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Doc#: 0512219037  
Eugene "Gene" Moore Fee: \$46.50  
Cook County Recorder of Deeds  
Date: 05/02/2005 11:08 AM Pg: 1 of 12

6086

## JUNIOR MORTGAGE

THIS AGREEMENT, made as of April 29, 2005, between 512 W, Barry, LLC., an Illinois Limited Liability Company, herein referred to as "Mortgagor," and Steven Carlson and Frank Di Leonardo respectively of 111 W. Maple St., Unit #1701, Chicago, IL 60610 and c/o PAX Clearing Co., 440 S. LaSalle St., Suite 3100, Chicago, IL 60605, herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS Kevin Kroupa ("Borrower") is the sole owner and Sole Member of Mortgagor and is indebted to Mortgagee arising under the terms of that certain Promissory Note ("Note") dated as of April 29, 2005 in the principal sum of EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00), plus accrued interest thereon, with a maturity date of August 29, 2005 ("the Loan"), unless extended by Mortgagee, and all of said principal and interest are made payable at such place as the holders of the Note may, from time to time, in writing appoint, and in absence of such appointment, then at 111 W. Maple St., Unit 1701, Chicago, Illinois 60610.

NOW, THEREFORE, the Mortgagor in consideration of the Loan from Mortgagee to Borrower and to secure the payment of the obligations under the Note (sometimes referred to herein as the "indebtedness secured hereby") in accordance with the terms, provisions and limitations of this Mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto

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the Mortgagee, and the Mortgagee's 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 CHICAGO, COUNTY OF COOK, IN THE STATE OF ILLINOIS, to wit:

See legal description attached hereto as Exhibit A

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

Permanent Real Estate Index Number(s): 14-28-105-031-0000

Address(es) of Real Estate: 512 W. Barry, Chicago, Illinois

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

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois,

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if applicable, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: 512 W. Barry, LLC

**The covenants, conditions and provisions are incorporated herein by reference and are a part hereof and shall be binding on Mortgagor, its successors and assigns.**

Witness the hand ... and seal ... of Mortgagor the day and year first above written.

512 W. Barry, LLC, an Illinois Limited Liability Company

By:  (SEAL) \_\_\_\_\_ (SEAL)

PLEASE

KEVIN KROUPA

Sole Member

PRINT OR

TYPE NAME(S)

BELOW \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

SIGNATURE(S) \_\_\_\_\_

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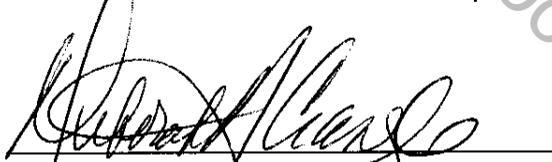
State of Illinois, County of COOK ss:

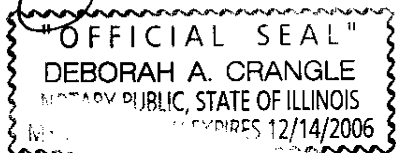
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Kevin Kroupa, personally known to me to be the same person - whose  
name is subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act  
as Sole Member of 512 W. Barry LLC, for the uses and purposes therein set forth, including the  
release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 29<sup>th</sup>

day of April, 2005.

Commission expires: December 14, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC



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## THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO HEREIN.

1. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof including the mortgage lien of North Community Bank ("North Community Lien"), and the mortgage lien of 512 W. Barry FTS, LLC ("FTS Lien") and once paid exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any improvements to the premises now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances including all environmental laws with respect to the premises and the use thereof, (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagor shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagor shall pay in full under protest in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagor, or changing in anyway the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes,

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so as to affect this Mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagor to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event the Mortgagee may elect, by notice in writing given to Mortgagor, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagor covenants and agrees to pay such tax in the manner required by any such law. The Mortgagor further covenants to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the indebtedness note secured hereby.

5. At such time as the Mortgagor is not in default either under the terms of the note secured hereby or under the terms of this Mortgage, the Mortgagor shall have such privilege of making prepayments on the principal of said note without penalty (in addition to the required payments) as may be provided in said note but in no event prior to June 29, 2005. It is further understood that upon payment and satisfaction of the North Community Lien, and the FTS Lien, Mortgagor shall pay Mortgagee not less than 100% of the net proceeds of the sale of each unit as principal payment on the Note between Mortgagor and Mortgagee. Net proceeds shall mean all proceeds after ordinary costs of sale.

6. Mortgagor shall keep all buildings and improvements now or hereafter situated on

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said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby and the indebtedness secured by the North Community Lien and the FTS Lien, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagor.

8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate

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public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the note or in this Mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagor herein contained.

10. When the indebtedness hereby shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' 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 examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee



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shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foregoing hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagor, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon or any time after the filing of a complaint to foreclose this Mortgage, the court in which such complaint is filed may appoint receiver of said premises. Such appointment may be made either before or after the sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises

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during the whole of said period. The Court, from time to time, may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Mortgage, or any tax, special assessment or other lien which may be or becomes superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

15. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

16. Mortgagee shall release this Mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release. Provided Mortgagor is not in default, and in the event Mortgagor sells a portion of the premises (a unit) in partial prepayment of the Note, Mortgagee will provide a partial release, provided that 100% of the net proceeds of the sale are applied towards the North Community Lien, or the FTS Lien if the North Community Lien is paid and satisfied, or when that lien is satisfied provided that 100% of the net proceeds are paid to Mortgagee to reduce the

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indebtedness hereby secured.

17. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Mortgage. The word "Mortgagee", when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

18. Waiver of Right of Redemption. Notwithstanding any of the provisions to the contrary contained in this Mortgage, grantor hereby waives, to the extent permitted under 735 ILCS Section 5/15-1601(b) or any similar law existing before or after the date of this mortgage, any and all rights of redemption on behalf of grantor and on behalf of any other persons permitted to redeem the property.

19. Mortgagor warrants and agrees with Mortgagee that it will not incur additional indebtedness from North Community Bank secured by the premises described herein in excess of that certain indebtedness described in the Promissory Note between Mortgagor and North Community Bank dated May 27, 2004, or as provided in that certain Consent and Subordination dated April 29, 2005 between Mortgagee and North Community Bank.

SEE SIGNATURE PAGE ON PAGE 3

This instrument was prepared by an to be mailed to:

Thomas P. Riordan  
Riordan, Fulkerson, Smith & Coleman  
100 N. LaSalle St., 23<sup>rd</sup> Floor  
Chicago, Illinois 60602

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## EXHIBIT A

LOT 10 AND THE WEST 22 FEET OF LOT 11 IN CULVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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