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INSTRUMENT PREPARED BY:

Nicholas Geroulis
 Martin & Karcazes, Ltd.
 161 North Clark Street
 Suite 550
 Chicago, Illinois 60601



Doc#: 0434410040
 Eugene "Gene" Moore Fee: \$38.00
 Cook County Recorder of Deeds
 Date: 12/09/2004 11:24 AM Pg: 1 of 8

PLEASE MAIL TO: 30X 169
 Plaza Bank
 7460 W. Irving Park Road
 Norridge, IL 60634

JUNIOR MORTGAGE Real Estate Index R1116066

This mortgage is made and entered into this 9th day of November, 2004, by and between GOLFVIEW CENTER GROUP, LLC, an Illinois limited liability company (hereinafter referred to as mortgagor) and PLAZA BANK (hereinafter referred to as mortgagee), which maintains an office and place of business at 7460 W. Irving Park Road, Norridge, Illinois 60634.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign and convey unto the mortgagee, its successors and assigns, all of the following described property situated and being in the County of Cook, State of Illinois, commonly known as **816-830 W. Golf Road / 815-839 W. Higgins Road, Schaumburg, Illinois** and legally described on Exhibit "A" attached hereto and incorporated herein, together with and including all buildings, all fixtures owned by mortgagor or its beneficiary including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon owned by mortgagor or its beneficiary; the hereditaments and appurtenances and all other rights hereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder continuing beyond applicable cure periods, if any). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The mortgagor covenants that it is lawfully seized and possessed of and has the right to sell and convey said property, that the same is free from all encumbrances except as hereinabove recited; and that it hereby binds itself and its successors in interest to warrant and defend the title aforesaid

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thereto and every part thereof against the claims of all persons whomsoever, except the lien of real estate taxes not yet due and payable and the exceptions accepted by mortgagee in its loan policy of title insurance issued in connection herewith.

This instrument is given to secure (i) the payment of a promissory note dated NOVEMBER 9, 2004 in the principal sum of \$800,000.00 guaranteed by GOLFVIEW CENTER GROUP, LLC, an Illinois limited liability company, including the principal thereof and interest and premium, if any, thereon and all extensions and renewals thereof in whole or in part and any and all other sums which may at any time be due and owing or required to be paid as provided for in the notes or herein; and (ii) any other indebtedness of mortgagor, either jointly or singly, payable to the mortgagee, howsoever created, evidenced or arising, whether direct or indirect, absolute or contingent, now due or to become due, or now existing or hereafter arising, are herein called the "Indebtedness Hereby Secured." At no time shall the principal amount of the Indebtedness Hereby Secured, not including the sums advanced in accordance herewith to protect the security of this mortgage, exceed the original amount of the notes, plus Two Million (\$2,000,000.00) Dollars.

1. The mortgagor covenants and agrees as follows:

- a. It will promptly pay the Indebtedness Hereby Secured.
- b. It will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the mortgagee.
- c. It will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the reasonable fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said property or the Indebtedness Secured Hereby.
- d. For better security of the Indebtedness Hereby Secured, upon the request of the mortgagee, its successors or assigns, it shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by him after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.
- e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the Indebtedness Hereby Secured.
- f. It will continuously maintain hazard insurance, of such type or types and in such

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amounts as the mortgagee may from time to time reasonably require on the improvements now or hereafter on said property, and will pay promptly when due any premiums thereof. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form reasonably acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the Indebtedness Hereby Secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the Indebtedness Hereby Secured, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. With the exception of ordinary wear and tear, it will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its reasonable discretion it may deem necessary for the proper preservation thereof, and the full amount of each and every such reasonable payment shall be immediately due and payable; and shall be secured by the lien of this mortgage.

h. Other than the lien of real estate taxes not yet due and payable, it will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, that it will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. It will not assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. To the extent of the Indebtedness Hereby Secured, all awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who shall apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time, subject to the rights of tenants.

