

1601273000

Illinois Anti-Predatory Lending Database Program
Certificate of Exemption

6076



Doc#: 1623619014 Fee: \$94.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2016 09:09 AM Pg: 1 of 29

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 27-16-401-004-0000

Address:

Street: 15700 S. LaGrange Rd.

Street line 2:

City: Orland Park

State: IL

ZIP Code: 60462

Lender: OP Mezzanine LLC

Borrower: SWC 156th LLC

Loan / Mortgage Amount: \$2,000,000.00

This property is located within the program area and is exempt from the requirements of 705 ILCS 77/70 et seq. because it is commercial property.

S Y
P 29
S N
SC Y
INT Y

Certificate number: 290F0EBC-A0C3-40C4-9223-1EF47AF3DF08

Execution date: 7/22/2016

BOX 334 CTi

UNOFFICIAL COPY**THIS INSTRUMENT PREPARED
BY AND RETURN TO:**

Joseph T. Bochenski
Manager, OP Mezzanine LLC
c/o Location Finders International
9440 Enterprise Drive
Mokena, Illinois 60448

PROPERTY ADDRESS:

15700 South LaGrange Road, Orland Park, Illinois 60462

P.I.N.s: **27-16-401-004-0000 (Parcel A)**
 27-16-401-005-0000 (Parcel B)
 27-16-401-008-0000 (Parcel A)
 27-16-401-011-0000 (Parcel A)

**SECOND MORTGAGE, ASSIGNMENT
OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

THIS SECOND MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT AND FIXTURE FILING (this "Second Mortgage") is made as of July 22, 2016, by and between **SWC 156TH LLC**, an Illinois limited liability company, ("Mortgagor") and **OP MEZZANINE LLC**, an Illinois limited liability company ("Lender").

WHEREAS, Mortgagor is indebted to Lender in the aggregate the sum of \$2,000,000.00, which indebtedness is evidenced by a Mortgage Note in the amount of \$2,000,000.00, dated of even date herewith, and all amendments, modifications, substitutions, extensions, restatements and renewals thereof (the "Note"). Capitalized terms not defined herein have the meaning ascribed to such terms in the Note.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all charges provided herein and all other sums in accordance herewith to protect the security of this Second Mortgage; and the performance of the covenants and agreements contained herein and in the Note, all future advances and all other indebtedness of Mortgagor to Lender whether now or hereafter existing (collectively, the "Secured Indebtedness" or "Indebtedness") and also in consideration of \$10.00, the receipt and sufficiency whereof are acknowledged, Mortgagor does hereby convey, grant, mortgage and warrant to Lender the real estate ("Real Estate") located in the County of Cook, State of Illinois and described on Exhibit "A" attached hereto, subject only to covenants, conditions, easements and restrictions set forth on Exhibit "B", if any ("Permitted Encumbrances");

TOGETHER WITH all buildings, structures, improvements, tenements, fixtures, easements, mineral, oil and gas rights, water rights, appurtenances thereunto belonging, title or reversion in any parcels, strips, streets and alleys adjoining the Real Estate, any land or vaults lying

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within any street, thoroughfare, or alley adjoining the Real Estate, and any privileges, licenses, and franchises pertaining thereunto, all of the foregoing now or hereafter acquired, all leasehold estates and all rents, issues, and profits thereof, for so long and during all such times as Mortgagor, its successors and assigns may be entitled thereto, all the estate, interest, right, title or other claim or demand which Mortgagor now has or may hereafter have or acquire with respect to: (i) proceeds of insurance in effect with respect to the Real Estate or any improvements thereon and (ii) any and all awards, claims for damages, settlements and other compensation made for or consequent upon the taking by condemnation, eminent domain or any like proceeding, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate or any improvements thereon, including, without limitation, any awards and compensation resulting from a change of grade of streets and awards and compensation for severance damages (collectively "Awards") (which are pledged primarily and on a parity with the Real Estate and not Secondarily), and all apparatus, equipment or articles now or hereafter located thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, and any other apparatus, equipment or articles used or useful in the operation of the property including all additions, substitutions and replacements thereof. All of the foregoing are declared to be a part of the Real Estate whether physically attached or not, and it is agreed that all improvements, apparatus, equipment, articles and fixtures hereafter placed on the Real Estate by or at the direction of Mortgagor or its successors or assigns shall be considered as constituting part of the Real Estate, and, together with the Real Estate are hereinafter collectively referred to as the "Property". To have and to hold the Property unto the Lender, its successors and assigns forever, for the purposes and uses set forth herein, free from all rights and benefits under any Homestead Exemption laws of the state in which the Property is located, which rights and benefits Mortgagor does hereby expressly release and waive.

Mortgagor and Lender covenant and agree as follows:

1. Payment. Mortgagor shall promptly pay or cause to be paid when due all sums due under the Note.
2. Application of Payments. Unless prohibited by applicable law, all payments received by Lender under this Second Mortgage, the Note and all other documents given to Lender to further evidence, secure or guarantee the Secured Indebtedness (collectively, the "Loan Documents") shall be applied by Lender first to payments required from Mortgagor to Lender under Paragraph 2, then to any sums advanced by Lender pursuant to Paragraph 8 to protect the security of this Second Mortgage. Any applications to amount of Secured Indebtedness hereunder of proceeds from insurance policies, as provided in Paragraph 6, or of condemnation awards, as provided in Paragraph 10, shall not extend or postpone the due date of any monthly installments or change the amount of such installments or of the other charges or payments provided in the Note or other Loan Documents.
3. Subordination. This grant and the liens and security interests created hereby, as well as all rights and remedies set forth herein, are subordinated to those certain loan documents evidencing and/or securing the loan made by Midland States Bank to Mortgagor in the stated amount of \$2,550,000.00 (the "Senior Priority Mortgage"), and this instrument is made expressly subject to the subordination of this Senior Mortgage as provided in this Paragraph 3.

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4. Liens. Mortgagor shall keep the Property free from mechanics' and all other liens and encumbrances, except Permitted Encumbrances and statutory liens for real estate taxes and assessments not yet due and payable.

5. Taxes and Assessments; Rents. Mortgagor shall pay or cause to be paid when due all Impositions and water, sewer and other charges, fines and Impositions attributable to the Property and leasehold payments, if any. Mortgagor shall provide evidence satisfactory to Lender of compliance with these requirements promptly after the respective due dates for payment. Mortgagor shall pay, in full, but under protest in the manner provided by statute, any tax or assessment Mortgagor desires to contest.

6. Insurance. For purposes of this Paragraph 6, "Premises" means all land, improvements and fixtures on the Property and "Real Estate" means only the underlying land at the Property.

A. Mortgagor, at its sole cost and expense, shall insure and keep insured the Premises against such perils and hazards, and in such amounts and with such limits, as Lender may from time to time require, and, in any event, including:

(i) All Risk. Insurance against loss to the Premises on an "All Risk" policy form, in each case, covering insurance risks no less broad than those covered under a Standard Multi Peril (SMP) policy form, which contains a 1987 Commercial ISO "Causes of Loss - Special Form", including theft, and insurance against such other risks as Lender may reasonably require, including, but not limited to, insurance covering the cost of demolition of undamaged portions of any portion of the Premises when required by code or ordinance, the increased cost of reconstruction to conform with current code or ordinance requirements and the cost of debris removal. Such policy shall be in an amount equal to the full replacement cost of the Premises, including all fixtures, equipment, construction materials and personal property on and off site, and Mortgagor's interest in any leasehold improvements. Such policies shall also contain 100% co-insurance clause with an agreed amount endorsement (with such amount to include the replacement cost of the foundation and any underground pipes), a permission to occupy endorsement and deductibles which are in amounts acceptable to Lender.

