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2013-05983-PT

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1324055018 Fee: \$74.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2013 11:18 AM Pg: 1 of 19

Report Mortgage Fraud
800-532-8785

PREMIER TITLE

The property identified as: **PIN: 07-16-200-016-0000**

Address:

Street: 505 W Golf Road

Street line 2:

City: Schaumburg

State: IL

ZIP Code: 60193

Lender: Belcorp Financial Services, Inc.

Borrower: Marquette Bank, not personally or individually, but solely as Trustee of a Trust Agreement dated march 22, 2005, and known as Trust Number 17532

Loan / Mortgage Amount: \$500,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

Certificate number: 0830FCCC-E5B0-4B4C-AF5B-778375DFC38A

Execution date: 08/14/2013

19X

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2013-05983-PI
PREPARED BY AND, UPON
RECORDING, MAIL TO:
Karyn R. Vanderwarren
120 E. Ogden Avenue, Suite 124
Hinsdale, Illinois 60521

PREMISES:
505 W. Golf Road
Schaumburg, Illinois 60193
PIN: 07-16-200-016-0000

MORTGAGE

This **MORTGAGE** ("Mortgage") is made effective as of August 14, 2013, by Marquette Bank, not personally or individually, but solely as Trustee of a Trust Agreement ("Trust Agreement") dated March 22, 2005, and known as Trust Number 17532 ("Mortgagor"), regarding the above-referenced property, in favor of **BELCORP FINANCIAL SERVICES, INC.**, an Illinois corporation ("Mortgagee").

WHEREAS, Schaumburg Property, LLC, an Illinois limited liability company and the beneficiaries of the Trust Agreement have entered into a Business Loan Agreement (as defined in the Business Loan Agreement) (collectively referred to as "Borrower"), and under such Business Loan Agreement (the terms of which are incorporated herein by reference) Borrower has executed a Revolving Credit Note of even date in favor of Mortgagee for a loan in the maximum principal amount of \$500,000.00 ("Note"); and

WHEREAS, the execution and delivery of this Mortgage by Mortgagor is a condition precedent to Mortgagee's obligation to advance funds to Borrower under the Revolving Credit Note, Business Loan Agreement and other Loan Documents.

This Mortgage and any other documents securing such Indebtedness are collectively referred to herein as "Security Documents." The duties, obligations, promises, covenants, agreements, representations and warranties of Mortgagor hereunder shall also be the duties and obligations of Borrower. All capitalized terms used but not defined herein shall have the meanings provided in the Business Loan Agreement.

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A. MORTGAGE.

NOW, THEREFORE, in order to secure to Mortgagee: (a) Borrower's obligations for the repayment of the Indebtedness to Mortgagee evidenced by the Note and the Business Loan Agreement, with interest thereon, and any and all renewals, extensions and modifications thereof; (b) the payment of any and all other sums, with interest, advanced in accordance herewith to protect the security of this Mortgage; and (c) the performance of the covenants and agreements of Borrower, Guarantor and Mortgagor herein contained; Mortgagor does hereby MORTGAGE, GRANT AND CONVEY to Mortgagee the property legally described on Exhibit "A" attached hereto, located in Schaumburg, Illinois (the "Premises").

B. INCLUDED RIGHTS.

MORTGAGOR EXPRESSLY AGREES THAT THE PREMISES ARE CONVEYED AND MORTGAGED TO MORTGAGEE:

1. **TOGETHER WITH** all buildings and improvements now or hereafter constructed upon said Premises or any part thereof and all fixtures and equipment located thereon or installed hereafter, said fixtures and equipment being deemed to be part of the Premises to the extent they are permanently affixed thereto; and

2. **TOGETHER WITH** any and all rents, issues, profits and leases thereof for so long and during all such times as Borrower, Mortgagor and Borrower's or Mortgagor's successors and assigns may be entitled thereto, and all tenements, hereditaments, easements and appurtenances affecting the Premises.

3. Borrower agrees that the duties, obligations, promises, covenants, waivers, agreements, representations and warranties of Mortgagor contained in this Mortgage shall also apply to Borrower.

