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1135310044

Doc#: 1135310044 Fee: \$78.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2011 12:32 PM Pg: 1 of 22

Illinois Anti-Predatory  
Lending Database  
Program 2/2

Certificate of Exemption

CTT WAD  
WSAS30057

DTB

Report Mortgage Fraud  
800-532-8785

The property identified as: **PIN:** 17-07-126-009-0000

**Address:**

**Street:** 2219 W. GRAND AVE

**Street line 2:**

**City:** CHICAGO

**State:** IL

**ZIP Code:** 60612

**Lender:** JOSEPH POLITO

**Borrower:** 2219 GRAND LLC

**Loan / Mortgage Amount:** \$575,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCs 77/70 et seq. because it is commercial property.

Box 334

**Certificate number:** BC8D3D1A-E03C-46AF-A6A5-8F9DDE4ADC58

**Execution date:** 12/14/2011

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## MORTGAGE, ASSIGNMENT OF RENTS, AND SECURITY AGREEMENT

This Mortgage, Assignment of Rents, and Security Agreement ("Mortgage") is made this 14th day of December, 2011, between 2219 Grand LLC, an Illinois limited liability company, 1821 West Hubbard Street, Suite 200, Chicago, Illinois 60622, and its successors and assigns ("Mortgagor"), and Joseph Polito, 201 E. Army Trail Rd., Bartlett, Illinois 60103 ("Lender" or "Secured Party," as applicable).

WITNESSETH: Mortgagor irrevocably grants, conveys, transfers, and assigns to Lender that real property located in Cook County at 2219 W. Grand Ave., Chicago, Illinois 60612, legally described as:

See attached Exhibit "A"

TOGETHER with all interest that Mortgagor now has or may hereafter acquire in or to said property, and in and to (a) all easements and rights of way appurtenant thereto, and all heretofore or hereafter vacated alleys and streets abutting said property; (b) all buildings, structures, tenements, improvements, fixtures, and appurtenances now or hereafter placed thereon, including, but not limited to, all fixtures, apparatus, machinery, equipment, engines, boilers, incinerators, building materials, appliances, and goods of every nature whatsoever now or hereafter located in or on, or used or intended to be used in connection with, said property, including, but not limited to, those for the purposes of supplying or distributing air cooling, air conditioning, gas, electricity, water, air, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal, and other services; and all related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bathtubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, panelling, rugs, attached floor coverings, furniture, pictures, antennae, trees and plants, it being intended and agreed that such items, including replacements and additions thereto, be conclusively deemed to be affixed to and be part of the real property that is conveyed hereby; (c) all cabinets, shelving, furniture, displays, lights, machinery, and other trade fixtures attached to or otherwise installed on said property used for a trade or business, it being intended and agreed that such items, including replacements and additions thereto, be conclusively deemed to be affixed to and be part of the real property that is conveyed hereby; (d) all royalties, minerals, oil and gas rights and profits, water and water rights (whether or not appurtenant) owned by Mortgagor and shares of stock pertaining to such water or water rights, ownership of which affects said property; (e) the rents, income, issues, and profits of all properties covered by this Mortgage; and (f) all accounts, accounts receivable, chattel paper, insurance claims, condemnation awards, general intangibles, contract rights, instruments, documents, and other rights of Mortgagor arising out of or related to Mortgagor's ownership of such property, SUBJECT, HOWEVER, to the terms and conditions herein set forth. Mortgagor agrees to

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execute and deliver, from time to time, such further instruments as may be requested by Lender to evidence or confirm the lien of this Mortgage on any such properties. The properties conveyed to Mortgagor hereunder are hereinafter referred to as the "Property."

## FOR THE PURPOSE OF SECURING:

(a) Payment of the sum of Five Hundred Seventy-Five Thousand Dollars (\$575,000.00) with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of December 15, 2018, made by Mortgagor payable to Lender, and all modifications, extensions, or renewals thereof ("Note"); (b) Performance of each agreement of Mortgagor contained herein or incorporated herein by reference or contained in any other agreements or covenants executed by Mortgagor relating to the loan secured hereby; (c) If this loan is secured by a leasehold, performance and keeping by Mortgagor of each of the covenants and agreements required to be kept and performed by Mortgagor as lessee pursuant to the terms of the lease and any and all other instruments creating Mortgagor's leasehold interest in or defining Mortgagor's rights as lessee with respect to the Property; (d) Performance by Mortgagor of each and every monetary obligation to be performed by Mortgagor under any recorded covenants, conditions, and restrictions pertaining to the Property; (e) At Lender's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Mortgagor (or of any successor in interest of Mortgagor to such Property) owing to Lender, whether created directly or acquired by absolute or contingent assignment, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Mortgagor or any successor in interest to Mortgagor; (f) Performance of all agreements of Mortgagor to pay fees and charges to Lender relating to the loan secured hereby; (g) Payment of charges, as allowed by law when such charges are made, for any statement issued by Lender regarding the obligation secured hereby.

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to grant, convey, transfer, and assign the Property to Lender.

## TO PROTECT THE SECURITY TO THIS MORTGAGE, MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

(1) Payment of Principal and Interest. Mortgagor shall pay, when due, the principal of and interest on the indebtedness evidenced by the Note, any prepayment and late charges provided in the Note, and all other sums secured by this Mortgage.