(ii) Workers' Compensation. During the construction of (or making of any alterations or improvements to) the Premises (a) insurance covering claims based on the owner's or employer's contingent liability not covered by the insurance provided in subsection (iv) below and (b) workers' compensation insurance covering all persons engaged in such alterations or improvements.

(iii) Flood. Insurance against loss or damage by flood or mud slide in compliance with the Flood Disaster Protection Act of 1973, as amended from time to time, if the Premises is now, or at any time while the Secured Indebtedness remains outstanding shall be, situated in any area which an appropriate governmental authority designates as a special flood hazard area, Zone A or Zone V, in amounts equal to the full replacement value of all above grade structures on the Premises.

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(iv) Public Liability. Mortgagor shall maintain commercial general public liability insurance against death, bodily injury and property damage arising in connection with the Premises. Such policy shall be written on a 1986 Standard ISO occurrence basis form or equivalent form, shall list Lender as an additional named insured, shall designate thereon the location of the Premises and have such limits as Lender may reasonably require, but in no event less than \$1,000,000.00 per occurrence. Mortgagor shall also obtain excess umbrella liability insurance with such limits as the Lender may reasonably require, but in no event less than \$4,000,000.00.

(v) Rent Continuation. Rent and rental value/extra expense insurance (if the Premises are tenant occupied) in amounts sufficient to pay during any period in which the Premises may be damaged or destroyed, on a gross rents basis for a period of 12 months or such greater time as Lender may deem appropriate: (a) all rents derived from the Premises; (b) all amounts (including, but not limited to, all Impositions, utility charges and insurance premiums) required to be paid by Mortgagor or by tenants of the Premises; and (c) all contingent rents.

(vi) Business Interruption. Business interruption/extra expense insurance (if the Premises are owner occupied) in amounts sufficient to pay during any period in which the Premises may be damaged or destroyed, on a gross income basis for a period of 12 months or such greater time as Lender may deem appropriate (a) all business income derived from the Premises and (b) all amounts (including, but not limited to, all Impositions, utility charges and insurance premiums) required to be paid by Mortgagor;

(vii) Boiler and Machinery. Broad form boiler and machinery insurance including business interruption/extra expense and rent and rental value insurance, on all equipment and objects customarily covered by such insurance and/or involved in the heating, cooling, electrical and mechanical systems of the Premises, providing for full repair and replacement cost coverage, and other insurance of the types and in amounts as Lender may reasonably require, but in no event less than that customarily carried by persons owning or operating like properties;

(viii) Other Insurance. Such other insurance relating to the Property and the use and operation thereof, as Lender may, from time to time, reasonably require.

B. Policy Requirements. All insurance shall: (i) be carried in companies with a Best's rating of A/X or better, or otherwise acceptable to Lender; (ii) in form and content acceptable to Lender; (iii) provide ten days' advance written notice to Lender before any cancellation, adverse material modification or notice of non-renewal; (iv) to the extent limits are not otherwise specified herein, contain deductibles which are in amounts acceptable to Lender; and (v) provide that no claims shall be paid thereunder without ten days advance written notice to Lender. All physical damage policies and renewals shall contain a standard mortgagee clause naming the Lender as mortgagee, which clause shall expressly state that any breach of any condition or warranty by Mortgagor shall not prejudice the rights of Lender under such insurance; and a loss payable clause in favor of the Lender for personal property, contents, inventory, equipment, loss of rents and business interruption. All liability policies and renewals shall name the Lender as an additional named insured. No additional parties shall appear in the mortgage or loss payable clause without Lender's prior written consent. All deductibles shall be in amounts acceptable to Lender. In the event of the foreclosure of this Second Mortgage or any other transfer of title to the Premises in full

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or partial satisfaction of the Secured Indebtedness, all right, title and interest of Mortgagor in and to all insurance policies and renewals thereof then in force shall pass to the purchaser or grantee.

C. Delivery of Policies. Any notice pertaining to insurance and required pursuant to this Paragraph 6 shall be given in the manner provided in Paragraph 15 below at Lender's address stated below. The insurance shall be evidenced by the original policy or a true and certified copy of the original policy, or in the case of liability insurance, by certificates of insurance. Mortgagor shall use its best efforts to deliver originals of all policies and renewals (or certificates evidencing the same), marked "paid", (or evidence satisfactory to Lender of the continuing coverage) to Lender at least thirty (30) days before the expiration of existing policies and, in any event, Mortgagor shall deliver originals of such policies or certificates to Lender at least fifteen (15) days before the expiration of existing policies. If Lender has not received satisfactory evidence of such renewal or substitute insurance in the time frame herein specified, Lender shall have the right, but not the obligation, to purchase such insurance for Lender's interest only. Any amounts so disbursed by Lender pursuant to this Section shall be a part of the Secured Indebtedness and shall bear interest at the default interest rate provided in the Note. Nothing contained in this Paragraph 6 shall require Lender to incur any expense or take any action hereunder, and inaction by Lender shall never be considered a waiver of any right accruing to Lender on account of this Paragraph 6.

D. Separate Insurance. Mortgagor shall not carry any separate insurance on the Premises concurrent in kind or form with any insurance required hereunder or contributing in the event of loss without Lender's prior written consent, and any such policy shall have attached standard non-contributing mortgagee clause, with loss payable to Lender, and shall otherwise meet all other requirements set forth herein.

E. Compliance Certificate. At Lender's option, but not more often than annually, Mortgagor shall provide Lender with a report from an independent insurance consultant of regional or national prominence, acceptable to Lender, certifying that Mortgagor's insurance is in compliance with this Paragraph 6.

F. Notice of Casualty. Mortgagor shall give immediate notice of any loss to Lender. In case of loss covered by any of such policies, Lender is authorized to adjust, collect and compromise in its discretion, all claims thereunder and in such case, Mortgagor covenants to sign upon demand, or Lender may sign or endorse on Mortgagor's behalf, all necessary proofs of loss, receipts, releases and other papers required by the insurance companies to be signed by Mortgagor. Mortgagor hereby irrevocably appoints Lender as its attorney-in-fact for the purposes set forth in the preceding sentence. Lender may deduct from such insurance proceeds any expenses incurred by Lender in the collection and settlement thereof, including, but not limited to, attorneys' and adjusters' fees and charges.

G. Application of Proceeds. If all or any part of the Premises shall be damaged or destroyed by fire or other casualty or shall be damaged or taken through the exercise of the power of eminent domain or other cause described in Paragraph 10, Mortgagor shall promptly and with all due diligence restore and repair the Premises whether or not the net insurance proceeds, award or other compensation (collectively, the "Proceeds") are sufficient to pay the cost of such restoration or repair. Lender may require that all plans and specifications for such restoration or repair be