C. COVENANTS.

MORTGAGOR DOES HEREBY COVENANT AND AGREE AS FOLLOWS:

1. **Preservation and Maintenance of Premises.** Mortgagor will abstain from and will not permit the commission of waste on the Premises and will keep the buildings, improvements, fixtures and equipment now or hereafter thereon in good repair and will make replacements thereon as and when the same become necessary. Mortgagor shall promptly notify Mortgagee in writing of the occurrence of any loss or damage to the Premises. Mortgagor shall not materially alter the buildings, improvements, fixtures or equipment now or hereafter upon said Premises, or remove the same therefrom, or permit any tenants or other person to do so, without the prior written consent of Mortgagee. Mortgagor will not permit any portion of the Premises to be used for any unlawful purposes. Mortgagor covenants and agrees that in the ownership, operation and management of the Premises Mortgagor will observe and comply with all applicable federal, state and local statutes, ordinances, regulations, orders and restrictions including, without limitation, all zoning, building code and environmental protection ordinances, regulations, orders and restrictions.

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2. **Charges and Liens.** Mortgagor shall pay when due all taxes and assessments that may be levied on said Premises, and, upon request, shall promptly deliver to Mortgagee receipts showing payment thereof. Mortgagor shall pay when due all taxes and assessments that may be levied upon or on account of this Mortgage or the Indebtedness secured hereby or upon the interest or estate in said Premises created or represented by this Mortgage whether levied against Mortgagor or otherwise.

3. **Mechanics' Liens.** Mortgagor shall not permit any mechanics' or other construction lien to be recorded against or attach to the Premises or any part thereof. In addition, it is further expressly made a covenant and condition hereof that, to the extent permitted by law, the lien of this Mortgage shall extend to any and all improvements and fixtures now or hereafter on the Premises, prior to any other lien thereon that may be claimed by any person, so that subsequently accruing claims for lien on the Premises shall be junior and subordinate to this Mortgage. ALL CONTRACTORS, SUBCONTRACTORS, AND OTHER PARTIES DEALING WITH THE PREMISES, OR WITH ANY PARTIES INTERESTED THEREIN, ARE HEREBY REQUIRED TO TAKE NOTICE OF THE ABOVE PROVISIONS.

If any mechanic's, laborer's or materialmen's lien shall at any time be filed against the Premises or any part thereof, Mortgagor, within 30 days after notice of the filing thereof, shall cause the same to be discharged of record or otherwise stayed by payment, deposit, or order of a court of competent jurisdiction.

4. **Insurance.** Mortgagor shall keep the Premises and all buildings, improvements, fixtures and equipment now or hereafter thereon insured. The policies of insurance shall be in form, with insurers, and in such amounts as may be reasonably satisfactory to Mortgagee. Mortgagor shall deliver to Mortgagee the original (or certified) copy of each policy of insurance, or a certificate of insurance, and evidence of payment of all premiums for each such policy. Such policies of insurance shall contain a standard mortgagee clause naming Mortgagee as mortgagee thereunder as its interests may appear, and shall provide that the insurance companies will give Mortgagee at least thirty (30) days' written notice before any such policy or policies of insurance shall be altered or cancelled and that no act or default of Mortgagor or any other person or entity shall affect the right of Mortgagee to be covered under such policy or policies of insurance in case of loss or damage. Mortgagor hereby directs all insurers under such policies of insurance to pay all proceeds payable thereunder to Mortgagee as its interests may appear.

5. **Protection of Mortgagee's Security.** If default be made by Mortgagor in the payment of any of the aforesaid taxes or assessments, in keeping the Premises in a proper state of maintenance and repair, or in performing any other covenant of Mortgagor herein, Mortgagee may, at its option and without any obligation on its part so to do, pay said taxes and assessments, make such repairs and perform such maintenance, and perform any other covenant of Mortgagor herein. All reasonable amounts expended by Mortgagee hereunder shall be added to the outstanding Indebtedness secured hereby and shall be due and payable by Mortgagor to Mortgagee forthwith on demand.