(2) Application of Payments. Unless applicable law requires otherwise, all payments received by Lender from Mortgagor under the Note or this Mortgage shall be applied by Lender in the following order of priority: (a) interest payable on the Note; and (b) principal of the Note.

(3) Charges; Liens. Mortgagor shall pay all water and sewer rates, rents, taxes, assessments, premiums, and other impositions attributable to the Property, when due, directly to the appropriate payee thereof.

(4) Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured by carriers at all times satisfactory to Lender against loss by fire, hazards included within the term "extended coverage," rent loss and such other hazards, casualties, liabilities, and contingencies as Lender shall require, including, among other things, flood, earthquake, tornado, or similar environmental

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damage, and in such amounts and for such periods as Lender shall reasonably require. All premiums on insurance policies shall be paid by Mortgagor making payment, when due, directly to the carrier.

All insurance policies and renewals thereof shall be in a form reasonably acceptable to Lender and shall include a standard mortgagee loss payable clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies, and when requested by Lender, Mortgagor shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. At least 30 days prior to the expiration date of a policy, Mortgagor shall deliver to Lender a renewal policy in a form satisfactory to Lender.

In the event of any loss covered by any such policies, Mortgagor shall give immediate written notice to the insurance carrier and to Lender. Following an event of loss, the Property shall be restored to the equivalent of its original condition or such other condition as Lender may approve in writing in its reasonable discretion. If the insurance proceeds are applied to the payment of the sums secured by this Mortgage, any such application of proceeds to principal shall not extend or postpone the due dates of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amounts of such installments.

(5) Preservation and Maintenance of Property; Leaseholds. Mortgagor (a) shall not commit waste or permit any physical deterioration of the Property; (b) shall not abandon the Property; (c) shall restore or repair promptly and in a good and professional manner all or any part of the Property to the equivalent of its original condition, in the event of any damage, injury, or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair; (d) shall keep the Property, including improvements, fixtures, equipment, machinery, and appliances thereon in good repair and shall replace fixtures, equipment, machinery, and appliances on the Property when necessary to keep such items in good repair; (e) shall comply with all laws, ordinances, regulations, and requirements of any governmental body applicable to the Property; (f) shall generally operate and maintain the Property in a manner to ensure maximum rentals; and (g) shall give notice in writing to Lender of and, unless otherwise directed in writing by Lender, appear in and defend any action or proceeding purporting to affect the Property, the security of this Mortgage, or the rights or powers of Lender.

(6) Use of Property. Unless required by applicable law or unless Lender has otherwise agreed in writing, Mortgagor shall not allow changes in the use for which all or any part of the Property was intended at the time this Mortgage was executed. Mortgagor shall not initiate or acquiesce in a change in the zoning classification of the Property without Lender's prior written consent.

(7) Protection of Lender's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced that affects the Property or title thereto or the interest of Lender therein, including, but not limited to, eminent domain, insolvency, building code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option may make such appearances, disburse such sums, and take such action as Lender deems necessary, in its sole discretion, to protect Lender's interest, including, but not limited to (a) disbursement of attorneys' fees; (b) entry upon the Property to make repairs or otherwise to protect the Property as security for the indebtedness secured by this Mortgage; and (c) procurement of satisfactory insurance as provided in paragraph 4 hereof.

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Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness secured by this Mortgage. Unless Mortgagor and Lender agree to other terms of payment, such amounts shall be immediately due and payable and shall bear interest from the date of disbursement at the rate as adjusted from time to time in accordance with the terms of the Note, compounded monthly, unless collection from Mortgagor of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate that may be collected from Mortgagor under applicable law. Mortgagor hereby covenants and agrees that Lender shall be subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by any advances made by Lender hereunder. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

(8) Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property.

(9) Books and Records. Mortgagor shall keep and maintain at all times at Mortgagor's address as provided in the Note, or such other places as Lender may approve in writing, complete and accurate books of accounts and records, in accordance with generally accepted accounting principles, consistently applied, adequate to reflect correctly the results of the operation of the Property and copies of all written contracts, budgets, change orders, leases, and other instruments that affect the Property. Such books, records, contracts, budgets, change orders, leases, and other instruments shall be subject to examination and inspection at any reasonable time by Lender.

(10) Condemnation. Mortgagor shall promptly notify Lender of any action or proceeding relating to any condemnation or other taking, whether direct or indirect or whether by eminent domain or otherwise, of the Property, or part thereof, and Mortgagor shall appear in, and prosecute any such action or proceeding unless otherwise directed by Lender in writing. The proceeds of any award, payment, or claim for damages, direct or consequential, in connection with any such condemnation or other taking of the Property or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender to the extent there exists any unpaid principal balance or any unpaid interest that is due and payable.

Unless Mortgagor and Lender otherwise agree in writing, any application of proceeds to principal shall not extend to postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. Mortgagor agrees to execute such further evidence of assignment of any awards, proceeds, damages, or claims arising in connection with such condemnation or taking as Lender may require.