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submitted to and approved by Lender in writing prior to commencement of the work. The entire amount of the Proceeds, shall either, but only in the event Lender determines in its sole judgment, that there is reasonable doubt (by reason of such loss or damage or of delays in making settlements with insurers or depositing funds with Lender to cover the cost of restoration and repair) as to Mortgagor's ability to complete the improvements to the Premises (as defined in the Loan Agreement) by the Maturity Date (as defined in the Loan Agreement): (i) be applied to the Secured Indebtedness in such order and manner as Lender may elect or (ii) be made available to Mortgagor on the terms and conditions set forth in this Paragraph 6 to finance the cost of restoration or repair with any excess to be applied to the Secured Indebtedness in the inverse order of maturity. Any application of the Proceeds to reduce the Secured Indebtedness shall constitute a voluntary prepayment subject to any prepayment premiums or fees provided in the Note or other Loan Documents. Lender may apply the Proceeds to such prepayment premiums or fees. If the amount of the Proceeds to be made available to Mortgagor pursuant to this Paragraph 6 is less than the cost of the restoration or repair as estimated by Lender at any time prior to completion thereof, Mortgagor shall cause to be deposited with Lender the amount of such deficiency within thirty (30) days of Lender's written request therefor (but in no event later than the commencement of the work) and Mortgagor's deposited funds shall be disbursed prior to the Proceeds. If Mortgagor is required to deposit funds under this Paragraph 6, the deposit of such funds shall be a condition precedent to Lender's obligation to disburse the Proceeds held by Lender hereunder. The amount of the Proceeds which is to be made available to Mortgagor, together with any deposits made by Mortgagor hereunder, shall be held by Lender to be disbursed from time to time to pay the cost of repair or restoration either, at Lender's option, to Mortgagor or directly to contractors, subcontractors, material suppliers and other persons entitled to payment in accordance with and subject to such conditions to disbursement as Lender may impose to assure that the work is fully completed in a good and workmanlike manner and paid for and that no liens or claims arise by reason thereof. Lender may require (i) evidence of the estimated cost of completion of such restoration or repair satisfactory to Lender and (ii) such architect's certificates, waivers of lien, contractors' sworn statements, title insurance endorsements, plats of survey and other evidence of cost, payment and performance acceptable to Lender. If Lender requires mechanics' and materialmen's lien waivers in advance of making disbursements, such waivers shall be deposited with an escrow trustee acceptable to Lender pursuant to a construction loan escrow agreement satisfactory to Lender. No payment made prior to final completion of the repair or restoration shall exceed 90% of the value of the work performed from time to time. Lender may commingle any such funds held by it with its other general funds. Lender shall not be obligated to pay interest in respect of any such funds held by it nor shall Mortgagor be entitled to a credit against any of the Secured Indebtedness except and to the extent the funds are applied thereto pursuant to this Paragraph 6. Without limitation of the foregoing, Lender shall have the right at all times to apply such funds to the cure of any Event of Default or the performance of any obligations of Mortgagor under the Loan Documents. The provisions of this Paragraph 6 are subject and subordinate to the provisions of the Senior Mortgage in all respects.

7. Use, Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Mortgagor shall keep the Property in good condition and repair and shall not commit waste or permit impairment or deterioration of the Property. Mortgagor shall not allow store, treat or dispose of Hazardous Material as defined in Paragraph 28, nor permit the same to exist or be stored, treated or disposed of, from or upon the Property, except as may be allowed

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pursuant to the Loan Agreement. Mortgagor shall promptly restore or rebuild any buildings or improvements now or hereafter on the Property which may become damaged or destroyed. Mortgagor shall comply with all requirements of law or municipal ordinances with respect to the use, operation, and maintenance of the Property, including all environmental, health and safety laws and regulations, and shall make no material alterations in the Property, except as required by law, without the prior written consent of Lender. Mortgagor shall not grant or permit any easements, licenses, covenants or declarations of use against the Property.

8. Protection of Lender's Security. If Mortgagor fails to perform any of the covenants and agreements contained in this Second Mortgage, the Note or the other Loan Documents, or if any action or proceeding is threatened or commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Mortgagor, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as it deems expedient or necessary to protect Lender's interest, including: (i) making repairs; (ii) paying, settling, or discharging tax liens, mechanics' or other liens, paying ground rents (if any); (iii) procuring insurance; and (iv) renting, operating and managing the Property and paying operating costs and expenses, including management fees, of every kind and nature in connection therewith, so that the Property shall be operational and usable for its intended purposes. Lender, in making such payments of Impositions and assessments, may do so in accordance with any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of same or into the validity thereof. Any amounts disbursed by Lender pursuant to this Paragraph 8 shall be part of the Secured Indebtedness and shall bear interest at the Default Rate provided in the Note. Nothing contained in this Paragraph 8 shall require Lender to incur any expense or take any action hereunder, and inaction by Lender shall never be considered a waiver of any right accruing to Lender on account of this Paragraph 8.

9. Inspection of Property and Books and Records. Mortgagor shall permit Lender and its representatives and agents to inspect the Property from time to time during normal business hours and as frequently as Lender requests. Mortgagor shall keep and maintain full and correct books and records showing in detail the income and expenses of the Property. From time to time upon not less than five days' demand, Mortgagor shall permit Lender or its agents to examine and copy such books and records and all supporting vouchers and data at its offices or at the address identified above.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid directly to Lender. Mortgagor hereby grants a security interest to Lender in and to such proceeds. Lender is authorized to collect such proceeds and, at Lender's sole option and discretion, to apply said proceeds either to restoration or repair of the Property or in payment of the Secured Indebtedness. In the event the Property is restored, Lender may pay the condemnation proceeds in accordance with its customary construction loan payment procedures, and may charge its customary fee for such services. In the event the condemnation proceeds are applied to reduce the Secured Indebtedness, any such application shall constitute a prepayment, and any prepayment premium required by the Loan Documents shall then be due and payable as provided therein. Lender may apply the condemnation

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proceeds to such prepayment premium. The provisions of this Paragraph 10 are subject and subordinate to the provisions of the Senior Mortgage in all respects.

11. Mortgagor Not Released; Forbearance by Lender Not a Waiver; Remedies Cumulative. Extension or other modification granted by Lender to any successor in interest of Mortgagor of the time for payment of all or any part of the Secured Indebtedness shall not operate to release, in any manner, the liability of the Mortgagor. Any forbearance or inaction by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. Any acts performed by Lender to protect the security of this Second Mortgage, as authorized by Paragraph 8 or otherwise, shall not be a waiver of Lender's right to accelerate the maturity of the Indebtedness. All remedies provided in this Second Mortgage are distinct and cumulative to any other right or remedy under this Second Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively. No consent or waiver by Lender to or of any breach or default by Mortgagor shall be deemed a consent or waiver to or of any other breach or default.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements contained herein shall bind, and the rights hereunder shall inure to, the respective heirs, executors, legal representatives, successors and assigns of Lender and Mortgagor.

13. Loan Charges. If the Loan secured by this Second Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and any sums already collected from Mortgagor which exceeded permitted limits ("Excess Loan Charges") will, at Lender's option, either be refunded to Mortgagor or applied as a credit against the then outstanding principal balance or accrued and unpaid interest thereon. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note. Neither Mortgagor nor any other guarantor or obligor of the Note shall have any action against Lender for any damages whatsoever arising from the payment of Excess Loan Charges.

14. Legislation Affecting Lenders' Rights. If an enactment, modification or expiration of an applicable governmental law, ruling or regulation has the effect of rendering any material provision of the Note, this Second Mortgage or any of the other Loan Documents unenforceable according to its terms, Lender, at its option upon giving written notice to Mortgagor allowing 60 days to pay off the balance of the Loan, may require immediate payment in full of all sums secured by this Second Mortgage and may invoke any remedies permitted by Paragraph 19.

15. Notice. Except for any notice required under applicable law to be given in another manner, any notices required or given under this Second Mortgage shall be given by hand delivery, by nationally recognized overnight courier service or by certified mail, return receipt requested. Notices shall be given at the addresses as set forth in the Note. Notices shall be deemed to have been given and effective on the date of delivery if hand-delivered, the next business day after delivery to the nationally recognized overnight courier service if by such courier service, or two

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business days after the date of mailing shown on the certified receipt, if mailed. Any party hereto may change the address to which notices are given by notice as provided herein.

