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GOVERNORS OFFICE PARK 2005 LLC PROMISSORY NOTE INVESTMENT



Doc#: 1111719055 Fee: \$96.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2011 02:50 PM Pg: 1 of 9

MORTGAGE

THIS AGREEMENT, made November 1, 2007, between GOVERNORS OFFICE PARK 2005 LLC, c/o Ardmn Properties, 7501 South Lemont Road, Suite 300, Woodridge, IL 60517, herein referred to as Mortgagor, and Mortgagee:

NAME Robert T. O'Connor and Patricia O'Connor
ADDRESS 6830 Fairmount Avenue
Downers Grove, IL 60516

THAT WHEREAS the Mortgagor is justly indebted to the Mortgagees upon the Promissory Note of even date herewith, in the principal sum \$15,000.00, payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagor promises to pay the said principal sum and interest at the rate and in installments as provided in said Note, with a final payment of the balance due on the 31st day of October, 2011, 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 the above address of the Mortgagee.

NOW, THEREFORE, the Mortgagor to secure the payment of the said principal sum of money and said interest 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 the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, to wit:

See attached EXHIBIT A for legal description and Permanent Real Estate Index Number for 3615 PARK Drive, Olympia Fields, IL 60461;

See attached EXHIBIT B for legal descriptions, addresses and Permanent Real Estate Index Numbers of additional collateral;

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which, with the property herein after 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 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, indoor 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 Mortgagees, and the Mortgagees' 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, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The covenants, conditions and provisions appearing below are an integral part hereof and shall be binding on Mortgagor, its heirs, successors and assigns.

1. Mortgagor shall (1) promptly repair, restore or rebuild any building 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, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances 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 therefore. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors 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 any way the

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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, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagor, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefore; 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 the 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 agrees to indemnify the Mortgagees, and the Mortgagees' successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.

5. At such time as the Mortgagor are 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 (in addition to the required payments) as may be provided in said note.

6. Mortgagor shall keep all buildings and improvements now or hereafter situated on 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, all in companies satisfactory to the Mortgagees, under insurance policies payable, in case of loss or damage, to Mortgagees, 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 Mortgagees, 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, Mortgagees 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 fee, and any other moneys advanced by Mortgagees 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 Mortgagees shall never be considered as a waiver of any right accruing to the Mortgagees on account of any default hereunder on the part of the Mortgagor.

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8. The Mortgagees 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.

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 Mortgagees 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, Mortgagees 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 Mortgagees for attorneys' fees, appraiser's fees, outlay 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 Mortgagees 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 Mortgagees in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagees 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) preparation for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

11. The proceedings 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, its heirs, legal representative 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

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

15. The Mortgagor shall periodically deposit with the Mortgagees such sums as the Mortgagees may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

16. 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 therefore, 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 Mortgagees, notwithstanding such extension, variation or release.

17. Mortgagees 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 Mortgagees for the execution of such release.

18. 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. The word "Mortgagees" when used herein shall include the successors and assigns of the Mortgagees named herein and the holder or holders, from time to time, of the note secured hereby.

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EXHIBIT A

LEGAL DISCRIPTION:

That part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: beginning at the point of intersection on the East line of said Northwest $\frac{1}{4}$ of Section 14 and a line 50.0 feet South of and parallel to the North line of said Northwest $\frac{1}{4}$ of Section 14; thence south 00 degrees 11 minutes 44 seconds East on the East line of said Northwest $\frac{1}{4}$ of Section 14 a distance of 376.93 feet; thence westerly on the arc of a circle convex to the North having a radius of 130.0 feet a distance of 31.32 feet to a point of tangent, said curved line having a chord distance of 31.24 feet and a chord bearing of South 82 degrees 54 minutes 11 seconds West, thence South 76 degrees 00 minutes 06 seconds West on a line tangent to the last described curved line a distance of 288.31 feet; thence north 00 degrees 11 minutes 44 seconds West a distance of 450.0 feet to a point on a line 50.0 feet South of and parallel to the North line of said Northwest $\frac{1}{4}$ of Section 14; thence North 89 degrees 54 minutes 08 seconds East on the last described line a distance of 311.0 feet to the point of beginning, in Cook County Illinois