6. **Reimbursement for Mortgagee Legal Expenses.** Should Mortgagee incur any cost or expense, including attorneys' fees, in enforcing its rights hereunder or in protecting the Premises, whether or not any legal action is filed, or in the event that Mortgagee is made a party to any suit or proceeding by reason of the interest of Mortgagee in the Premises, or if Mortgagee institutes

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proceedings to foreclose the mortgage granted hereunder, Mortgagor shall reimburse Mortgagee for all reasonable costs and expenses, including reasonable attorneys' fees, incurred by Mortgagee in connection therewith. Mortgagor will also reimburse Lender for all services rendered by Lender's employees or agents in connection with collecting or attempting to collect amounts due by Mortgagor to Lender, at Lender's standard rates, and will reimburse all expenses incurred by such employees or agents. All amounts incurred by Mortgagee hereunder shall be added to the outstanding Indebtedness secured hereby and shall be due and payable by Mortgagor to Mortgagee forthwith on demand.

7. **Acceleration.** Should a default occur as specified in Paragraph 17 herein, or in the event judicial proceedings are instituted to foreclose a lien upon the mortgaged Premises or any part thereof, Mortgagee may at any time after such default, and without notice, declare the principal balance of the indebtedness secured hereby, together with interest thereon, to be due and payable immediately. The commencement of proceedings to foreclose this Mortgage shall, in any event, be deemed such declaration. In addition to any right or remedy which Mortgagee may now or hereafter have by law, Mortgagee shall have the right and power: (a) to foreclose this Mortgage by legal action as provided by Illinois law and the rules of practice relating thereto; and (b) to enter upon and take possession of the Premises with the irrevocable consent of Mortgagor as given and evidenced by its execution of this instrument, and as Mortgagee in possession, let the Premises, and receive all the rents, issues and profits thereof, which are overdue, due or to become due, and to apply the same, after the payment of all reasonable charges and expenses deemed by Mortgagee to be necessary, on account of the indebtedness secured hereby, Mortgagor for herself and any subsequent owner of the Premises hereby agreeing to pay to Mortgagee in advance a reasonable rent for the Premises occupied by it, and in default of so doing hereby agrees that it may be dispossessed by the usual legal proceedings available against any defaulting tenant of real estate and further agreeing to any action to be brought in its name to dispossess any tenant defaulting in the payment of rent to Mortgagee or violating the terms of its occupancy, which right and power are effective and may be enforced either with or without any action to foreclose this Mortgage.

8. **Application of Proceeds of Foreclosure.** Upon a foreclosure sale of the Premises or any part thereof, the proceeds of such sale shall be applied in the following order:

- (a) To the payment of all costs of the sale of foreclosure, including reasonable attorneys' fees and the costs of title searches and abstracts;
- (b) To the payment of all other expenses of Mortgagee incurred in connection with the foreclosure, including all money expended by Mortgagee and all other amounts payable by Mortgagor to Mortgagee hereunder;
- (c) To the payment of the principal, interest and other Indebtedness secured hereby; and
- (d) The surplus, if any, to Mortgagor or to whomever else is lawfully entitled thereto.

9. **Waiver of "Homestead;" Waiver of Redemption.** To the extent permitted by applicable law: (a) **MORTGAGOR HEREBY WAIVES AND RELEASES ANY AND ALL RIGHTS AND BENEFITS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS AND ALL OTHER APPLICABLE EXEMPTION, MORATORIUM OR OTHER LAWS LIMITING THE ENFORCEMENT**

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HEREOF; AND (b) MORTGAGOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION UNDER ANY JUDGMENT OF FORECLOSURE OF THIS MORTGAGE, AND ANY REDEMPTION RIGHTS GRANTED BY ILLINOIS LAW, ON BEHALF OF MORTGAGOR, AND EACH AND EVERY PERSON ACQUIRING ANY INTEREST IN OR TITLE TO THE MORTGAGED PREMISES AS OF OR SUBSEQUENT TO THE DATE OF THIS MORTGAGE. Further, Mortgagor hereby waives the benefit of all appraisal, valuation, stay or extension laws, and any reinstatement rights provided by Illinois law, now or hereafter in force, and all rights of marshalling in the event of any sale hereunder of the mortgaged Premises or any part thereof or any interest therein