16. Governing Law; Severability. The state and local laws applicable to this Second Mortgage shall be the laws of the State of Illinois. The foregoing sentence shall not limit the applicability of Federal law to this Second Mortgage. In the event that any provision or clause of this Second Mortgage, the Note or any of the other Loan Documents conflicts with applicable law, or is adjudicated to be invalid or unenforceable same shall not affect other provisions of this Second Mortgage, the Note or any of the other Loan Documents which can be given effect without the conflicting provision, and to this end the provisions of this Second Mortgage, the Note or any of the other Loan Documents are declared to be severable and the validity or enforceability of the remainder of the Loan Document in question shall be construed without reference to the conflicting, invalid or unenforceable clause or provision.

17. Prohibitions on Transfer of the Property or of an Interest in Mortgagor. It shall be an immediate default if, without the prior written consent of Lender, which consent may be granted or withheld at Lender's sole discretion, Mortgagor shall create, effect or consent to or shall suffer or permit any conveyance, sale (including an installment sale), assignment, transfer, lien, pledge, hypothecate, mortgage, security interest, or other encumbrance or alienation, whether by operation of law, voluntarily or otherwise, (collectively "Transfer") of the Property or any part thereof or interest therein, or of all or a portion of the interest of Mortgagor or any member of Mortgagor (each of the foregoing is referred to as a "Prohibited Transfer"). In the event of such default, Lender may declare the entire unpaid balance, including interest, immediately due and payable. The foregoing provisions of this Paragraph 17 shall not, however, apply to the lien of current Impositions and assessments not yet due and payable.

18. Event of Default. Each of the following shall constitute an event of default ("Event of Default") under this Second Mortgage:

A. Mortgagor's failure to pay any amount due herein or secured hereby, or any installment of principal or interest when due and payable whether at maturity or by acceleration or otherwise under the Note, this Second Mortgage, or any other Loan Document:

B. Mortgagor's failure to perform or observe any other covenant, agreement, representation, warranty or other provision contained in the Note, this Second Mortgage (other than an Event of Default described elsewhere in this Paragraph 18), the other Loan Documents or any other document or instrument evidencing, guarantying or securing the Secured Indebtedness, and such failure continues for more than fifteen (15) days after the earlier of the Mortgagor's becoming aware of such failure or notice thereof given by Lender to Mortgagor; provided, however, that if such Event of Default is not capable of being cured within said fifteen (15) days, the Mortgagor commences to cure such Event of Default within said fifteen (15) days and thereafter Mortgagor diligently prosecutes the cure of such Event of Default, Mortgagor shall have such additional time as is reasonably necessary, not to exceed forty-five (45) days, to cure such Event of Default; provided, however, that such cure period shall not apply to the other subparagraphs of this Paragraph 18;

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C. The occurrence of any breach of any representation or warranty contained in this Second Mortgage or any other Loan Document;

D. A Prohibited Transfer occurs;

E. A court having jurisdiction shall enter a decree or order for relief in respect of Mortgagor in any involuntary case brought under any bankruptcy, insolvency, debtor relief, or similar law; or if Mortgagor, or any beneficiary of or person in control of Mortgagor, shall: (i) file a voluntary petition in bankruptcy, insolvency, debtor relief or for arrangement, reorganization or other relief under the Federal Bankruptcy Act or any similar state or federal law; (ii) consent to or suffer the appointment of or taking possession by a receiver, liquidator, or trustee (or similar official) of the Mortgagor or for any part of the Property or any substantial part of the Mortgagor's other property; (iii) make any assignment for the benefit of Mortgagor's creditors; (iv) fail generally to pay Mortgagor's debts as they become due;

F. All or a substantial part of Mortgagor's assets are attached, seized, subjected to a writ or distress warrant, or are levied upon;

G. The dissolution or termination of existence of Mortgagor, voluntarily or involuntarily, whether by reason of death of a member of Mortgagor or otherwise, or the amendment or modification in any respect of Mortgagor's operating agreement that would affect Mortgagor's performance of its obligations under the Note, this Second Mortgage or the other Loan Documents;

H. This Second Mortgage shall not constitute a valid lien on and security interest in the Property (subject only to the Permitted Encumbrances), or if such lien and security interest shall not be perfected;

I. The Property is abandoned;

J. An indictment or other charge is filed against Mortgagor or any Guarantor in any jurisdiction, under any federal or state law, for which forfeiture of the Premises or of other collateral securing the Secured Indebtedness or of any other funds, property or other assets of Mortgagor or any Guarantor is determined by Lender in its sole and absolute discretion, to be a potential penalty unless such charge is dismissed within ten days after filing; or

K. Mortgagor's failure to pay, when due, any amount payable under any other obligation of Mortgagor, arising out of the Loan to Lender, however created, arising or evidenced, whether direct or indirect, absolute or contingent, now or hereafter existing, or due or to become due, subject to applicable cure periods, if any; or

19. ACCELERATION; REMEDIES. AT ANY TIME AFTER AN EVENT OF DEFAULT, LENDER, AT LENDER'S OPTION, MAY DECLARE ALL SUMS SECURED BY THIS SECOND MORTGAGE AND THE OTHER LOAN DOCUMENTS TO BE IMMEDIATELY DUE AND PAYABLE WITHOUT FURTHER DEMAND AND MAY FORECLOSE THIS SECOND MORTGAGE BY JUDICIAL PROCEEDING. LENDER SHALL

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BE ENTITLED TO COLLECT IN SUCH PROCEEDING ALL EXPENSES OF FORECLOSURE, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COSTS INCLUDING ABSTRACTS AND TITLE REPORTS, ALL OF WHICH SHALL BECOME A PART OF THE SECURED INDEBTEDNESS AND IMMEDIATELY DUE AND PAYABLE, WITH INTEREST AT THE DEFAULT RATE. THE PROCEEDS OF ANY FORECLOSURE SALE OF THE PROPERTY SHALL BE APPLIED AS FOLLOWS: FIRST, TO ALL COSTS, EXPENSES AND FEES INCIDENT TO THE FORECLOSURE PROCEEDINGS; SECOND, AS SET FORTH IN PARAGRAPH 2 OF THIS SECOND MORTGAGE; AND SECOND, ANY BALANCE TO MORTGAGOR.

20. Assignment of Leases and Rents.

A. All right, title, and interest of Mortgagor in and to those leases, if any, listed on Exhibit "C", and all present and future leases affecting the Property, written or oral (collectively, "Leases"), and all rents, income, receipts, revenues, issues, avails and profits from or arising out of the Property (collectively "Rents") are hereby transferred and assigned to Lender as further security for the payment of the Secured Indebtedness, and Mortgagor hereby grants a security interest to Lender in and to the same. Each Lease shall, at the option of Lender, be paramount or subordinate to this Second Mortgage. Mortgagor shall furnish Lender with executed copies of each Lease.

B. If, without Lender's prior written consent, Mortgagor; (i) as lessor, fails to perform and fulfill any term, covenant, or provision in any Lease; (ii) suffers or permits to occur any breach or default under the provisions of any separate assignment of any Lease given as additional security for the Secured Indebtedness; (iii) fails to fully protect, insure, preserve, and cause continued performance or fulfillment of the terms, covenants, or provisions, which are required to be performed by the lessee or the lessor of any other Lease or Leases hereafter assigned to Lender; (iv) cancels, terminates, or materially amends or modifies any Lease; or (v) permits or approves an assignment by lessee of a Lease or a subletting of all or any part of the Property demised in the Lease; such occurrence shall constitute an Event of Default hereunder.

C. Lender shall have the right to assign Mortgagor's right, title and interest in any Leases to any subsequent holder of this Second Mortgage or the Note and other Loan Documents or to any person acquiring title to all or any part of the Premises through foreclosure or otherwise.