PIN: 31-14-101-005-0000

Property Address: 3615 Park Drive
Olympia Fields, IL 60461

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EXHIBIT B

PARCEL 1:

That part of Lot 15 and Lot 16, Lying South of Park drive as dedicated on the plat of Governors Office Park Phase II recorded as document number 97444523, being in Governor's Commercial Park 3rd addition, recorded August 21, 1981 as document 25975991. being a resubdivision of part of Lot 12 in Governors Commercial Park 2nd addition, being a resubdivision of part of Lot 3 in Governors Commercial Park subdivision of that part of the Northeast quarter of Section 14, Township 35 North, range 13 East of the third principal meridian, in Cook County, Illinois, lying Northwest of the Northwestern right-of-way line of Governors Highway (U.S Route 54) as heretofore dedicated by document No. 12435622, recorded February 14, 1940 (excepting therefrom the North 50.00 feet thereof taken for Vollmer Road as document No. 11549019 recorded January 18, 1935), in Cook County, Illinois.

PIN: 31-14-200-006

Property Address: 20280 Governors Drive

PARCEL 2:

Lot 2 in Governors Commercial Park, recorded December 12, 1973 as document 22570021, of that part of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 13 East of the third principle meridian, lying Northwest of the Northwestern right of way line of Governors Highway (U.S. Route 54) as heretofore dedicated by document 12435622, recorded February 14, 1940 (excepting therefrom the North 50.00 feet thereof taken for Vollmer Road as document No. 11549019 recorded January 18, 1935) in Cook County, Illinois (except that part of the Lot 2 in Governor's Commercial Park Subdivision of that part of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 13 East of the third principle Meridian, lying Northwest of the Northwestern right of way line of Governor's Highway (U.S. Route 54) as heretofore dedicated by document No. 12435600 recorded February 14, 1940 (excepting therefrom the North 50 feet thereof taken for Vollmer Road as document 11549019 recorded January 18, 1935), bounded and described as follows: beginning at the Northeast corner of said Lot 2; thence South 26 degrees, 04 minutes 27 seconds West on the East line of said Lot 2, a distance of 30.0 feet; radius of 210 feet, a distance of 49.72 feet to a point on the North Line of Lot 2; thence North 89 degrees 48 minutes 16 seconds East of the North line of said Lot 2, a distance of 54.54 feet to the point of beginning, all in Cook County, Illinois.

PIN: 31-14-200-010

Property Address: 20200 Governors Drive

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PARCEL 3:

Lot 6 in Governor's Commercial Park first addition, recorded May 4, 1976 as document 234727444, being a resubdivision of parts of Lots 2 and 3 in Governor's Commercial Park Subdivision of that part of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 13 East of the third principle meridian, lying Northwest of the Northwesterly right of line of Governor's Highway (U.S. Route 54) as hereto dedicated by Document No. 12435622.

PIN: 30-14-200-025

Property Address: 20000 Governors Drive

PARCEL 4:

The North 319.0 feet of Lots 14 and 16 (excepting from said Lot 16 the West 341.0 feet thereof and excepting from said Lot 16 the South 114.0 feet of the North 319.0 feet of the East 20.0 feet of the West 361.0 feet thereof) all in Governor's Commercial Park third addition, recorded August 21, 1981 as document 25975991, being a resubdivision of Lot 12 in Governors Commercial Park 2nd addition, being a resubdivision of part of Lot 3 in Governors Commercial Park of that part of the Northeast quarter of section 14, Township 35, Range 13 East of the third principle meridian, in Cook County, Illinois, lying Northwest of the Northwesterly right-of-way line of Governors Highway (U.S. Route 54) as heretofore dedicated by document No. 12435622, recorded February 14, 1940 (excepting therefrom the North 50.00 feet there of taken for Vollmer Road as Document No. 11549019 recorded January 18, 1935), in Cook County, Illinois.

PIN: 30-14-200-027

Property Address: 19900 Governors Drive