10. Receiver; Mortgagee in Possession. Upon or at any time after the filing of any bill, complaint or petition to foreclose this Mortgage, the court may, upon application of Mortgagee, place Mortgagee in possession or appoint a receiver of the mortgaged Premises. Such appointment may be made either before or after the sale, without notice, and without regard to the solvency or insolvency, at the time of application for appointment, 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 mortgaged Premises or whether the same shall be then occupied as a homestead or not, and without bond being required of the applicant. Such receiver or mortgagee in possession, to the extent permitted by law, shall have the power to take possession, control and care of the Premises, and to collect the rent, issues and profits of the Premises during the pendency of such foreclosure, and, in case of a sale and deficiency, during the full statutory period of redemption, if any, whether there be a redemption or not, as well as during any further times when Mortgagor, her heirs, personal representatives and assigns, except for the intervention of such mortgagee in possession or receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Premises, during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of:

(a) The costs of management of the Premises and collection of rents including, but not limited to, the fees of the receiver or mortgagee in possession, premiums for receiver's bonds and reasonable attorneys' fees;

(b) The Indebtedness secured hereby or of any judgment foreclosing this Mortgage or any tax, special assessment or other lien which may be or become superior to the lien hereof, or of such judgment, provided such application is made prior to the foreclosure sale; and

(c) The deficiency in case of sale and deficiency. Any such proceeding shall in no manner prevent or retard the collection of said Indebtedness by foreclosure or otherwise.

11. Condemnation. Any and all awards hereafter made or to be made to the present and all subsequent owners of the Premises, by any governmental or other lawful authority for taking, by condemnation or eminent domain, the whole or any part of the Premises or any improvement located thereon or any easement therein or appurtenant thereto (including any award from the United States government at any time after the allowance of the claim therefor, the ascertainment of the amount thereof and the issuance of the warrant for payment thereof), are hereby assigned by Mortgagor to Mortgagee, which award Mortgagee is hereby authorized to collect and receive from the condemnation authorities, and Mortgagee is hereby authorized to give appropriate receipts therefor. Mortgagor covenants and

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covenants and agrees that Mortgagor will give Mortgagee immediate notice of the actual or threatened commencement of any such proceedings under condemnation or eminent domain, affecting all or any part of the Premises or any easement therein or appurtenance thereto, including severance and consequential damage and change in grade of streets and will deliver to Mortgagee copies of any and all papers served in connection with any such proceedings. Mortgagor further covenants and agrees to make, execute and deliver to Mortgagee, at any time or times upon request, free, clear and discharged of any encumbrances of any kind whatsoever, any and all further assignments and/or instruments deemed necessary by Mortgagee for the purpose of validly and sufficiently assigning all awards and other compensation heretofore and hereafter to be made to Mortgagor for any taking, either permanent or temporary, under any such proceeding. Mortgagee shall make available the proceeds of any award received in connection with and in compensation for any such damage or taking for the purpose of rebuilding and restoring so much of the improvements within the Premises affected thereby, subject to the following conditions:

- (a) That Mortgagor is not then in default under any of the terms, covenants and conditions of any of the Loan Documents (as hereinafter defined);
- (b) That all then existing leases affected in any way by such damage or taking shall continue in full force and effect without reduction or abatement of rental (except during the period of untenability);
- (c) That Mortgagee shall first be given satisfactory proof that such improvements have been fully restored or that by the expenditure of such money will be fully restored, free and clear of all liens;
- (d) That in the event such award shall be insufficient to restore or rebuild the said improvements, Mortgagor shall deposit promptly with Mortgagee the amount of such deficiency, which, together with the award proceeds, shall be sufficient to restore and rebuild the Premises;
- (e) That in the event Mortgagor shall fail within a reasonable time, subject to delays beyond their control, to restore or rebuild the said improvements, Mortgagee, at its option, may restore or rebuild the said improvements for or on behalf of Mortgagor and for such purpose may do all necessary acts; and
- (f) That the excess of said award not necessary for completing such restoration shall be applied as hereinafter provided as a credit upon any portion, as selected by Mortgagee, of the Indebtedness secured hereby.