(11) Lien Not Released. From time to time, Lender may, at Lender's option, without giving notice to or obtaining the consent of Mortgagor, Mortgagor's successors or assigns, or any junior lienholder or guarantors, without liability on Lender's part and notwithstanding Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage, extend the time for payment of the indebtedness or any part thereof, reduce the payments thereon, release any other persons secondarily or otherwise liable on any of said indebtedness, accept a renewal note or notes therefor, modify the terms and time of payment of said indebtedness, release from the lien of this Mortgage any part of the Property, take or release other or additional security, reconvey any part of the Property, consent to any map or plan of the Property, consent to the granting of any easement, join in any extension or subordination agreement, and agree in writing with Mortgagor to modify the rate of interest or period of amortization of the Note or change the amount of the monthly installments payable thereunder. Any actions taken by Lender pursuant to the



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terms of this paragraph 11 shall not affect the obligations of Mortgagor or Mortgagor's successors or assigns to pay the sums secured by this Mortgage and to observe the covenants of Mortgagor contained herein, shall not affect the guaranty of any person, corporation, partnership, or other entity for payment of the indebtedness secured hereby, and shall not affect the lien or priority of lien hereof on the Property. Mortgagor shall pay Lender a reasonable service charge, together with such title insurance premiums and attorneys' fees as may be incurred, at Lender's option, for any such action if taken at Mortgagor's request.

(12) Forbearance by Lender Not a Waiver. No waiver by Lender of any right under this Mortgage shall be effective unless in writing. Waiver by Lender of any right granted to Lender under this Mortgage or of any provision of this Mortgage as to any transaction or occurrence shall not be deemed a waiver as to any future transaction or occurrence. By accepting payment of any sum secured hereby after its due date or by making any payment or performing any act on behalf of Mortgagor that Mortgagor was obligated hereunder but failed to make or perform, or by adding any payment so made by Lender to the indebtedness secured hereby, Lender does not waive its right to require prompt payment when due of all sums so secured or to require prompt performance of all other acts required hereunder, or to declare a default for failure so to pay.

(13) Uniform Commercial Code Security Agreement. This Mortgage is intended to be a security agreement pursuant to the Uniform Commercial Code for any of the items specified above as part of the Property that, under applicable law, may be subjected to a security interest pursuant to the Uniform Commercial Code, and Mortgagor hereby grants Secured Party a security interest in said items. Mortgagor agrees that Secured Party may file this Mortgage, or a reproduction thereof, in the appropriate records or index for Uniform Commercial Code filings as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Mortgage or of any security agreement or financing statement shall be sufficient as a financing statement. In addition, Mortgagor agrees to execute and deliver to Secured Party, upon Secured Party's request, any financing statements, as well as extensions, renewals, and amendments thereof, and reproductions of this Mortgage in such form as Secured Party may require to perfect a security interest with respect to said items. Mortgagor shall pay all costs of filing such financing statements and any extensions, renewals, amendments, and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Secured Party may reasonably require. Without the prior written consent of Secured Party, Mortgagor shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said items, including replacements and additions thereto. Upon Mortgagor's breach of any covenant or agreement of Mortgagor contained in this Mortgage, including the covenants to pay when due all sums secured by this Mortgage, Secured Party shall have the remedies of a secured party under the Uniform Commercial Code and, at Secured Party's option, may invoke the remedies provided in paragraph 19 of this Mortgage as to such items. In exercising any of the remedies, Secured Party may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Secured Party's remedies under the Uniform Commercial Code or of the remedies provided in paragraph 19 of this Mortgage.

(14) Lease of the Property. As used in this paragraph 15, the word "lease" shall mean "sublease" if this Mortgage is on a leasehold. Mortgagor shall comply with and observe Mortgagor's obligations as landlord under all leases of the Property or any part thereof. Mortgagor, at Lender's request, shall furnish Lender with executed copies of all leases

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now existing or hereafter made of all or any part of the Property, and all leases now or hereafter entered into will be in form and substance subject to the approval of Lender. Unless otherwise waived by Lender, all leases of the Property executed after the date hereof shall specifically provide (a) that such leases are subordinate to this Mortgage; (b) that the tenant attorns to Lender, such attornment to be effective upon Lender's acquisition of title to the Property; (c) that the tenant agrees to execute such further evidences of attornment as Lender may from time to time request; (d) that the attornment of the tenant shall not be terminated by foreclosure; and (e) that Lender may, at Lender's option, accept or reject such attornments. If Mortgagor becomes aware that any tenant proposes to do, or is doing, any act or thing that may give rise to any right of setoff against rent, Mortgagor shall (a) take such steps as shall be reasonably calculated to prevent the accrual of any right to a setoff against rent; (b) notify Lender thereof and of the amount of the setoffs; and (c) within ten days after such accrual, reimburse the tenant who shall have acquired such right to setoff or take such other steps as shall discharge such setoff effectively and as shall assure that rents thereafter due shall continue to be payable without setoff or deduction.

In the event of default under the Note and following a written request by Lender, Mortgagor shall assign to Lender, by written instrument satisfactory to Lender, all leases now existing or hereinafter made of all or any part of the Property and all security deposits made by tenants in connection with such leases of the Property. Upon assignment by Mortgagor to Lender of any leases of the Property, Lender shall have all of the rights and powers possessed by Mortgagor prior to the assignment and Lender shall have the right to modify, extend, or terminate such existing leases and to execute new leases, in Lender's sole discretion.