l. It has never received any written notice of any violations of federal, state or local laws, ordinances, rules, regulations or policies governing the use, storage, treatment, transportation,

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manufacture, refinement, handling, production or disposal of Hazardous Materials at the mortgaged premises and, to its actual knowledge, there have been no actions commenced or threatened by any party for noncompliance;

m. It shall deliver to mortgagee the Disclosure Document in accordance with Section 4 of the Illinois Responsible Property Transfer Act (hereinafter called "Act") on or before the date hereof, if required to do so under the Act.

n. It shall keep or cause the premises to be kept free of Hazardous Materials other than as may customarily be used in the course of construction, operation, or occupancy of similar residential building improvements and in accordance with applicable environmental laws, and, without limiting the foregoing, it shall not cause or permit the premises to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with all applicable federal, state and local laws and regulations, nor shall it cause, as a result of any intentional or unintentional act or omission on his part, or grant permission to any tenant, subtenant or occupant for, a release of Hazardous Materials onto the premises or onto any other property.

o. It shall, subject to the contest rights provided in any Environmental Indemnity Agreement executed and delivered to mortgagee by mortgagor:

(i) conduct and complete all investigations, studies, sampling and testing, and all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials, on, under, from or affecting the premises in accordance with all applicable federal, state, and local laws, ordinances, rules, regulations and policies, to the reasonable satisfaction of mortgagee, and in accordance with the orders and directives of all federal, state and local governmental authorities; and

(ii) defend, indemnify and hold harmless mortgagee, its employees, agents, officers and directors, from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses of whatever kind or nature, known or unknown, contingent or otherwise (excluding consequential and punitive damages except to the extent mortgagee may be subject to the same by reason of any third party claim), arising out of, or in any way related to: (A) the presence, disposal, release or threatened release of any Hazardous Materials on, over, under, from, or affecting the Premises or the soil, water, vegetation, buildings, personal property, persons or animals thereon; (B) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials; (C) any lawsuit brought or threatened, settlement reached or government order relating to such Hazardous Materials; and/or (D) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of mortgagee, which are based upon or in any way related to such Hazardous Materials including, without limitation, reasonable attorneys' and consultants' fees, investigation and laboratory fees, court costs, and litigation expenses; provided that this indemnity shall not apply where the claim is attributable to acts of mortgagee or its agents. Mortgagee shall tender defense of any claim to mortgagor for handling with counsel of mortgagor's selection, and mortgagor shall control any remediation, provided mortgagor has not defaulted and failed to cure during any applicable cure

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period under the Note, Mortgage or any other agreement. This indemnity and this covenant shall survive the release of the lien of the Mortgage, foreclosure or deed in lieu thereof or by an other action, for a period one year, provided that its shall survive indefinitely with respect to any claims asserted against mortgagor hereunder during that one year period. This indemnity shall not apply to any fact, event or circumstance occurring after the Property has been transferred by mortgagor, by foreclosure, deed in lieu of foreclosure or otherwise.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby, which, in the case of a monetary default, shall remain uncured for ten days after notice, or, in the case of a non-monetary default, shall remain uncured for thirty days after notice, shall, subject to the Illinois Mortgage Foreclosure Law, terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or its assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits.

3. The mortgagor covenants and agrees that if it shall fail to pay the Indebtedness Hereby Secured or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or any note or guaranty secured hereby, and fails to cure any such failure during the applicable cure period, then the entire Indebtedness Hereby Secured shall immediately become due, payable and collectible without notice, at the option of the mortgagee or assigns, regardless of the maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisalment (the mortgagor having waived and assigned to the mortgagee all rights of appraisalment) pursuant to the laws of the State of Illinois governing the disposition of said property.

4. The proceeds of any sale of said property in accordance with the preceding paragraph shall be applied first to pay the reasonable costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting and maintaining said property, and reasonable attorneys' fees; secondly, to pay the Indebtedness Hereby Secured; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale, and the proceeds are not sufficient to pay the Indebtedness Hereby Secured, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisalment.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the Indebtedness Hereby Secured, subject to the same terms and conditions applicable under this mortgage and any note or guaranty secured hereby. If the mortgagor shall pay and discharge the Indebtedness Hereby Secured, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing and executing this mortgage, then this mortgage shall be canceled and surrendered.