D. Upon an Event of Default, this Second Mortgage shall constitute a direction to each lessee under the Leases and each guarantor thereof, if any, to pay all Rents directly to Lender without proof of the Event of Default. While this assignment is a present assignment, Lender shall not exercise any of the rights or powers conferred upon it by this Paragraph 20(d) until an Event of Default shall occur under this Second Mortgage.

E. If Mortgagor, as lessor, shall neglect or refuse to perform and keep all of the covenants and agreements contained in the Lease or Leases, then Lender may, at its option, perform and comply with any such Lease covenants and agreements. All related costs and expenses incurred by the Lender shall become a part of the Secured Indebtedness and shall be due and payable upon demand by Lender with interest thereon accruing thereafter at the Default Rate. Lender, however, shall not be obligated to perform or discharge any obligation, duty or liability

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under any Lease. Mortgagor shall, defend, protect, indemnify and hold Lender harmless from and against any and all liability, loss or damage to Lender under the Leases or under or by reason of their assignments and of and from any and all claims and demands whatsoever which may be asserted against Lender by reason of all alleged obligations or undertakings on its part to perform or discharge any Lease terms, covenants or agreements. The amount of any such liability, loss or damage arising under the Leases or under or by reason of their assignment, or in the defense of any claims or demands, including costs, expenses and reasonable attorneys' fees, incurred by Lender shall be a part of the Secured Indebtedness due and payable upon demand with interest thereon accruing thereafter at the Default Rate.

21. Appointment of Receiver. Upon acceleration under Paragraph 19, and without further notice to Mortgagor, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the Rents including those past due. The receiver shall have the power to collect the Rents from the time of acceleration through the pendency of any foreclosure proceeding and during the full statutory period of redemption, if any. All Rents collected by the receiver shall be applied as the appointing court may direct and, in the absence of such direction, first to payment of the costs and expenses of the management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then as provided in Paragraph 3. The receiver shall be liable to account only for those Rents actually received.

22. Release. Upon payment of all Secured Indebtedness, Lender shall release this Second Mortgage upon payment by Mortgagor of all costs and fees to release same, if any. Mortgagor shall be responsible for recording the release, including all related costs of recordation.

23. Security Agreement. Without limiting any other provisions of this Second Mortgage, this Second Mortgage constitutes a Security Agreement under the Uniform Commercial Code of the State of Illinois (herein called the "Code") with respect to all fixtures, apparatus, equipment or articles, and all replacements and substitutions, now or hereafter located on the Property as set forth in the description of the Property above, including but not limited to the air-conditioning, heating, gas, water, power, light, refrigeration, and ventilation systems which are presently located at the Property, and with respect to all Funds and other sums which may be deposited with Lender pursuant hereto (all for the purposes of this paragraph called "Collateral"), and Mortgagor hereby grants to Lender a security interest in such Collateral. All of the terms, provisions, conditions and agreements contained in this Second Mortgage pertain and apply to the Collateral as fully and to the same extent as to any other property comprising the Property. When the Secured Indebtedness shall become due, whether by acceleration or otherwise, Lender shall have all remedies of a secured party under the Code. This Second Mortgage is intended to be a financing statement with respect to any other Collateral which constitutes "fixtures" within the meaning of the Code. Mortgagor shall execute and deliver to Lender any financing statements necessary to perfect the security interest in the Collateral created hereby. Any Code requirement for reasonable notice shall be met if such notice is delivered as provided herein at least five days prior to the time of any sale, disposition, or other event or matter giving rise to the notice (which period of time and method of notice is agreed to be commercially reasonable).

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24. Zoning. The Premises are zoned to permit the intended operation and use of the Premises. Mortgagor will not initiate or acquiesce in a zoning reclassification without Lender's prior written consent.

25. Principal Amount of Second Mortgage. At no time shall the principal amount of the indebtedness secured by this Second Mortgage, not including sums advanced for Impositions and insurance premiums or to protect the security of this Second Mortgage, exceed one hundred fifty percent (150%) of the stated principal amount of the Note.

26. Business Loan. Mortgagor hereby represents and warrants that: (A) the proceeds of the Secured Indebtedness (the "Loan") will be used for the purposes specified in 815 ILCS 205/4(1)(a) or (c) of the Illinois Compiled Statutes, as amended; (B) the Loan constitutes a "business loan" within the purview of that Section; (C) the Loan is a transaction exempt from the Truth in Lending Act, 15 U.S.C. §1601, et seq.; and (D) the proceeds of the Indebtedness will not be used for the purchase of registered equity securities within the purview of Regulation "U" issued by the Board of Governors of the Federal Reserve System.

27. Riders. All Riders attached hereto, if any, are incorporated herein and made a part hereof.

28. Environmental Compliance. Mortgagor hereby represents and warrants to Lender and covenants with Lender that:

A. Definitions. For purposes of this Paragraph 28:

(i) "Premises" means: The Real Estate including improvements presently and hereafter situated thereon or thereunder, construction material used in such improvements, surface and subsurface soil and water, areas leased to tenants, and all business, uses and operations thereon.

(ii) "Environmental Laws" means:

(a) any present or future federal statute, law, code, rule, regulation, ordinance, order, standard, permit, license, guidance document or requirement (including consent decrees, judicial decisions and administrative orders) together with all related amendments, implementing regulations and reauthorizations, pertaining to the protection, preservation, conservation or regulation of the environment, including, but not limited to: the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq. ("CERCLA"); the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq. ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq. ("TOSCA"); the Clean Air Act, 42 U.S.C. Section 7401 et seq.; and the Clean Water Act, 33 U.S.C. Section 1251 et seq.;

(b) any present or future state or local statute, law, code, rule, regulation, ordinance, order, standard, permit, license or requirement (including consent decrees, judicial decisions and administrative orders) together with all related amendments, implementing

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regulations and reauthorizations, pertaining to the protection, preservation, conservation or regulation of the environment.

(iii) "Hazardous Material" means:

- (a) "hazardous substances" as defined by CERCLA;
- (b) "hazardous wastes", as defined by RCRA;
- (c) "hazardous substances", as defined by the Clean Water Act;
- (d) any item which is banned or otherwise regulated pursuant to TOSCA;
- (e) any item which is regulated by the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. 136 et seq.;
- (f) any item which triggers any thresholds regulated by or invoking any provision of the Emergency Planning and Community Right-To-Know Act, 42 U.S.C. 11001 et seq.;
- (g) any hazardous, dangerous or toxic chemical, material, waste, pollutant, contaminant or substance ("pollutant") within the meaning of any Environmental Law prohibiting, limiting or otherwise regulating the use, exposure, release, emission, discharge, generation, manufacture, sale, transport, handling, storage, treatment, reuse, presence, disposal or recycling of such pollutant;
- (h) any petroleum, crude oil or fraction thereof;
- (i) any radioactive material, including any source, special nuclear or by-product material as defined at 42 U.S.C. Section 2011 et seq., and amendments thereto and reauthorizations thereof;
- (j) asbestos-containing materials in any form or condition, and
- (k) polychlorinated biphenyls ("PCBs") in any form or condition.

(iv) "Environmental Actions" means:

(a) any notice of violation, complaint, claim, citation, demand, inquiry, report, action, assertion of potential responsibility, lien, encumbrance, or proceeding regarding the Premises, whether formal or informal, absolute or contingent, matured or unmatured, brought or issued by any governmental unit, agency, or body, or any person or entity respecting:

- (i) Environmental Laws;

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(ii) the environmental condition of the Premises, or any portion thereof, or any property near the Premises, including actual or alleged damage or injury to humans, public health, wildlife, biota, air, surface or subsurface soil or water, or other natural resources; or

(iii) the use, exposure, release, emission, discharge, generation, manufacture, sale, transport, handling, storage, treatment, reuse, presence, disposal or recycling of Hazardous Material either on the Premises or off-site.