(15) Assignment of Rents; Appointment of Receiver; Lender in Possession. As part of the consideration for the loan evidenced by the Note, Mortgagor hereby absolutely and unconditionally assigns and transfers to Lender all the rents and revenues of the Property, including those now due, past due, or to become due by virtue of any lease or other agreement for the occupancy or use of all or any part of the Property, regardless of to whom the rents and revenues of the Property are payable. Mortgagor hereby authorizes Lender or Lender's agent to collect the aforesaid rents and revenues and hereby directs each tenant of the Property to pay such rents to Lender or Lender's agents; provided, however, that prior to written notice given by Lender to Mortgagor of the breach by Mortgagor of any covenant or agreement of Mortgagor in this Mortgage, Mortgagor shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Mortgagor, to apply the rents and revenues so collected to the sums secured by this Mortgage in the order provided in paragraph 2 hereof with the balance, as long as no such breach has occurred, to the account of Mortgagor, it being intended by Mortgagor and Lender that this assignment of rents constitutes an absolute assignment and not an assignment for additional security only. Upon delivery of written notice by Lender to Mortgagor of the breach by Mortgagor of any covenant or agreement of Mortgagor in this Mortgage, and without the necessity of Lender entering upon and taking and maintaining full control of the Property in person, by agent, or by a court-appointed receiver, Lender shall immediately be entitled to possession of all rents and revenues of the Property as specified in this paragraph 16 as the same become due and payable, including, but not limited to, rents then due and unpaid, and all such rents shall immediately upon delivery of such notice be held by Mortgagor as trustee for the benefit of Lender only; provided, however, that the written notice by Lender to Mortgagor of the breach by Mortgagor shall contain a statement that Lender exercises its rights to such rents. Mortgagor agrees that commencing upon delivery of such written notice of Mortgagor's breach by Lender to Mortgagor, each tenant of the Property shall make such rents payable to and pay such

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rents to Lender or Lender's agents on Lender's written demand to each tenant therefor, delivered to each tenant personally, by mail or by delivering such demand to each rental unit, without any liability on the part of the tenant to inquire further as to the existence of a default by Mortgagor.

Mortgagor hereby covenants that Mortgagor has not executed any prior assignment of the rents, that Mortgagor has not performed, and will not perform, any acts or has not executed, and will not execute, any instrument that would prevent Lender from exercising its rights under this paragraph 16, and that at the time of execution of this Mortgage there has been no anticipation or prepayment of any of the rents of the Property for more than two months before the dates of the rents. Mortgagor covenants that Mortgagor will not hereafter collect or accept payment of any rents of the Property more than two months before the due dates of such rents. Mortgagor further covenants that Mortgagor will execute and deliver to Lender any further assignments of rents and revenues of the Property as Lender may from time to time request.

Upon breach of any covenant or agreement in this Mortgage, Lender may in person, by agent, or by a court-appointed receiver, regardless of the adequacy of Lender's security, enter upon and take possession and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof and the conducting thereon of any business or businesses then being conducted by Mortgagor, including, but not limited to, the execution, cancellation, or modification of leases, the collection of all rents and revenues of the Property, the making of repairs to the Property, and the execution or termination of contracts providing for the management or maintenance of the Property or the conducting of such businesses thereon, all on such terms as are deemed best to protect the security of this Mortgage. In the event Lender elects to seek the appointment of a receiver for the Property upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage, Mortgagor hereby expressly consents to the appointment of such receiver. Lender or the receiver shall be entitled to receive a reasonable fee for so managing the Property.

All rents and revenues collected subsequent to delivery of written notice by Lender to Mortgagor of the breach by Mortgagor of any covenant or agreement of Mortgagor in this Mortgage shall be applied first to the costs, if any, of taking control of and managing the Property and collecting the rents, including, but not limited to, attorneys' fees, receivers' fees, premiums on receivers' bonds, costs of repairs to the Property, premiums on insurance policies, taxes, assessments and other charges on the Property, and the costs of discharging any obligation or liability of Mortgagor as lessor or landlord of the Property and then to the sums secured by this Mortgage. Lender or the receiver shall have access to the books and records used in the operation and maintenance of the Property and shall be liable to account only for those rents actually received. Lender shall not be liable to Mortgagor, anyone claiming under or through Mortgagor, or anyone having an interest in the Property by reason of anything done or left undone by Lender under this paragraph 16.

If the rents of the Property are not sufficient to meet the costs, if any, of taking control of and managing the Property and collecting the rents, any funds expended by Lender for such purposes shall become indebtedness of Mortgagor to Lender secured by this Mortgage pursuant to paragraph 7 hereof. Unless Lender and Mortgagor agree in writing to other terms of payment, such amounts shall be immediately due and payable by Mortgagor and shall bear interest from the date of disbursement at the rate as adjusted from time to time in accordance with the terms of the Note, compounded monthly, unless payment of interest at such rate would be contrary to applicable law, in which event such



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amounts shall bear interest at the highest rate that may be collected from Mortgagor under applicable law.

Any entering upon and taking and maintaining of control of the Property by Lender or the receiver and any application of rents as provided herein shall not cure or waive any default hereunder or invalidate any other right or remedy of Lender under applicable law or provided herein. This assignment of rents of the Property shall terminate at such time as this Mortgage ceases to secure the indebtedness held by Lender.