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7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. A judicial decree, order or judgment holding any provision of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

10. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at c/o Tom Kailas 5569 N. Northwest Highway, Suite 200, Chicago, Illinois 60630 with copies to: Nicholas Syregelas, Esq., 180 N. LaSalle Street, Suite 1700, Chicago, Illinois 60601 and Gary E. Green, Esq., Fagel Haber, 55 East Monroe, 40th Floor, Chicago, Illinois 60603 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 7460 W. Irving Park Road, Norridge, Illinois 60634.

11. The mortgagor, on behalf of it and each and every person or entity claiming by, through, or under it, hereby waives any and all rights of redemption, statutory or otherwise, without prejudice to mortgagee's right to any remedy, legal or equitable, which mortgagee may pursue to enforce payment or to affect collection of all or any part of the indebtedness secured by this mortgage, and without prejudice to mortgagee's right to a deficiency judgment or any other appropriate relief in the event of foreclosure of this mortgage.

IN WITNESS WHEREOF, the mortgagor have executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.


MORTGAGOR:

GOLFVIEW CENTER GROUP, LLC
an Illinois limited liability company

By: 

TOM KAILAS, Manager

TOM KAILAS

By: 

ANTONIOS GOUNTANIS, Manager

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State of Illinois)
) ss.
 County of Cook)

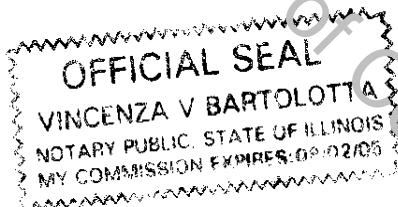
The undersigned, a Notary Public in and for said county, in the aforesaid State, do hereby certify that **Tom Kailas and Antonios Gountanis**, being the Managers of **GOLFVIEW CENTER GROUP, LLC** an Illinois limited liability company, and known to me to be the same persons whose names are subscribed to the foregoing instrument as such Members, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Dated: 9th Nov, 2004

Vincenza V. Bartolotta

 Notary Public

My Commission expires: 8/2/05



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ORDER NUMBER: 1401 008079247 D2
STREET ADDRESS: 817-839 W. HIGGINS ROAD
CITY: SCHAUMBURG **COUNTY:** COOK
TAX NUMBER: 07-09-301-012-0000

LEGAL DESCRIPTION: 07-09-301-012-0000

THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SOUTH WEST 1/4 THENCE NORTHWARD ALONG THE EAST LINE OF SAID SOUTH WEST 1/4, NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST, A DISTANCE OF 53.10 FEET TO A POINT ON A LINE BEING 70 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF GOLF ROAD; THENCE WESTWARD ALONG THE SAID PARALLEL LINE SOUTH 86 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 215.07 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WESTWARD ALONG THE SAID PARALLEL LINE, SOUTH 86 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 495.86 FEET, THENCE NORTHWARD ALONG A LINE BEING PERPENDICULAR TO THE SAID CENTER LINE OF GOLF ROAD, NORTH 03 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 523.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE EASTWARD ALONG THE SAID SOUTHERLY LINE SOUTH 71 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 443.06 FEET; THENCE SOUTH 18 DEGREES 00 MINUTES 14 SECONDS WEST, A DISTANCE OF 147.48 FEET; THENCE SOUTH 71 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 202.84 FEET, THENCE NORTH 86 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 129.86 FEET TO A POINT ON THE WEST LINE OF SALEM DRIVE, THENCE SOUTHWARD ALONG THE SAID WEST LINE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 86 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 53 DEGREES 51 MINUTES 35 SECONDS WEST, A DISTANCE OF 31.05 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST, A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS

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