In the event any of the said conditions is not or cannot be satisfied, then the proceeds shall be paid over to Mortgagee and shall be applied toward the payment of all amounts payable by Mortgagor to Mortgagee, whether or not then due and payable. Under no circumstances shall Mortgagee become personally liable for the fulfillment of the terms, covenants and conditions contained in any of the said leases of the Premises nor obligated to take any action to restore the said improvements.

12. Business Purpose. MORTGAGOR WARRANTS THAT THE PROCEEDS RECEIVED UNDER THE NOTE, THE BUSINESS LOAN AGREEMENT, AND ANY OTHER INDEBTEDNESS FROM BORROWER TO MORTGAGEE, WILL BE USED SOLELY FOR A BUSINESS PURPOSE.

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13. **Severability.** Nothing contained herein or in the other Loan Documents or any transaction related thereto shall be construed or shall so operate either presently or prospectively (a) to require Mortgagor to pay interest at a rate greater than is now lawful in such case to contract for, but shall require payment of interest only to the extent of such lawful rate, or (b) to require Mortgagee to make any payment or do any act contrary to law, and if any clause or provision herein contained shall otherwise so operate to invalidate this Mortgage, in whole or in part, then such clauses and provisions only shall be held for naught as though not herein contained and the remainder of this Mortgage shall remain operative and in full force and effect, and Mortgagee shall be given a reasonable time to correct any error.

14. **Partial Releases.** Mortgagee, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens, may release any part of the Premises or any person liable for any Indebtedness secured hereby, without in any way affecting the liability of any party to this Mortgage or any other security given for the Indebtedness secured hereby or any other indebtedness from Mortgagor to Mortgagee, and without in any way affecting the priority of the lien of this Mortgage and may agree with any party obligated on said indebtedness herein to extend the time for payment of any part or all of the Indebtedness secured hereby. Such agreement shall not, in any way, release or impair the lien created by this Mortgage, or reduce or modify the liability, of any person or entity personally obligated for the Indebtedness secured hereby.

15. **Environmental Warranty**

- (a) Mortgagor hereby represents and warrants to Mortgagee that neither Mortgagor nor, to best of Mortgagor's knowledge after reasonable investigation, any other person or entity, has ever caused or permitted any Hazardous Material (as hereafter defined) to be placed, held, located or disposed of on, under or at the Premises or any part thereof, and that the Premises have never been used by Mortgagor or, to the best of Mortgagor's knowledge after reasonable investigation, by any other person or entity as a temporary or permanent dump or storage site for any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purposes of) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, any so-called "Superfund" or "Superlien" law, and shall include, but shall not be limited to, any substances, materials or wastes that are regulated by any local governmental authority, the State of Illinois or the United States of America because of toxic, flammable, explosive, corrosive, reactive, radioactive or other properties that may be hazardous to human health or environment, including petroleum products, asbestos and including any material or substances that are listed in the United States Department of Transportation Hazardous Material Table, as amended, 49 C.F.R. 172. 10 1, or in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. subsections 9601 et seq., or the Resources Conservation and Recovery Act, as amended, 42 U.S.C. subsections 6901, et seq., or any other applicable governmental law or regulation imposing liability or standards of conduct concerning any hazardous, toxic or dangerous Substances, waste or material, as now or at any time hereafter in effect.

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- (b) The representations and warranties made in this Section 15 shall survive:
- (1) the sale, transfer or conveyance of all or any portion of the Premises;
 - (2) the foreclosure of any liens on the Premises by Mortgagee or a third party or the conveyance thereof by deed in lieu of foreclosure;
 - (3) repayment of all Indebtedness due and payable under the Business Loan Agreement; and
 - (4) all other indicia of the termination of the relationship between Borrower, Mortgagor and Mortgagee.