(16) Acceleration in Case of Insolvency. Notwithstanding anything in this Mortgage or the Note to the contrary, if Mortgagor or the owner of the beneficial interest of Mortgagor shall voluntarily file a petition under the Federal Bankruptcy Act, as such Act may from time to time be amended, or under any similar or successor federal statute relating to bankruptcy, insolvency, arrangements, or reorganizations, or under any state bankruptcy or insolvency act, or file an answer in an involuntary proceeding admitting insolvency or inability to pay debts, or if Mortgagor or the owner shall fail to obtain a vacation or stay of involuntary proceedings brought for the reorganization, dissolution, or liquidation under a bankruptcy or insolvency act within a reasonably prompt time after such filing or if Mortgagor or the owner shall be adjudged a bankrupt, or if a trustee or receiver shall be appointed for either of them or their Property, or if the Property shall become subject to the jurisdiction of a federal bankruptcy court or similar state court, or if Mortgagor or the owner shall make an assignment for the benefit of their respective creditors, or if there is an attachment, execution, or other judicial seizure of any portion of their respective assets and such seizure is not discharged within ten days, then Lender may, at Lender's option, declare all indebtedness due under this Mortgage and the Note secured hereby to be immediately due and payable without prior notice, and Lender may invoke any remedies permitted by Paragraph 18 of this Mortgage. Any attorneys' fees and other expenses incurred by Lender in connection with such bankruptcy or any of the other aforesaid events shall be additional indebtedness of Mortgagor secured by this Mortgage and payable on demand.

(17) Transfers of the Property or Beneficial Interests in Mortgagor. Upon sale or transfer of (a) all or any part of the Property, or any interest therein; or (b) beneficial interests in Mortgagor, Lender may, at Lender's option, declare all of the sums secured by this Mortgage to be immediately due and payable, and Lender may invoke any remedies permitted by paragraph 19 of this Mortgage. This option shall not apply in case of

(a) the grant of a leasehold interest in a part of the Property of three years or less, including all renewal options (or such longer lease term as Lender may permit by prior written approval), not containing an option to purchase (except any interest in the ground lease, if this Mortgage is on a leasehold); and

(b) sales or transfers of fixtures or any personal property pursuant to the replacement thereof with property of the same kind and quality.

(18) Acceleration; Remedies. Upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage or the Note, including, but not limited to, the covenants to pay when due any sums secured by this Mortgage, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand.

(a) When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Lender shall have the right to foreclose the lien hereof. In any suit to

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foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the order of foreclosure or sale all expenditures and expenses that may be paid or incurred by or on behalf of Lender for reasonable attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, and costs of procuring all abstracts of title or commitments for title insurance. Such fees, charges, and costs may be estimated as to items to be expended after entry of the order of foreclosure or sale as Lender may deem reasonably necessary either to prosecute such suit or to evidence to bidders at any sale that may be had pursuant to such decree the true condition of the title to or the value of such property. All expenditures and expenses of the nature mentioned in this paragraph shall become so much additional indebtedness secured hereby and shall be immediately due and payable with interest thereon at the rate specified in the Note secured hereby. Such expenditures and expenses shall include expenditures made in connection with (i) any proceeding to which Lender shall be a party, either as plaintiff, claimant, or defendant, by reason of this Mortgage or any indebtedness hereby secured; (ii) preparation for the commencement of any suit for foreclosure hereof after accrual of the right to foreclose, whether or not actually commenced; (iii) preparations for the defense of any threatened suit or proceeding that might affect the property or the security hereof, whether or not actually commenced; (iv) any efforts for collection of any past due indebtedness secured hereby. The proceeds of any foreclosure sale of the Property 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 this paragraph; second, all other items that under the terms hereof constitute indebtedness secured by this Mortgage; third, any surplus to Mortgagor, its successors, or its assigns, as their rights may appear.

(b) Upon or at any time after the filing of a complaint to foreclose this Mortgage, the court in which that complaint is filed may appoint Lender as mortgagee in possession or may appoint a receiver of the Property. This appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency at the time of application of the person or persons, if any, liable for the payment of the indebtedness secured hereby and without regard to the then value of the Property or whether the Property shall be then occupied as a homestead or not. The receiver or mortgagee in possession shall have power to collect the rents, issues, and profits of the Property during the pendency of the foreclosure suit, as well as during any further times when Mortgagor, its successors, or its assigns, except for the intervention of the receiver, would be entitled to collect the rents, issues, and profits, and all other powers that may be necessary or are usual in such cases for the protection, possession, control, management, and operation of the Property during the whole of that period. The court from time to time may authorize the receiver or mortgagee in possession to apply the net income held by either of them in payment in whole or in part of the indebtedness and other sums secured hereby, or in payment of any tax, special assessment, or other lien that may be or become superior to the lien hereof or superior to an order foreclosing this Mortgage, provided that application is made prior to foreclosure sale. In case of a judicial sale, the Property, or so much thereof as may then be affected by this Mortgage, may be sold in one parcel.