(b) any violation or claim of violation by Mortgagor of any Environmental Laws whether or not involving the Premises;

(c) any lien for damages caused by, or the recovery of any costs incurred by any person or governmental entity for the investigation, remediation or cleanup of any release or threatened release of Hazardous Material; or

(d) the destruction or loss of use of property, or the injury, illness or death of any officer, director, employee, agent, representative, tenant or invitee of Mortgagor or any other person alleged to be or possibly to be, arising from or caused by the environmental condition of the Premises or the release, emission or discharge of Hazardous Materials from the Premises.

B. Representations and Warranties. Mortgagor hereby represents and warrants to Lender that:

(i) Compliance. To the best of Mortgagor's knowledge based on all appropriate and thorough inquiry and except as described in Exhibit "D" hereto, the Premises and Mortgagor have been and are currently in compliance with all Environmental Laws. There have been, to the best of Mortgagor's knowledge based on all appropriate and thorough inquiry, no past, and there are no pending or threatened, Environmental Actions to which Mortgagor is a party or which relate to the Premises. All required governmental permits and licenses are in effect, and Mortgagor is in compliance therewith. Mortgagor has not received any notice of any Environmental Action respecting Mortgagor, the Premises or any off-site facility to which has been sent any Hazardous Material for off-site treatment, recycling, reclamation, reuse, handling, storage, sale or disposal.

(ii) Absence of Hazardous Material. No use, exposure, release, emission, discharge, generation, manufacture, sale, handling, reuse, presence, storage, treatment, transport, recycling or disposal of Hazardous Material has, to the best of Mortgagor's knowledge based on all appropriate and thorough inquiry, occurred or is occurring on or from the Premises except in compliance with Environmental Laws or as described on Exhibit "D" hereto. The term "released" shall include but not be limited to any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers and other receptacles containing any Hazardous Material). To the best of Mortgagor's knowledge based on all appropriate and thorough inquiry, all Hazardous Material used, treated, stored, transported to or from, generated or handled on the Premises has been disposed of on or off the Premises in a lawful manner. To the best of Mortgagor's knowledge based on all appropriate and thorough inquiry, no environmental, public health or safety hazards currently exist with respect to the Premises. To the best of Mortgagor's

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knowledge based on all appropriate and thorough inquiry, no underground storage tanks (including but not limited to petroleum or heating oil storage tanks) are present on or under the Premises, or have been on or under the Property except as has been disclosed in writing to Lender.

C. Mortgagor's Covenants. Mortgagor hereby covenants and agrees with Lender as follows:

(i) Compliance. The Premises and Mortgagor shall comply with all Environmental Laws. All required governmental permits and licenses shall be obtained and maintained, and Mortgagor shall comply therewith. All Hazardous Material on the Premises will be disposed of in a lawful manner without giving rise to liability under any Environmental Laws. Mortgagor will satisfy all requirements of applicable Environmental Laws for the registration, operation, maintenance, closure and removal of all underground storage tanks on the Premises, if any. Without limiting the foregoing, all Hazardous Material shall be handled in compliance with all applicable Environmental Laws.

(ii) Absence of Hazardous Material. No Hazardous Material shall be introduced to or used, exposed, released, emitted, discharged, generated, manufactured, sold, transported, handled, stored, treated, reused, presented, disposed of or recycled on the Premises without 30 days' prior written notice to Lender.

(iii) Environmental Actions and Right to Consent. Mortgagor shall immediately notify Lender of all Environmental Actions and provide copies of all written notices, complaints, correspondence and other documents relating thereto within two business days of receipt, and Mortgagor shall keep Lender informed of all responses thereto. Mortgagor shall promptly cure and have dismissed with prejudice all Environmental Actions in a manner satisfactory to Lender and Mortgagor shall keep the Premises free of any encumbrance arising from any judgment, liability or lien imposed pursuant to any Environmental Actions. Notwithstanding the foregoing sentence, Mortgagor may, diligently, in good faith and by appropriate legal proceedings, contest such proceedings provided: (a) Mortgagor first furnishes to Lender such deposits or other collateral as Lender, in its sole discretion, deems sufficient to fully protect Lender's interests; (b) such contest shall have the effect of preventing any threatened or pending sale or forfeiture of all or any portion of the Premises or the loss or impairment of Lender's lien and security interests in and to the Premises; and (c) such contest will not cause Lender to incur any liability, in Lender's sole judgment. Mortgagor shall permit Lender, at Lender's option, to appear in and to be represented in any such contest and shall pay upon demand all expenses incurred by Lender in so doing, including attorneys' fees.

(iv) Future Environmental Audits. Mortgagor shall provide such information and certifications which Lender may reasonably request from time to time to monitor Mortgagor's compliance with this Article for the sole purpose of protecting Lender's security interest. To protect its security interest, Lender shall have the right, but not the obligation, at any time to enter upon the Premises, take samples, review Mortgagor's books and records, interview Mortgagor's employees and officers, and conduct such other activities as Lender, at its sole discretion, deems appropriate. Mortgagor shall cooperate fully in the conduct of such an audit. If Lender decides to conduct such an audit because of: (a) an Environmental Action; (b) Lender's considering taking possession of or

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title to the Premises after default by Mortgagor; (c) a material change in the use of the Premises, which in Lender's opinion, increases the risk to its security interest; or (d) the introduction of Hazardous Material to the Premises other than as permitted by this Agreement; then Mortgagor shall pay upon demand all costs and expenses connected with such audit, which, until paid, shall become additional indebtedness secured by the Loan Documents and shall bear interest at the Default Rate. Nothing in this Article shall give or be construed as giving Lender the right to direct or control Mortgagor's actions in complying with Environmental Laws.

(v) Event of Default and Opportunity to Cure. If Mortgagor fails to comply with any of its covenants contained in this Section C within fifteen (15) days after notice by Lender to Mortgagor, Lender may, at its option, declare an Event of Default. If, however, the noncompliance cannot, in Lender's reasonable determination, be corrected within such fifteen (15) day period, and if Mortgagor has promptly commenced and diligently pursues action to cure such noncompliance to Lender's satisfaction, then Mortgagor shall have such additional time as is reasonably necessary to correct such noncompliance, provided Mortgagor continues to diligently pursue corrective action, but in no event more than a total of forty-five (45) days after the initial notice of noncompliance by Lender.

(vi) Governmental Actions. To the best of Mortgagor's knowledge there are no pending or threatened: (i) actions or proceedings from any governmental agency or any other entity regarding the condition or use of the Property, or regarding any environmental, health or safety law; or (ii) "superliens" or similar governmental actions or proceedings that could impair the value of the Property, or the priority of the lien of this Second Mortgage or any of the other Loan Documents (collectively "Environmental Proceedings"). Mortgagor will promptly notify Lender of any notices, or other knowledge obtained by Mortgagor hereafter of any pending or threatened Environmental Proceedings, and Mortgagor will promptly cure and have dismissed with prejudice any such Environmental Proceedings to the satisfaction of Lender.

(vii) Fees; Costs. Any fees, costs and expenses imposed upon or incurred by Lender on account of any breach of this Paragraph 28 shall be immediately due and payable by Mortgagor to Lender upon demand, and shall (together with interest thereon at the Default Rate accruing from the date such fees, costs and expenses are so imposed upon or incurred by Lender) become part of the Secured Indebtedness. Mortgagor shall keep, save and protect, defend, indemnify and hold Lender harmless from and against any and all claims, loss, cost, damage, liability or expense, including reasonable attorneys' fees, sustained or incurred by Lender by reason of any Environmental Proceedings or the breach or default by Mortgagor of any representation, warranty or covenant contained in this Paragraph 28.