16. Warrant and Defense of Title. At the time of the execution and delivery of this instrument, Mortgagor is truly seized of the Premises in fee simple, free of all liens and encumbrances whatsoever. Mortgagor will forever warrant and defend the same against any and all claims whatsoever, and the lien created hereby is and will be kept a lien upon the Premises and every part thereof, subordinate only to such prior liens/encumbrances. Mortgagor shall pay when due all real estate taxes, water charges, sewer service charges and all other amounts which might become a lien upon the Premises prior to this Mortgage and shall, upon written request, furnish to Mortgagee duplicate receipts therefor.

17. Default.

(a) The occurrence of any of the following events or conditions shall constitute a default hereunder ("Event of Default"):

- (1) Mortgagor's or Borrower's failure to perform or observe any term, covenant or condition in this Mortgage;
- (2) An "Event of Default" occurs under the Note, the Business Loan Agreement or any of the other Loan Documents, including, but not limited to, a breach of any representation or warranty thereunder;
- (3) A petition under the Federal Bankruptcy Reform Act of 1978, as amended, or any similar law, state or federal, whether now or hereafter existing, is filed by/against Borrower, Guarantor or Mortgagor which is not dismissed within forty-five (45) calendar days thereafter;
- (4) Borrower, Guarantor or Mortgagor is unable to pay debts as they become due;
- (5) A Trustee or a Receiver is appointed for all or any portion of the Premises or for Borrower or Guarantor or for a substantial portion of Borrower's or Guarantor's assets, and such Trustee or Receiver is not discharged within forty-five (45) calendar days thereafter;
- (6) Borrower or Guarantor makes an assignment for the benefit of creditors;
- (7) Any statement or certificate of any type, including all financial statements of Borrower or Guarantor previously submitted to Mortgagee, is materially false, incorrect or incomplete;
- (8) Borrower or Guarantor suffers a final judgment for payment of money

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aggregating in excess of five percent (5%) of the total balance due Mortgagee under all loans to Mortgagor;

- (9) A judgment creditor of Borrower or Guarantor obtains a lien on or possession of any part of Borrower's or Guarantor's assets or of the Premises by any means, which is not discharged or released within forty-five (45) calendar days thereafter;
- (10) A notice of lien, levy or assessment delivered to Borrower or Guarantor is filed of record, with respect to the Premises or any part of Borrower's or Guarantor's assets, by the United States or any department, instrumentality or agency thereof, or by any state, county, municipal or other governmental agency;
- (11) There occurs any material uninsured damage or destruction to the Premises;
- (12) Borrower or Guarantor encumbers, grants or conveys the Premises to any person or entity other than Mortgagee; and
- (13) Borrower's failure, within fifteen (15) calendar days after written or oral request by Mortgagee, to furnish certified financial statements to Mortgagee.

(b) Upon the occurrence of an Event of Default hereunder, Default Interest under the Business Loan Agreement shall apply without notice to Borrower, Guarantor or Mortgagor and the entire Indebtedness and all obligations secured hereby shall, at the option of Mortgagee, without notice to Guarantor, Mortgagor or Borrower, become immediately due and payable, and, thereupon, or at any time during the existence of any such default, Mortgagee may proceed to foreclose this Mortgage by judicial proceedings according to the statutes in such case provided, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time. Mortgagee shall additionally have the right to file an action at law on the Note or any other Loan Documents and to avail itself of any other remedy provided for by the Business Loan Agreement or any of the other Loan Documents, by any Security Document, or by applicable law, which remedies shall be concurrent and may be pursued simultaneously.

(c) In any case in which, under the provisions of this Mortgage, Mortgagee has a right to institute foreclosure proceedings, whether or not the entire Principal sum secured hereby is declared to be immediately due as aforesaid, or whether before or after the institution of legal proceedings to foreclose the lien hereof, or before or after sale thereunder, upon demand of Mortgagee, Mortgagor, Guarantor and/or Borrower shall surrender to Mortgagee and Mortgagee shall be entitled to take actual possession of the Premises, or any part thereof, personally or by its agents or attorneys, as for condition broken and Mortgagee in its discretion may enter upon and take and maintain possession of all or any part of the Premises, together with all documents, books, records, papers and accounts of Mortgagor, Guarantor and/or Borrower or the then owner of the Premises relating to the ownership, operation and maintenance of the Premises, and may exclude Mortgagor, Guarantor, Borrower and their agents or servants, wholly therefrom and may, as attorney in fact or agent of the Mortgagor, Guarantor or Borrower or in its own name as Mortgagee and under the powers herein granted:

(1) hold, operate, manage and control the Premises, either personally or by its agents, and with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment or security of the avails, rents, issues and profits of the Premises including actions for recovery of rent, actions in forcible

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detainer and actions in distress for rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to Mortgagor, Guarantor or Borrower;

(2) cancel or terminate any lease or sublease for any cause or on any ground which would entitle Mortgagor, Guarantor and/or Borrower to cancel the same;

(3) elect or disaffirm any lease or sublease made subsequent to this Mortgage or subordinated to the lien hereof;

(4) extend or modify any then existing leases and make new leases, which extensions, modifications and new leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, and the date of issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such leases, and the options or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interest in the Premises are subject to the lien hereof and to be binding also the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the mortgage indebtedness, satisfaction of any foreclosure judgment, or issuance of any certificate of sale or deed to any purchaser;

(5) make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Premises as Mortgagee may deem judicious; and

(6) insure and reinsure the Premises against all risks incidental to Mortgagee's possession, operation and management thereof and receive all avails, rents, issues and profits therefrom.

(d) Any avails, rents, issues and profits of the Premises received by Mortgagee after having possession of the Premises or pursuant to any assignment thereof to Mortgagee under the provisions of this Mortgage shall be applied in payment of or on account of the following, in such order as Mortgagee (or in case of a receivership, as the court) may determine in its reasonable business judgment:

(1) to the payment of the operating expenses of the Premises, including reasonable compensation to Mortgagee or the receiver and its agent or agents, if management of the Premises has been delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases, established claims for damages, if any, and premiums on insurance hereinabove authorized;

(2) to the payment of taxes, special assessments and water taxes now due or which may hereafter become due on the Premises, or which may become a lien prior to the lien of this Mortgage;

(3) to the payment of all reasonable repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements of the Premises, to place said property in such condition as will, in the reasonable judgment of Mortgagee or receiver, make it readily saleable or rentable; and

(4) to the payment of the Indebtedness secured hereby or any deficiency which

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23. **Gender and Number.** All nouns, pronouns and relative terms relating to Borrower or Mortgagor shall be deemed to be masculine, feminine or neuter, singular or plural, as the context may indicate.

24. **Costs.** Borrower shall pay all of Mortgagee's costs of collecting or attempting to collect on the Business Loan Agreement or protecting or enforcing such rights, including, without limitation, reasonable attorneys' fees and fees for services rendered by the Mortgagee's employees or agents for time spent in connection with collecting or attempting to collect the Indebtedness chargeable by the Mortgagee at its standard rates, in addition to all Principal, Interest and other amounts payable hereunder, whether or not any legal action is filed. All such amounts shall be payable on demand, shall bear Interest at the Default Rate specified in the Business Loan Agreement from the date of expenditure, and shall be deemed secured by the Security Documents.

25. **Execution by Marquette Bank.** This Mortgage is executed by Mortgagor, not personally but as trustee (and said Mortgagor warrants that it possesses full power and authority to execute this Assignment) in the exercise of the power and authority conferred upon and vested in it as such Mortgagor. No personal liability shall be asserted or be enforceable against the Mortgagor, all such liability, if any, being expressly waived by Lender, but nothing herein contained shall modify or discharge the personal liability expressly assumed by the Borrower, Guarantor, or beneficiary hereof, if any.

MORTGAGOR AND BORROWER ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE AND HAVING HAD THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY THEIR OWN COUNSEL BEFORE SIGNING THIS MORTGAGE.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Mortgagor and Borrower have executed this Mortgage as of the date first above written.

MARQUETTE BANK, not personally or individually but solely as trustee under trust agreement dated March 22, 2005 and known as Trust No. 17532

BY: _____
Its _____ President

Suha Alghawi Abdallah

SUHA M. AL-GHAWI ABDALLAH

ALI KUTOM

GHASSAN ABDALLAH

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Mortgagor and Borrower have executed this Mortgage as of the date first above written.