(19) Remedies Cumulative. Each remedy provided herein shall be exclusive of any other remedy herein or now or hereafter existing by law and may be exercised concurrently, independently, or successively in any order whatsoever. Every power or remedy hereby given to Mortgagor or to Lender, or to which either of them may be otherwise entitled, may be exercised from time to time and as often as may be deemed expedient by them, and either of them may pursue inconsistent remedies. If Lender holds any additional security for any obligation secured hereby, Lender may enforce the sale thereof at Lender's option, either before, contemporaneously with, or after the sale is

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made hereunder, and on any default of Mortgagor, Lender may, at its option, offset against any indebtedness owed hereunder to it by Mortgagor the whole or any part of any indebtedness owing by it to Mortgagor, and Lender is hereby authorized and empowered at its option, without any further obligation to do, and without affecting the obligations hereof, to apply towards the payment of any indebtedness secured hereby of Mortgagor to Lender, any and all sums of money belonging to Mortgagor that Lender may have in its possession or under its control, including, without limiting the generality of the foregoing, any unapplied funds held by Lender. No offset by Lender hereunder shall relieve Mortgagor from paying installments on the obligation secured hereby as they become due.

(20) Notice. Except for any notice required under applicable law to be given in another manner, all notices and other communications required or permitted under this Mortgage shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, and if mailed shall be deemed received on the third business day after deposit in the mail in the continental United States, postage prepaid, addressed to the party to receive such notice at the address set forth above. Notice of change of address shall be given by written notice in the manner set forth in this paragraph 21.

(21) Successors and Assigns Bound; Joint and Several Liability; Agents; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Mortgagor, subject to the provisions of paragraph 18 hereof. All covenants and agreements of Mortgagor shall be joint and several. In exercising any rights hereunder or taking any actions provided for herein, Lender may act through its employees, agents, or independent contractors as authorized by Lender. The captions and headings of the paragraphs of this instrument are for convenience only and are not to be used to interpret or define the provisions hereof.

(22) Governing Law; Severability. The loan secured by this Mortgage is made pursuant to, and shall be construed and governed by, the laws of the State of Illinois and the rules and regulations promulgated thereunder. If any paragraph, clause, or provision of this Mortgage, or the Note or any other notes or obligations secured by this Mortgage, is determined by a court of competent jurisdiction to be void, invalid, or unenforceable, such decision shall affect only those paragraphs, clauses, or provisions so determined and shall not affect the remaining paragraphs, clauses, and provisions of this Mortgage or the Note or other notes secured by this Mortgage.

(23) Injury to Property. All causes of action of Mortgagor, whether accrued before or after the date of this Mortgage, for damages or injury to the Property or any part thereof, or in connection with the transaction financed in whole or in part by the funds loaned to Mortgagor by Lender, or in connection with or affecting the Property, or any part thereof, including causes of action arising in tort or contract and causes of action for fraud or concealment of a material fact, are, at Lender's option, assigned to Lender, and the proceeds thereof shall be paid to Lender who, after deducting therefrom all its expenses, including reasonable attorneys' fees, shall apply the proceeds to the sums secured by this Mortgage or to any deficiency under this Mortgage. Lender may, at its option, appear in and prosecute in its own name any action or proceeding to enforce any such cause of action and may make any compromise or settlement thereof. Mortgagor agrees to execute any further assignments and other instruments as from time to time may be necessary to effect the foregoing provisions and as Lender shall request.

(24) Offsets. No indebtedness secured by this Mortgage shall be deemed to have been offset or compensated by all or part of any claim, cause of action, or counterclaim or part

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of any claim, cause of action, counterclaim, or cross-claim, whether liquidated or unliquidated, that Mortgagor now or hereafter may have or may claim to have against Lender, and, in respect to the indebtedness now or hereafter secured hereby, Mortgagor waives to the fullest extent permitted by law the benefits of any applicable law, regulation, or procedure that substantially provides that when cross-demands for money have existed between persons at any point when neither demand was barred by the applicable statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in his answer the defense of payment in that the two demands are compensated as far as they equal each other, notwithstanding that an independent action asserting his claim would at the time of filing his answer be barred by the applicable statute of limitations.

(25) Waiver of Right of Redemption. Mortgagor has been directed by its beneficiary to and hereby does waive any and all rights of redemption from sale under any order of foreclosure of this Mortgage on its own behalf and on behalf of each and every person, except decree or judgment creditors of the Mortgagor acquiring an interest in or title to the Property subsequent to the date of this Mortgage.

(26) Misrepresentation or Nondisclosure. Mortgagor has made certain written representations and disclosures in order to induce Lender to make the loan evidenced by the Note or notes that this instrument secures, and in the event that Mortgagor has made any material misrepresentations or failed to disclose any material fact, Lender, at its option and without prior notice, shall have the right to declare the indebtedness secured by this Mortgage, irrespective of the maturity date specified in the Note or notes, immediately due and payable.

(27) Waiver of Marshalling. Notwithstanding the existence of any other security interests in the Property held by Lender or by any other party, Lender shall have the right to determine the order in which any or all of the Property shall be subjected to the remedies provided herein. Lender shall have the right to determine the order in which any or all portions of the indebtedness secured hereby are satisfied from the proceeds realized upon the exercise of the remedies provided herein. Mortgagor, any party who consents to this Mortgage, and any party who now or hereafter acquires a security interest in the Property and who has actual or constructive notice hereof hereby waives any and all right to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

(28) Waiver of Homestead. Mortgagor hereby waives all right of homestead exemption in or relating to the Property.

