

TC05-02053



Doc#: 0610441229 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/14/2006 04:11 PM Pg: 1 of 11

MORTGAGE

THIS INDENTURE is made this 29th day of March, 2006, between
SOLUTIONS PLUS, INC S
FREEDOM TAX GROUP, INC. hereinafter collectively referred to as "Mortgagor"), and
GREENS400, LLC ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) plus 10% interest and additional amounts as evidenced by a certain Secured Note and Loan Agreement dated March 29th, 2006 made payable to the order of Mortgagee and heretofore delivered to Mortgagee ("Note");

**THIS MORTGAGE WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

William F. Sullivan, Esq.
3425 Dempster
Skokie, IL 60076

ADDRESS AND P.I.N.:

532 E. 87th Street
Chicago, IL 60619
PIN # 20-34-412-035-0000

TRISTAR TITLE, LLC
7358 LINCOLN AVE., SUITE 120
LINCOLNWOOD, IL 60712

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NOW THEREFORE, to secure the payment of the said principal, interest and other amounts in accordance with the terms and provisions 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 and 00/100 Dollar (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, Mortgagor does by these presents CONVEY and WARRANT unto the Mortgagee, its successors and assigns, that certain real estate and all of its estate, right, title and interest therein, situated, lying and being in the County of Cook and State of Illinois, legally described in Exhibit A attached hereto, which, with the property hereinafter described, is referred to herein as the "Premises",

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 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, and ventilation including, without restricting the foregoing, screens, window shades, storm doors and windows, floor coverings, 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 or on the Premises by Mortgagor or its heirs, successors or assigns shall be considered as constituting part of the Premises.

TO HAVE AND TO HOLD the Premises unto the said Mortgagee, its successors and assigns, forever, for the purposes, and upon the uses and trust herein set forth.

1. Mortgagor shall: (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or by destroyed; (b) keep

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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 hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises superior to the lien hereof, and, upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee or to the holder of the Note; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said Premises; (e) comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof; (f) 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 Mortgagee or to the holder of the Note 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. Mortgagor shall keep all buildings and improvements now or hereafter situated on said Premises insured against loss or damage by fire, lightning or windstorm (and flood damage, if so requested by Mortgagee), under policies providing for payment of insurance proceeds in an amount sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies, and under terms and conditions, satisfactory to Mortgagee or the holder of the Note, under insurance policies payable in case of loss or damage, to Mortgagee for the benefit of the holder of the Note, such rights to be evidenced by the standard Mortgage clause to be attached to each policy, and Mortgagor shall deliver a copy of all policies, including additional and renewal policies,

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to Mortgagee, and in case of insurance about to expire, shall deliver to same a copy of renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default herein, or under the Note, Mortgagee or the holder of the Note 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 reasonable expenses paid or incurred in connection therewith, including but not limited to, reasonable attorneys' fees and court costs, and any other reasonable expenses and costs advanced by Mortgagee or the holder of the Note to protect the mortgaged Premises and the lien hereof, plus reasonable compensation to Mortgagee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post-demand rate set forth in the Note securing this Mortgage. Inaction of Mortgagee or the holder of the Note shall never be considered as a waiver of any right accruing to either of them on account of any default hereunder on the part of Mortgagor.

5. Mortgagee or the holder of the Note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate 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.

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6. 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 holder of the Note, and upon written 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 immediately.

7. When the indebtedness hereby secured shall become due, Mortgagee or the holder of the Note 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 reasonable expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the Note for reasonable 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 assurance with respect to title as Mortgagee or the holder of the Note 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 a rate equivalent to the post-demand rate set forth in the Note securing this Mortgage, when paid or incurred by Mortgagee or the holder of the Note in connection with: (a) any proceeding, including probate and bankruptcy proceedings, to which either of them 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 foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit

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or proceeding which might affect the Premises or the security hereof, whether or not actually commenced.