D. Lender's Right to Rely. Lender is entitled to rely upon Mortgagor's representations, warranties and covenants contained in this Article despite any independent investigations by Lender or its consultants. The Mortgagor shall take all necessary actions to determine for itself, and to remain aware of, the environmental condition of the Premises. Mortgagor shall have no right to rely upon any independent environmental investigations or findings made by Lender or its consultants unless otherwise stated in writing therein and agreed to in writing by Lender.

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E. Indemnification. The term "Lender's Environmental Liability" shall mean any and all losses, liabilities, obligations, penalties, claims, fines, lost profits, demands, litigation, defenses, costs, judgments, suits, proceedings, damages (including consequential, punitive and exemplary damages), disbursements or expenses of any kind or nature whatsoever (including attorneys' fees at trial and appellate levels and experts' fees and disbursements and expenses incurred in investigating, defending against, settling or prosecuting any suit, litigation, claim or proceeding) which may at any time be either directly or indirectly imposed upon, incurred by or asserted or awarded against Lender or any of Lender's parent and subsidiary corporations and their affiliates, shareholders, directors, officers, employees, and agents (collectively Lender's "Affiliates") in connection with or arising from:

- (i) any Hazardous Material used, exposed, emitted, released, discharged, generated, manufactured, sold, transported, handled, stored, treated, reused, presented, disposed of or recycled on, in or under all or any portion of the Premises, or any surrounding areas;
- (ii) any misrepresentation, inaccuracy or breach of any warranty, covenant or agreement contained or referred to in this Article;
- (iii) any violation, liability or claim of violation or liability, under any Environmental Laws;
- (iv) the imposition of any lien for damages caused by, or the recovery of any costs incurred for the cleanup of, any release or threatened release of Hazardous Material; or
- (v) any Environmental Actions.

Mortgagor shall indemnify, defend (at trial and appellate levels and with counsel, experts and consultants acceptable to Lender and at Mortgagor's sole cost) and hold Lender and its Affiliates free and harmless from and against Lender's Environmental Liability (collectively, "Mortgagor's Indemnification Obligations"). Mortgagor's Indemnification Obligations shall survive in perpetuity with respect to any Lender's Environmental Liability.

Mortgagor and its successors and assigns hereby waive, release and agree not to make any claim or bring any cost recovery action against Lender under or with respect to any Environmental Laws. Mortgagor's obligation to Lender under this indemnity shall likewise be without regard to fault on the part of Mortgagor or Lender with respect to the violation or condition which results in liability to Lender.

29. Compliance with Illinois Second Mortgage Foreclosure Law. If any provision in this Second Mortgage shall be inconsistent with any provision of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1101 et. seq. of the Illinois Compiled Statutes) (the "Act") the provisions of the Act shall take precedence over the Second Mortgage provisions, but shall not invalidate or render unenforceable any other Second Mortgage provision that can be construed in a manner consistent with the Act. If any Second Mortgage provision shall grant to Lender any rights or remedies upon Mortgagor's default which are more limited than the rights that would otherwise be vested in Lender under the Act in the absence of such provision, Lender shall be vested with the

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rights granted in the Act to the full extent permitted by law. Without limiting the generality of the foregoing, all expenses incurred by Lender to the extent reimbursable under Sections 15-1510 and 15-1512 of the Act, whether incurred before or after any decree or judgment of foreclosure, and whether or not enumerated in Paragraph 19 of this Second Mortgage, shall be added to the Indebtedness secured by this Second Mortgage or by the judgment of foreclosure.

30. Interpretation. This Second Mortgage shall be construed pursuant to the laws of the State of Illinois. The headings of sections and paragraphs in this Second Mortgage are for convenience only and shall not be construed in any way to limit or define the content, scope, or intent of the provisions. The use of singular and plural nouns, and masculine, feminine, and neuter pronouns, shall be fully interchangeable, where the context so requires. If any provision of this Second Mortgage, or any paragraph, sentence, clause, phrase or word, or the application thereof, in any circumstances, is adjudicated to be invalid, the validity of the remainder of this Second Mortgage shall be construed as if such invalid part were never included. Time is of the essence of the payment and performance of this Second Mortgage.

31. Accountant's Letters. At Lender's request, the Mortgagor shall have delivered to Lender one or more letters addressed to Lender and signed by each accountant or firm of accountants who prepared or certified any of the financial statements furnished, or who will prepare or certify any financial statement to be furnished, to Lender hereunder or under any of the Loan Documents, affirming that such accountant or firm of accountants understands that the Lender will rely on such financial statements and that the liability and responsibility of such accountant or firm of accountants to the Lender with respect thereto will not be eliminated, diminished or affected in any way by Illinois Public Act 84-1251 (Law 1986) or any other statutory, regulatory, administrative or other law, regulation, rule, enactment, or ordinance.

32. Waiver of Right of Redemption. To the full extent permitted by law, Mortgagor hereby covenants and agrees that it will not at any time insist upon or plead, or in any manner whatsoever claim or take any advantage of, any stay, exemption or extension law or any so-called "Moratorium Law" now or at any time hereafter in force, nor claim, take or insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisal of the Property, or any part thereof, prior to any sale or sales hereof to be made pursuant to any provisions herein contained, or to any decree, judgment or order of any court of competent jurisdiction, unless specifically applicable to the parties hereto arising from a court proceeding to which they are a party; or after such sale or sales claim or exercise any rights under any statute now or hereafter in force to redeem the property so sold, or any part thereof, or relating to the marshalling thereof, upon foreclosure sale or other enforcement hereof. To the full extent permitted by law, Mortgagor hereby expressly waives any and all rights of redemption, on its own behalf, on behalf of all persons claiming or having an interest (direct or indirect) by, through or under Mortgagor and on behalf of each and every person acquiring any interest in or title to the Property subsequent to the date hereof, it being the intent hereof that any and all such right of redemption of Mortgagor, and of all other persons, are and shall be deemed to be hereby waived to the full extent permitted by applicable law. To the full extent permitted by law, Mortgagor agrees that it will not, by involving or utilizing any applicable law or laws or otherwise, hinder, delay or impede the exercise of any right, power or remedy herein or otherwise granted or delegated to Lender, but will suffer and permit the exercise of every such right, power and remedy as though no

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such law or laws have been or will have been made or enacted. To the full extent permitted by law, Mortgagor hereby agrees that no action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and valid in an action at law upon the Note.

33. Future Advances. This Second Mortgage secures future advances from Lender to Mortgagor made pursuant to the Loan Documents, together with all interest, costs and expenses incurred by Lender in enforcing all obligations under any or all of this Second Mortgage, the Note, and the other Loan Documents, to the same extent as if such future advances were made on the date of the execution of this Second Mortgage.

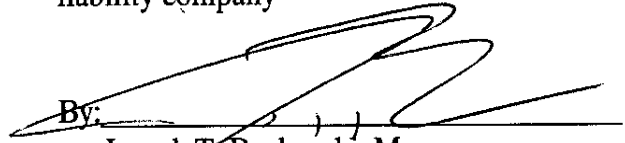
35. WAIVER OF JURY TRIAL. MORTGAGOR AND LENDER WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS UNDER THIS SECOND MORTGAGE, THE OTHER LOAN DOCUMENTS OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION HERewith OR THEREWITH OR ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS SECOND MORTGAGE OR THE OTHER LOAN DOCUMENTS. MORTGAGOR AND LENDER AGREE THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY.