(29) General Provisions. (a) This Mortgage applies to, inures to the benefit of, and binds all parties hereto and their heirs, legatees, devisees, administrators, executors, successors, and assigns. (b) The term "Lender" shall mean the owner and holder (including a pledgee) of any note secured hereby, whether or not named as Lender herein. (c) Whenever the context so requires, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa. (d) Captions and paragraph headings used herein are for convenience only, are not a part of this Mortgage, and shall not be used in construing it.



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IN WITNESS WHEREOF, MORTGAGOR has executed this Mortgage or has caused the same to be executed by its representatives thereunto duly authorized.

SECURED PARTY:

MORTGAGOR:

JOSEPH POLITO

2219 GRAND LLC

By: Joseph Polito  
Joseph Polito

By: Gary Lappin  
Gary Lappin, Member

By: Joseph Polito  
Joseph Polito, Member

Property of *[Faint watermark text]* Office

### ACKNOWLEDGEMENT

State of Illinois )  
County of Cook ) ss.

I, Daniel T. Bradley, a Notary Public, in and for and residing in Cook County, in the State aforesaid, DO HEREBY CERTIFY that Gary Lappin, individually and as the duly authorized agent of 2219 Grand LLC, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and being first duly sworn by me severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this 14<sup>th</sup> day of December, 2011.

Daniel T. Bradley  
Notary Public



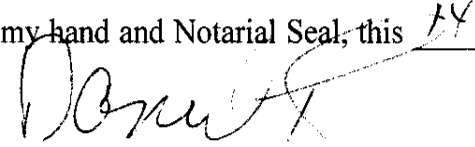
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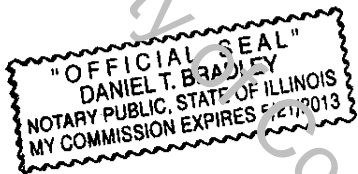
## ACKNOWLEDGEMENT

State of Illinois                    )  
   ) ss.  
 County of Cook                    )

I, Daniel T. Bradley, a Notary Public, in and for and residing in Cook County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Polito, individually and as the duly authorized agent of 2219 Grand LLC, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and being first duly sworn by me severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this 14 day of December, 2011.

  
 \_\_\_\_\_  
 Notary Public



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EXHIBIT A

REAL ESTATE

Property Address: 2219 W. Grand Ave., Chicago, Illinois 60612

P.I.N.: 17-07-126-009-0000

**LEGAL DESCRIPTION**

LOTS 93, 94, 95, 96, 97 AND 98 IN HUNNEWELL'S SUBDIVISION OF BLOCK 23, IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## ASSIGNMENT AND ASSUMPTION OF LEASES

This Assignment And Assumption of Leases (“Agreement”) is made on the date by and between the Assignor and Assignee on the terms and conditions stated herein. The following definitions shall apply to the terms used in this Agreement:

Date: December 14, 2011

Assignor: Chicago Title Land Trust Company, as successor to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 17, 1997 and known as Trust Number 123162-04 and Edward Kelly.

Assignee: 2219 Grand LLC, an Illinois Limited Liability Company.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Project: All of the land and improvements there on described on **Exhibit A**, attached hereto, and commonly known as 2219 West Grand Avenue, Chicago, Illinois 60612.

Leases: Written Leases for occupancy, use or possession of all or part of the Project and occupied, used or possessed by various tenants (“Tenants”) as may be more particularly described on the Rent roll attached hereto as **Exhibit B**.

Security Deposit: Cash Security Deposits and unearned Pre-paid Rent or other payments from Tenants, not heretofore forfeited, credited or returned to the tenants, as may be more particularly described on the Rent Roll Attached hereto as **Exhibit B**.

Purchase and Sale Agreement: That certain Agreement of Purchase and Sale with an Effective Date of September 12, 2011, as amended, by and between Assignor and Assignee, and all Exhibits, schedules and other items attached thereto.



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## RECITALS:

A. Concurrently with the execution and delivery hereof, pursuant to the terms of the Purchase and Sale agreement, Assignor is conveying to Assignee, by Trustee's Deed, the Project.

B. It is the desire of Assignor to assign, transfer, convey and deliver to Assignee all of Assignor's right, title and interest in (i) the Leases and (ii) the Security Deposits (collectively the "Assigned Properties").

## ASSIGNMENT:

**NOW THEREFORE** for the Consideration, Assignor and Assignee agree as follows:

**Assignor**, for the Consideration does hereby ASSIGN, TRANSFER, CONVEY, SET OVER and DELIVER unto Assignee all of Assignor's rights, title and interest in and to the Assigned Properties and all of the rights, benefits and privileges of the Assignor under the Leases, but subject to all terms conditions, reservations and limitations set forth in the Leases.

**TO HAVE AND TO HOLD**, all and singular the Assigned Properties unto Assignee, its successors and assigns, and assignor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular all of Assignor's right, title and interest in and to the Assigned Properties unto Assignee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same, or any part thereof when such claim is by, through or under Assignor, but not otherwise.

## TERMS AND CONDITIONS:

The following terms and conditions apply to this Agreement.