8. 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 reasonable 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 remaining amount to Mortgagor, its beneficiaries, heirs, successors or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this Mortgage, the court in which such bill is filed may appoint a receiver of said Premises. Such appointment may be made either before or after 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 hereunder 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 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: (a) the indebtedness secured hereby, or by any decree foreclosing this

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Mortgage, or any tax, special assessment or other lien which may be or become superior to the line hereof or of such decree, provided such application is made prior to foreclosure sale; (b) the deficiency in case of a sale and deficiency.

10. 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.

11. Mortgagee or the holder of the Note shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Mortgagee has no duty to examine the title, location, existence or condition of the Premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the Note or Mortgage, nor shall Mortgagee be obligated to record this Mortgage or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employed by Mortgagee, and he may require indemnities satisfactory to him before exercising any power herein given.

13. Mortgagee shall release this Mortgage and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured hereby has been fully paid; and Mortgagee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Mortgagee the Note representing that all indebtedness hereby secured has been paid, which representation Mortgagee may accept as true without inquiry.

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14. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, 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.

15. Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, except decree or judgment creditors of Mortgagor, acquiring any interest in or title to the Premises subsequent to the date of this Mortgage.

16. The provisions of the laws of the State of Illinois shall be applicable to this Mortgage.

17. Mortgagor shall not hereafter suffer, tolerate, permit, grant or cause to be filed any lien, mortgage, trust deed, security interest or encumbrances against the Premises without the prior written consent of Mortgagee, Mortgagor shall not sell (including execution of Articles of Agreement), assign, transfer, convey or otherwise dispose of the Premises, any portion thereof, or any legal or equitable interest therein or suffer, tolerate or permit any assignment of the beneficial interest in the Premises or the trust holding title to the premises without the prior written consent of Mortgagee, and, in the absence of such consent, all principal and interest payable hereunder should be accelerated and be immediately due and payable upon the date of any of the foregoing transactions or events.

18. As used herein, the term "Borrower" shall be deemed to include all Borrowers hereunder (or any of them) and all of the undertakings contained herein shall be the joint and several obligations of said Borrowers and each of them.

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IN WITNESS WHEREOF, Mortgagor hereunto set its hand and seal this 29th day of

March 2006.



SOLUTIONS PLUS, INC.

FREEDOM TAX GROUP, INC.

By: Martha Smith

Martha Smith its secretary

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STATE OF ILLINOIS

) SS

COUNTY OF COOK)

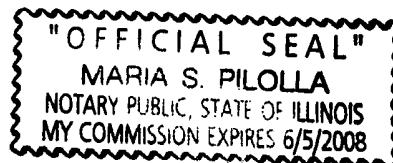
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Martha Smith of Chicago Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 th day of March 2006.



Notary Public

My Commission Expires: 6/5/2008



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ASSIGNMENT OF RENTS

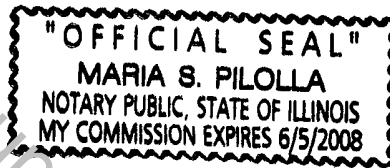
The undersigned as master tenant of the property located at 532 E 87th Street
Chicago, IL ("subject property") and for good and valuable consideration the
 receipt and sufficiency of which is hereby acknowledged that in the event of default
 under the mortgage underlying the property does hereby assign all right, title and interest
 to GREENS 400 LLC to the right to receive all rental
 payments due from any tenants at the subject property.

In Witness Whereof signed this 29 day March 2006.

Martha Smith
 Martha Smith - Secretary - Freedom Tax Group, Inc.

Subscribed and sworn to before me
 this 29 day of March 2006

Maria S. Piolla
 Notary Public



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THE EAST 3 1/2 FEET OF LOT 3, ALL OF LOTS 4 AND 5 IN ELMORE'S RESUBDIVISION OF LOTS 24 TO 31, LOTS 36 TO 42 AND LOTS 46 TO 56 INCLUSIVE IN SUBDIVISION OF BLOCK 12 OF H. A. WARFIELDS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 532 E. 87TH STREET, CHICAGO, IL., 60619

PIN: 20-34-412-035-0000

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