.95
12	01/15/99	20.70	158.98	179.89			8,117.96
13	02/15/99	20.30	159.38	179.89			7,968.57
14	03/15/99	19.90	159.79	179.89			7,798.78
15	04/15/99	19.50	160.19	179.89			7,638.59
16	05/15/99	19.10	160.60	179.89			7,478.00
17	06/15/99	18.71	160.98	179.89			7,317.02
18	07/15/99	18.30	161.39	179.89			7,155.63
19	08/15/99	17.89	161.80	179.89			6,993.83
20	09/15/99	17.48	162.21	179.89			6,831.62
21	10/15/99	17.08	162.61	179.89			6,669.01
22	11/15/99	16.68	163.01	179.89			6,506.00
23	12/15/99	16.27	163.42	179.89			6,342.58
24	01/15/2000	15.87	163.82	179.89			6,178.76
25	02/15/2000	15.46	164.24	179.89			6,014.52
26	03/15/2000	15.05	164.64	179.89			5,849.88
27	04/15/2000	14.62	165.07	179.89			5,684.81
28	05/15/2000	14.22	165.47	179.89			5,519.34
29	06/15/2000	13.81	165.88	179.89			5,353.48
30	07/15/2000	13.38	166.31	179.89			5,187.15
31	08/15/2000	12.97	166.72	179.89			5,020.43
32	09/15/2000	12.56	167.13	179.89			4,853.30
33	10/15/2000	12.14	167.55	179.89			4,685.75
34	11/15/2000	11.72	167.97	179.89			4,517.78
35	12/15/2000	11.30	168.39	179.89			4,349.39
36	01/15/2001	10.88	168.81	179.89			4,180.58
37	02/15/2001	10.46	169.23	179.89			4,011.35
38	03/15/2001	10.03	169.65	179.89			3,841.70
39	04/15/2001	9.60	170.08	179.89			3,671.62
40	05/15/2001	9.18	170.51	179.89			3,501.09
41	06/15/2001	8.76	170.93	179.89			3,330.16
42	07/15/2001	8.33	171.36	179.89			3,158.80
43	08/15/2001	7.90	171.79	179.89			2,987.01
44	09/15/2001	7.48	172.21	179.89			2,814.80
45	10/15/2001	7.04	172.65	179.89			2,642.15
46	11/15/2001	6.62	173.07	179.89			2,469.08
47	12/15/2001	6.17	173.52	179.89			2,295.56
48	01/15/2002	5.74	173.96	179.89			2,121.81
49	02/15/2002	5.31	174.38	179.89			1,947.23
50	03/15/2002	4.87	174.82	179.89			1,772.41
51	04/15/2002	4.43	175.26	179.89			1,597.15
52	05/15/2002	3.99	175.70	179.89			1,421.45
53	06/15/2002	3.55	176.14	179.89			1,245.31
54	07/15/2002	3.12	176.57	179.89			1,068.74
55	08/15/2002	2.68	177.01	179.89			891.73
56	09/15/2002	2.23	177.46	179.89			714.27
57	10/15/2002	1.79	177.91	179.89			536.37
58	11/15/2002	1.34	178.35	179.89			358.02
59	12/15/2002	0.90	178.79	179.89			179.23
60	01/15/2003	0.48	179.23	179.89			0.00

TOTAL

781.47 10,000.00 10,781.47

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ESTOPPEL AGREEMENT

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THIS AGREEMENT made and entered into this 15th day of September 1995, by and between Kathleen A. Hase, hereinafter referred to as OWNER, and the VILLAGE OF ARLINGTON HEIGHTS, an Illinois Municipal Corporation in Cook County, Illinois, hereinafter referred to as the VILLAGE:

WHEREAS, the VILLAGE is an agent for disbursement of funds for the Central Business District Facade Program under the authority of the Village Board of Trustees by their action; and as such, renders grants and 2% interest loans or funds over eight (8) years to qualified property owners in the Arlington Heights Tax Increment Financing Districts 1 and 2, to enhance facade building improvements;

WHEREAS, this program will complement and support the Village's plans to maintain a quality Central Business District;

WHEREAS, the improvement and enhancement of facades is crucial to maintaining an economically strong Central Business District; a commercial area where the image, appearance and environment encourage the attraction of shoppers; and

WHEREAS, the OWNER wishes to participate in this program for facade improvements to 44 South Dunton Avenue and the Village authorities have found the purposes proper and appropriate, and have determined that the OWNER is the owner of the property to be benefitted by said loan and is otherwise qualified to improve and maintain the real property commonly known as 44 South Dunton Avenue, Arlington Heights, Illinois, and legally described as follows:

Lot 4 in Block 31 in Town of Dunton, in the South West quarter of the South West quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 03-29-347-027

WHEREAS, the parties desire to memorialize the terms and conditions of their financial agreement to effect said improvements, in order that the interests of the governmental bodies participating in the disbursement of funds can be rendered secure:

NOW, THEREFORE, in consideration of the VILLAGE'S authorizing and disbursing certain funds as described herein to the property located at 44 South Dunton Avenue, the parties hereto agree as follows :

LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005

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