1. **Assumption by Assignee:** By accepting this Assignment and by its execution hereof, Assignee hereby assumes and agrees to perform and discharge all of the duties and obligations to be performed or discharged by Assignor under the Leases accruing after the Date Hereof, but not prior thereto, including, but not limited to, the obligation to repay or account for, in accordance with the terms of the Leases, and any all Security Deposits hereby transferred to Assignee
2. **Mutual Indemnities:** Assignor agrees to indemnify, defend and hold Assignee harmless from and against any and all loss, liability, claims or causes of action arising out of or relating to Assignor's failure to perform any of the obligations of Assignor as the Landlord under the Leases accruing prior to the Date hereof, but not thereafter. Assignee agrees to indemnify, defend and hold Assignor harmless from and against any and all loss, liability, claims or causes of action arising out of or relating to

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Assignee's failure to perform any of the obligations of Assignor, as assumed herein by Assignee, as the Landlord under the Leases accruing after the Date hereof, but not prior thereto.

3. **Delivery of Possession of Assigned Properties:** Assignor has delivered or is delivering to Assignee all original Assigned Properties simultaneously with the execution and delivery of this Assignment.
  
4. **Disclaimer:** EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES STATED IN THIS AGREEMENT AND STATED IN THE AGREEMENT OF PURCHASE AND SALE WHICH EXPRESSLY SURVIVE THE CLOSING OF THE TRANSACTIONS IN THE PURCHASE AND SALE AND DELIVERY OF THIS AGREEMENT, OR CONTAINED IN ANY OTHER DOCUMENT OR INSTRUMENT CONVEYING THE ASSIGNED PROPERTIES OR THE PROJECT OR ANY INTEREST THEREIN, THE ASSIGNED PROPERTIES ARE ASSIGNED, TRANSFERRED, CONVEYED, SET OVER AND DELIVERED "AS IS, WHERE IS, AND WITH ALL FAULTS" WITHOUT ANY FURTHER REPRESENTATIONS OR WARRANTIES AND SELLER EXPRESSLY DISCLAIMS ANY OTHER REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT THERETO OR OTHERWISE, ALL AS MORE FULLY DESCRIBED IN SECTION 6B OF THE PURCHASE AND SALE AGREEMENT.
  
5. **Further Acts:** Assignor agrees to execute and deliver any additional documents and to perform any additional acts reasonably necessary or appropriate to carry out the intent of this Agreement in assigning, transferring, conveying, setting over and delivering the Assigned Properties, or any one or more of them, to Assignee.
  
6. **Benefit:** All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.
  
7. **Governing Law:** The Laws of the State of Illinois shall govern this Agreement.
  
8. **Counterparts:** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original and all of which taken together shall constitute one and the same instrument.

*(Parties Signatures and Acknowledgements are on the following two (2) pages).*

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Executed as of the Date stated above.

**ASSIGNOR:**

Chicago Title Land Trust Company, as successor to  
American National Bank and Trust Company of Chicago  
as Trustee under Trust Agreement dated July 17, 1997 and  
known as Trust Number 123162-04

By: *Edward Kelly*  
Edward Kelly, Individually and as Trustee of the Julia F.  
Kelly Revocable Trust u/t/a 03/11/1993, Sole Beneficiary

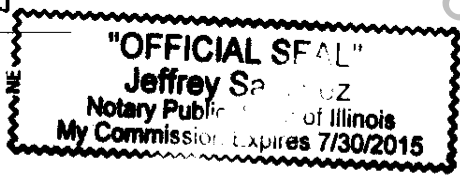
THE STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

On December 14, 2011 before me \_\_\_\_\_,  
personally appeared EDWARD KELLY, whose name is subscribed to the within instrument  
and acknowledged to me that he executed the same in his authorized capacity, and that by his  
signature on the instrument the person, or the entity upon behalf of which the person acted,  
executed the instrument.

WITNESS my hand and official Seal

*[Signature]* (Seal)  
Notary Public

My Commission Expires: 7/30/15



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Executed as of the Date stated above.

ASSIGNEE:

2219 GRAND LLC, an Illinois Limited Liability Company

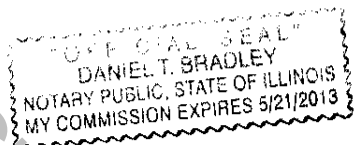
By: *[Signature]*  
Gary Lappin, MBR/MGR

THE STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK                               )

This instrument was acknowledged before me on December 14, 2011, by GARY LAPIN, in their capacity as Member/Managers of 2219 Grand LLC, an Illinois Limited Liability Company, on behalf of said Limited Liability Company.

*[Signature]*  
Notary Public (Seal)

My Commission Expires: \_\_\_\_\_



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**EXHIBIT A**  
**ASSIGNMENT AND ASSUMPTION OF LEASES**

**LEGAL DESCRIPTION**

LOTS 93, 94, 95, 96, 97 AND 98 IN HUNNEWELL'S SUBDIVISION OF BLOCK 23, IN CANAL TRUSTEES'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## **EXHIBIT B** **ASSIGNMENT AND ASSUMPTION OF LEASES**

### **LEASES AND SECURITY DEPOSITS**

Industrial Loft Lease dated September 30, 2009, with Phoenix Imaging Inc. for the First Floor East Unit

Industrial Loft Lease dated June 20, 2010, with Chris & Kristen Barker, LLC for the Second Floor Unit with a Security Deposit of \$2,500.00.

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