[Remainder of Page intentionally left blank. Signature page follows.]

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IN WITNESS WHEREOF, Mortgagor has executed this Second Mortgage, Assignment of Leases and Rents and Security Agreement.

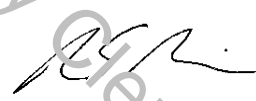
SWC 156th LLC, an Illinois limited liability company

By: 
Joseph T. Bochenski, Manager

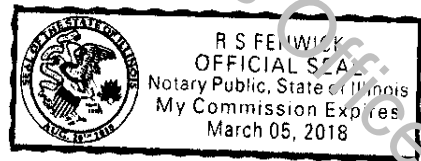
STATE OF ILLINOIS)
) SS.
COUNTY OF Will)

I, R.S. Fenwick, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph T. Bochenski, the Manager of **SWC 156th LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing **Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing**, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 22nd day of July, 2016.



Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE AFORESAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, AND A LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE AFORESAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND KNOWN AS U.S. TRACT NO. A100-2; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 322.50 FEET TO A POINT ON A PARALLEL LINE TO SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, SAID POINT ALSO BEING ON THE EAST LINE OF A PARCEL OF LAND KNOWN AS U.S. TRACT NO. A100; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 896.30 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA TO THE VILLAGE OF ORLAND PARK, DATED APRIL 26, 1971; THENCE NORTHEAST WITH SAID PARCEL OF LAND, A DISTANCE 725.30 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND KNOWN AS U.S. TRACT NO. A110; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 424.70 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 12.16 FEET, TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 242.70 FEET, TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 42.00 FEET, TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 122.00 FEET, TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 42.00 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 259.00 FEET TO A POINT ON A LINE, THAT IS 395.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE EAST WITH SAID PARALLEL LINE, A DISTANCE OF 556.00 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE SOUTH WITH SAID EAST LINE, A DISTANCE OF 345.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SITUATE IN THE STATE OF ILLINOIS, COUNTY OF COOK

ALSO KNOWN AS:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, DESCRIBED, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, SAID POINT BEING 322.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE WEST, ALONG THE

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SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1157.50 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTE 00 SECOND WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER-CLOCKWISE FROM EAST TO NORTHWEST, A DISTANCE OF 240.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 910.00 FEET; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 610.00 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH 572.50 FEET WEST OF SECTION 16; THENCE SOUTH, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 200.00 FEET, TO A POINT ON A LINE DRAWN PARALLEL WITH AND 180.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 16; THENCE EAST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 250.00 FEET; THENCE SOUTH, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, SAID POINT BEING 1480.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTE 00 SECOND WITH THE LAST DESCRIBED LINE, AS MEASURED FROM EAST TO NORTHWEST, A DISTANCE OF 240.00 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 910.0 FEET TO A POINT; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 424.70 FEET TO A POINT; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST LINE TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE WEST ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
AND A LINE DRAWN PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 322.50 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 322.50 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 130.00 FEET TO A LINE DRAWN PARALLEL WITH AND 180.00 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 250.00 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 572.50 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 380.00 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 572.50 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH ALONG THE EAST LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRICIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, SAID POINT BEING 1480.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTE 00 SECOND WITH THE LAST DESCRIBED LINE, AS MEASURED FROM EAST TO NORTHWEST, A DISTANCE OF 240.00 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 910.0 FEET TO A POINT OF BEGINNING; THENCE SOUTHEASTERLY TO THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH, AND 572.50 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, WITH A LINE DRAWN PARALLEL WITH, AND 380.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 572.50 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, SAID PAPOINT BEING 380.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAIDE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID; THENCE NORTH ALONG SAID EAST LIINE TO A POINT 932.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION; THENCE WESTERLY, A DISTANCE OF 556.00 FEET TO A POINT, THAT IS 974.50 FEET SOUTH OF THE AFOEMENTIONED NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE NORTHWESTERLY, A DISTANCE OF 259.00 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 42.00 FEET; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 242.70 FEET TO A POINT 507.05 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE SOUTHWESTERLY, A DISTANCE OF 12.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOURTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF THE SOURTHEAST QUARTER OF SECTION 16 AFORESAID THAT IS 932.50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE WESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 556.0 FEET TO A POINT THAT IS 947.50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 259.0 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 42.0 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 122.0 FEET TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGELS TO THE LAST DESCRIBED COURSE, A DISTANCE OF 42.0 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 135.40 FEET TO A POINT THAT IS 582.50 FEET SOUTH OF THE NORTH LINE AND 921.0 FEET WEST OF THE EAST LINE OF SAID SOUTEAST QUARTER OF SECTION 16; THENCE EASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 921.0 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, THAT IS 582.50 FEET SOUTH OF THE NORTH LINE OF SOURTHEAST QUARTER OF SECTION 16; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 350.00 FEET TO THE POINT OF OF BEGINNING, ALL IN COOK COUNTY ILLINOIS (EXCPET THAT PART OF 96TH AVENUE ALSO KNOWN AS LAGRANGE ROAD LYING EAST OF THE WEST RIGHT OF WAY LINE O FLAGRANGE ROAD AS DEDICATED BY DOCUMENT 10123562 AND THAT PART CONTAINED IN CONDEMNATION CASE 11L50834 ALSO EXCEPT THAT PART CONTAINED WITHIN 156TH STREET AS DEDICATED PER DOCUMNET NUMBERS (0920245102, 0826331109 AND 0630717115)

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ALSO DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART CONTAINED IN CONDEMNATION CASE 11L50834) BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 16 AFORESAID, THAT IS 582.5 FEET SOUTH OF THE NORTH LINE SAID SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 16 AFORESAID, A DISTANCE OF 350.00 FEET; THENCE SOUTH 88 DEGREES, 31 MINUTES, 31 SECONDS WEST, A DISTANCE OF 49.62 FEET TO A POINT ON THE WEST LINE OF LAGRANGE ROAD, AS DEDICATED BY DOCUMENT 10123562 FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 31 MINUTES, 31 SECONDS WEST, A DISTANCE OF 506.38 FEET TO A POINT, THAT IS 947.50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 44 DEGREES, 58 MINUTES, 44 SECONDS WEST, A DISTANCE OF 259.00 FEET; THENCE NORTH 45 DEGREES, 01 MINUTE, 16 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 42.00 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 44 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 122.00 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTE, 16 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 42.00 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 44 SECONDS WEST, A DISTANCE OF 135.40 (RECORD) 135.64 FEET MEASURED TO A POINT, THAT IS 582.50 FEET SOUTH OF SAID NORTH LINE AND 921.0 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 89 DEGREES, 55 MINUTES, 44 SECONDS EAST ALONG A LINE, THAT IS 582.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 871.40 FEET TO THE WEST LINE OF SAID LAGRANGE ROAD; SAID POINT BEING 49.6 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECONDS EAST ALONG THE WEST LINE OF SAID LAGRANGE ROAD, A DISTANCE OF 351.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 15700 South LaGrange Road, Orland Park, Illinois 60462

P.I.N.S:
 27-16-401-004-0000 (Parcel A)
 27-16-401-005-0000 (Parcel B)
 27-16-401-008-0000 (Parcel A)
 27-16-401-011-0000 (Parcel A)

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EXHIBIT "B"

PERMITTED ENCUMBRANCES

As shown on Chicago Title Insurance Company Commitment No. 160127300P

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EXHIBIT "C"

LEASES

- None

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EXHIBIT "D"

COMPLIANCE EXCEPTIONS

None.

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