MARQUETTE BANK, not personally or individually but solely as trustee under trust agreement dated March 22, 2005 and known as Trust No. 17532

EXPLANATORY LANGUAGE ATTACHED HERETO AND MADE A PART HEREOF

BY: Joyce A. Madsen
Its **JOYCE A. MADSEN** President
Land Trust Officer

Property of Cook County, Illinois
County Clerk's Office

~~SECRET~~ Mary Hadim ^{MARY}
~~Notary Secretary~~ ^{Godwin}
Suha M. Al-Ghawi Abdallah
SUHA M. AL-GHAWI ABDALLAH

Ali Kutom
ALI KUTOM

Ghassan Abdallah ^{as}
GHASSAN ABDALLAH Attorney in Fact

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF DePage)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **SUHA M. AL-GHAWI ABDALLAH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 27 day of August, 2013.



Meg D Stein
Notary Public

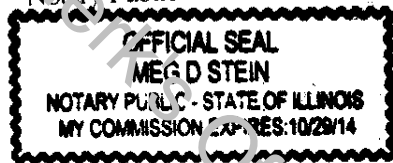
~~STATE OF ILLINOIS)~~
~~) SS.~~
~~COUNTY OF DePage)~~

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **ALI KUTOM**, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 27 day of August, 2013.

Meg D Stein
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF DePage)



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **GHASSAN ABDALLAH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

* By Maged Abdallah

Given under my hand and Notary Seal this 27 day of August, 2013.



Meg D Stein
Notary Public

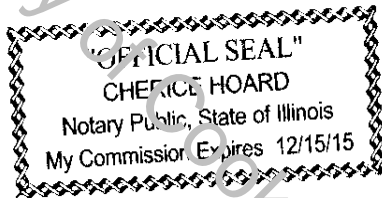
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

*Mary Godinez, Assistant Secretary

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ~~JOYCE A MADSEN~~ personally known to me to be a Land Trust Officer of Marquette Bank, whose name is subscribed to the foregoing instrument as such officer of said bank, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said bank, as Trustee for the uses and purposes, therein set forth.

Given under my hand and official seal this 16th day of August, 2013.



Cherice Hoard

Notary Public

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 265-7100

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This document is executed by MARQUETTE BANK, not personally but as Trustee under Trust No. 17532 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed by and between the parties hereto anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right but solely in the exercise of the powers conferred upon it as such Trustee and that no personal responsibility is assumed by nor shall at any time be asserted or enforceable against MARQUETTE BANK, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any being expressly waived and released.

Clerk's Office

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EXHIBIT "A"

File No.: 2013-05983-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION, 640.32 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION THENCE WEST ON THE NORTH LINE OF SAID SECTION 781.58 FEET TO THE INTERSECTION OF THE CENTER LINE OF HIGGINS ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 746.42 FEET TO A POINT 737.60 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID CENTER LINE OF ROAD WITH THE EAST LINE OF SAID SECTION, THENCE NORTHERLY TO THE POINT OF BEGINNING (EXCEPTING THAT PART LYING SOUTHWESTERLY OF A LINE 94 FEET NORTHEASTERLY OF AND PARALLEL WITH A LINE RUNNING FROM A POINT IN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AFORESAID, 1471.80 FEET WEST OF THE NORTHEAST CORNER THEREOF, TO A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, WHICH IS 540 FEET SOUTH OF THE NORTHEAST CORNER THEREOF) SAID PARCEL BEING A PART OF A TRIANGULAR TRACT OF LAND LYING BETWEEN THE NORTH LINE OF SAID SECTION AND THE CENTER LINE OF HIGGINS ROAD AND WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SECTION 16 WHICH IS 575.48 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE CENTER LINE OF HIGGINS ROAD WHICH IS 675.68 FEET NORTHWESTERLY OF THE EAST LINE OF SECTION 16, AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD FROM ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION AT A POINT 512.85 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 16 AFORESAID, (EXCEPTING HIGHWAYS HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS.

PIN: 07-16-200-016-0000