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Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Doc#: 1015934004 Fee: \$62.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2010 08:27 AM Pg: 1 of 13

Report Mortgage Fraud
800-532-8785

The property identified as: **PN:** 19-22-215-031-0000

Address:

Street: 6430-6450 South Pulaski Road

Street line 2:

City: Chicago

State: IL

ZIP Code: 60629

Lender: Demetrios J. Matsas

Borrower: John Xenos

Loan / Mortgage Amount: \$40,000.00

This property is located within Cook County and is exempt from the requirements of 765 ILCS 77/0 et seq. because it is commercial property.

Certificate number: AA51BAF3-FF54-4861-B578-0772969CEFFF

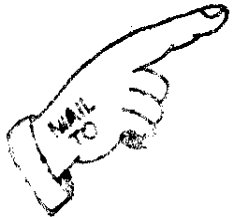
Execution date: 05/18/2010

S	Y/S
P	13
S	NO
M	Y/S
SC	Y/S
E	NO
INT	M ²

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**AFTER RECORDING
MAIL TO:**

**JOHN MANTAS, ESQ.
SKOUBIS & MANTAS, LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068**



Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

JR. MORTGAGE & ASSIGNMENT OF RENTS

LENDER:

DEMETRIOS J. MATSAS

BORROWER:

JOHN XENOS

**PROPERTY ADDRESS: 6430-6450 South Palaski Road
Chicago, Illinois 60629**

**PIN NOS: 19-22-215-031-0000
19-22-215-032-0000
19-22-215-033-0000
19-22-215-034-0000
19-22-215-035-0000
19-22-215-036-0000
19-22-215-037-0000
19-22-215-038-0000**

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JUNIOR MORTGAGE

THIS JUNIOR MORTGAGE (“**Security Instrument**”) is given on the 18th day of May, 2010. The mortgagor is **JOHN XENOS** (“**Borrower**”). This Security Instrument is given to **DEMETRIOS J. MATSAS**, whose address is 9232 Washington, Niles, Illinois 60714 (“**Lender**”). Borrower owes Lender the principal sum of FORTY THOUSAND AND 00/100 Dollars (US\$40,000.00). This debt is evidenced by Borrower’s Promissory Note in the principal amount of FORTY THOUSAND AND 00/100 Dollars (US\$40,000.00), dated the same date as this Security Instrument (the “**Note**”), with payments as described in the Note, and with the balance of the principal debt payable in full, if not paid earlier, due and payable on the first anniversary of the date of this Security Instrument. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower’s covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

LOTS 11, 12, 13, 14, 15 16 17 AND 18 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 22, AS CONDEMNED FOR WIDENING OF CRAWFORD AVENUE IN CASE 443985 SUPERIOR COURT) IN BLOCK 8 IN ARTHUR T. MCINTOSH’S CRAWFORD AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 22, RANGE 38 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which has the address of 6430-6450 South Pulaski Rd., Chicago, IL 60629 (“**Property Address**”)

Permanent Index Number (PIN): **19-22-215-031; 19-22-215-032; 19-22-215-033;**
 19-22-215-034; 19-22-215-035; 19-22-215-036;
 19-22-215-037; 19-22-215-038

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the “**Property**”.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered,

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except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT IS A JUNIOR MORTGAGE. THIS SECURITY INSTRUMENT IS SUBJECT AND SUBORDINATE TO THAT SENIOR LENDER, TO SECURE A PROMISSORY NOTE PREVIOUSLY RECORDED AGAINST THE PROPERTY (THE "SENIOR MORTGAGE"). NOTWITHSTANDING ANY TERM OR PROVISION OF THIS SECURITY INSTRUMENT TO THE CONTRARY, IN THE EVENT THAT BORROWER IS NOT IN DEFAULT UNDER EITHER THE NOTE OR THE SENIOR MORTGAGE, BORROWER SHALL NOT BE DEEMED TO BE IN DEFAULT UNDER THIS MORTGAGE.

This Security Instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Borrower shall not be required to make deposits for yearly taxes and assessments and yearly hazard insurance premiums with Lender; provided, however, Borrower shall provide Lender with evidence of such payment. If Borrower shall fail to pay such yearly taxes and assessments when due or fail to maintain hazard insurance as described in paragraph 5, herein, Lender may require, upon written notice to Borrower that Borrower pay to an escrow account established by Lender and Borrower with a mutually agreeable escrow agent on the day monthly payments are due under the Note, until the Note are paid in full, a sum ("**Funds**") equal to one-twelfth of yearly taxes and assessments which may attain priority over this Security Instrument and yearly hazard insurance premiums. These items are called "escrow items." Escrow agent may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held by escrow agent in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency. Escrow agent shall apply the Funds to pay the escrow items. Borrower and Lender agree that interest shall be paid on the Funds. Borrower shall be liable for and pay all annual fees and expenses charged by escrow agent for maintenance of the escrow account. Escrow agent shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by escrow agent, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the

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amount of the Funds held by escrow agent is not sufficient to pay the escrow items when due, Borrower shall pay to escrow agents any amount necessary to make up the deficiency in one or more payments as required by escrow agent.

Upon payment in full of all sums secured by this Security Instrument, escrow agent shall promptly refund to Borrower any Funds held by escrow agent. If under paragraph 18 the Property is sold or acquired by escrow agent, escrow agent shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by escrow agent at the time of application as a credit against the sums secured by this Security Instrument.

Notwithstanding the preceding provisions of this paragraph 2 to the contrary, in the event the Senior Lender has required Borrower escrow funds for taxes or hazard insurance, Lender may not an escrow of Funds under this paragraph 2.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied; first, to late charges due under the Note; second, to prepayment charges due under the Note, if any, third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Lien. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument. Borrower shall pay these obligations in the manner provided in paragraph 2.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien, other than the Senior Mortgage, which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien, or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 18 the Property is acquired by Lender, then, subject to the rights of the Senior Lender under the Senior Mortgage, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Inspection. Subject to the rights of any tenant of the Property, Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower and any such tenant notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. Subject to the rights of the Senior Lender under the Senior Mortgage, the proceeds of any award or claim for damages, direct or consequential, in

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connection with any condemnation or other taking of any part of the Property or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

Subject to the rights of the Senior Lender under the Senior Mortgage, in the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. Also subject to the rights of the Senior Lender under the Senior Mortgage, in the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, subject to the rights of the Senior Lender under the Senior Mortgage, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17, Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other

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loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower, Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 18. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower or Lender provided for in, or permitted by, this Security Instrument shall be given in accordance with the notice provisions of the Note.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of the Security Instrument.

17. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

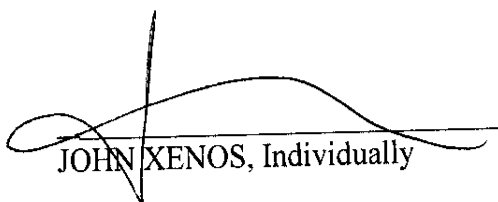
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18. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 13 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorney's fees and costs of title evidence.

19. Lender in Possession. Upon acceleration under paragraph 18 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, subject to the rights of the Senior Lender under the Senior Mortgage, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

20. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.


JOHN XENOS, Individually

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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 JOHN XENOS, 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 for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ^{13th} ~~9th~~ day of ^{MAY} ~~AUGUST~~, ²⁰¹⁰ ~~2009~~



 Notary Public



Property of [illegible] County Clerk's Office

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ASSIGNMENT OF RENTS

Chicago, Illinois

May 18, 2010

KNOW ALL MEN BY THESE PRESENTS, that JOHN XENOS (hereinafter called Assignor) in consideration of Ten (\$10.00) Dollars in hand paid, and of other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto DEMETRIOS J. MATSAS, (hereinafter called the Assignee), all the rents, earnings, income, issues and profits, if any, of and from the real estate and premises hereinafter described, which are now due and which may hereafter become due, payable or collectible under or by under or by virtue of any lease, whether written or oral, or any letting of, possession of, or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described, which said Assignor may have heretofore made or agreed to, or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the powers hereinafter granted, together with any rents, earnings and income arising out of any agreement for the use or occupancy of the following described real estate and premises to which the beneficiaries of Assignor's said trust may be entitled; it being the intention hereof to make and establish hereby an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income and profits thereunder, unto the Assignee herein, all relating to the real estate and premises situated in the County of Cook and State of Illinois, and described as follows, to-wit:

LOTS 11, 12, 13, 14, 15 16, 17 AND 18 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 22, AS CONDEMNED FOR WIDENING OF CRAWFORD AVENUE IN CASE 443985 SUPERIOR COURT) IN BLOCK 8 IN ARTHUR T. MCINTOSH'S CRAWFORD AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 22, RANGE 38 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which has the address of 6430-6450 South Pulaski Rd., Chicago, IL 60629 ("Property Address")

Permanent Index Number (PIN): **19-22-215-031; 19-22-215-032; 19-22-215-033;**
19-22-215-034; 19-22-215-035; 19-22-215-036;
19-22-215-037; 19-22-215-038

This instrument is given to secure payment of the principal sum of FORTY THOUSAND AND 00/100 (\$40,000.00) Dollars and interest upon a certain loan secured by Mortgage bearing even date herewith and recorded in the Recorder's Office or Registered in the Office of the Registrar of Titles of the above named County, conveying the real estate and premises hereinabove described. This instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued or may hereafter accrue under said Trust Deed or Mortgage have been fully paid.

This Assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Mortgage herein referred to and in the Note or Notes secured thereby.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues and profits of said real estate and premises above described, and by way of enumeration only; it is agreed that in the event of any default under the said Mortgage above described, whether before or after the note or notes

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secured by said Mortgage is or are declared to be due in accordance with the terms of said Mortgage, or whether before or after the institution of any legal proceedings to foreclose the lien of said Mortgage, or before or after any sale thereunder. Assignee shall be entitled to take actual possession of the said real estate and premises hereinabove described, or of any part thereof, personally or by agent or attorney, as for condition broken and may with or without force and with or without process of law and without any action on the part of the holder or holders of the indebtedness secured by said Mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described together with all documents, books, records, papers and accounts relating thereto and may include the Assignee, its beneficiaries or their agents or servants wholly therefrom, and may hold, operate, manage and control the said real estate and premises hereinabove described and conduct the business thereof. Assignee may, at the expense of the mortgaged property from time to time cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the said real estate and premises as may seem judicious, and may insure and reinsure the same and may lease said mortgaged property in such parcels and for such times and on such terms as may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle the Assignor or its beneficiaries to cancel the same. In every such case the Assignee shall have the right to manage and operate the said real estate and premises and to carry on the business thereof as the Assignee shall deem best. Assignee shall be entitled to collect and receive all earnings, revenues, rents, and income of the property and any part thereof. After deducting the expense of conducting the business thereof and of all maintenance, repairs renewals, replacements, alterations, additions, betterments and improvements, and all payments which may be made for taxes, assessments, insurance and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Assignee and of the Assignee's attorneys, agents, clerks, servants and others employed by Assignee in connection with the operation management, and control of the mortgaged property and the conduct of the business thereof and such further sums as may be sufficient to indemnify the Assignee against any liability, loss, or damage on account of any matter or thin done in good faith in pursuance of the rights and powers of Assignee hereunder, the Assignee hereunder, the Assignee shall apply any and all moneys arising as aforesaid to the payment of the following items in such order as said Assignee deems fit:

- (1) Interest on the principal and overdue interest on the note or notes secured by said Mortgage, at the rate therein provided;
- (2) interest accrued and unpaid on the said note or notes;
- (3) the principal of said note or notes from time to time remaining outstanding and unpaid;
- (4) any and all other charges secured by or created under the said Mortgage above referred to; and
- (5) the balance, if any, to the Assignor.

Executed this 18th day of May, 2010.


JOHN XENOS

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GUARANTY

In consideration of One (\$1.00) Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned unconditionally guaranty the full and prompt payment of that certain \$40,000.00 Promissory Note dated May 18, 2010, by and between John Xenos, as Maker, and DEMETRIOS J. MATSAS, as Payee ("Note") to any holder of said Note and agrees to pay all costs, expenses and attorneys' fees incurred by holder in collecting the same and enforcing this guaranty. The undersigned acknowledge that they shall receive a material benefit from the loan proceeds referred to above.

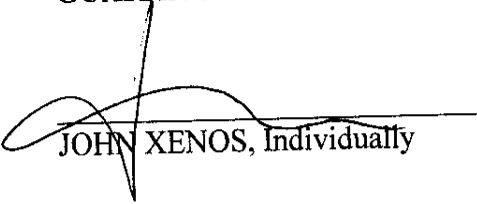
The undersigned agree that its liability hereunder shall in nowise be affected or impaired, nor shall any guarantor be discharged, in whole or in part, by any of the following occurrences: (1) the death, incompetency, insolvency, bankruptcy liquidation, dissolution or withdrawal of maker or of any guarantor; or (2) renewal, refinancing or extension of the time of payment of any installment or installments of the Note or of any other indebtedness of maker to holder; or (3) acceptance of holder of any part payment of any installment of the Note; or (4) release, surrender, sale, exchange or substitution, by holder of all or any part of the collateral of maker or of any other guarantor; or (5) release by any holder of any one or more of the guarantors or acceptance of new and additional guarantors; or (6) failure of holder to perfect any security interest in the collateral of maker or of any guarantor or to record or register any lien or encumbrance thereon; or (7) unenforceability of any document or instrument executed by maker.

It is expressly agreed by the undersigned that it shall not be necessary for holder to proceed first against the maker or any other guarantor, or to have recourse to the collateral of maker or any guarantor, before proceeding to enforce this guaranty or as a condition to payment or performance by guarantor hereon. It is further agreed that holder shall have the exclusive right to determine where, in what manner, and to which indebtedness all payments and credits, including the proceeds of physical damage and credit insurance, shall be applied. The holder hereof may, at any time or times, appropriate and apply toward payment of this guaranty any moneys, credits or other property belonging to guarantor in possession or control of the holder including, but without limitation, all balances, credits, deposits and moneys; and holder is hereby granted a first and prior lien thereon. If this Guaranty is signed by more than one person, or entity, their obligations hereunder shall be joint and several.

The undersigned waives demand, notice of dishonor, presentment for payment, diligence in collection, acceptance of this guaranty and notice of any adverse change in the financial condition of maker or any guarantor or of any other fact that might materially increase the risk of the guarantor hereon. This guaranty shall be binding upon the undersigned and upon the heirs, legal representatives, successors and assigns of the undersigned and shall inure to the benefit of holder, its successors and assigns. The validity and construction of this guaranty shall be governed by the laws of the State of Illinois.

DATED: May 18, 2010

GUARANTORS:


JOHN XENOS, Individually