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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



Doc# 2032662037 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2020 12:45 PM PG: 1 OF 25

The property identified as: **PIN:** 12-34-401-021-0000

Address:

Street: 2035 N 15th Avenue

Street line 2:

City: Melrose Park

State: IL

ZIP Code: 60160

Lender: MELROSE PARK BUILDING 2035, LLC

Borrower: PATRICK L. SANTORO

Loan / Mortgage Amount: \$831,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 0DC5F3C5-FD21-4044-BF07-F98831C5F724

Execution date: 8/1/2020

S ✓
P 25 ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

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MORTGAGE

THIS INDENTURE (Mortgage) is made August 1, 2020, by MELROSE PARK BUILDING 2035, LLC (Mortgagor), to PATRICK L. SANTORO (Mortgagee):

WITNESSETH:

Mortgagor is justly indebted to Mortgagee in the principal sum of Eight Hundred Thirty One Thousand Dollars (\$831,000.00) evidenced by a certain note (Note) of even date herewith in that amount, made by Mortgagor and payable to the order of and delivered to Mortgagee, in and by which said Note Mortgagor promises to pay the said principal sum and interest in the manner and at the rates as provided therein. The unpaid principal amount and all accrued and unpaid interest due under the Note, if not sooner paid, shall be due on July 31, 2030, except that if certain conditions described in the Note are not satisfied in accordance with the provisions thereof, the unpaid principal amount and all accrued and unpaid interest due under the Note shall be due on such earlier date or dates as are specified in the Note. All such payments on account of the indebtedness evidenced by the Note shall be first applied to interest on the unpaid principal balance and the remainder to principal, and all of said principal and interest shall be payable at such place as the holder or holders of the Note may from time to time in writing appoint, and in the absence of such appointment, then at the office of Mortgagee, 2035 N. 15th Ave., Melrose Park, Illinois 60160 Attention: Patrick L. Santoro.

NOW, THEREFORE, Mortgagor, to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions, and limitations of this Mortgage, and of the Note secured hereby, together with any extensions, renewals, or refinancings thereof, and the performance of the covenants and agreements herein contained by Mortgagor to be performed and all of Mortgagor's other present and future debts, liabilities, and obligations to Mortgagee (which amount secured by this Mortgage shall not exceed Eight Hundred Thirty-One Dollars and 0/100 (\$831,000.00)), does by these presents MORTGAGE, GRANT, REMISE, RELEASE, ALIEN, AND CONVEY unto Mortgagee, its successors, and assigns, the real estate and all of Mortgagor's estate, right, title, and interest therein situated and located in Cook County, Illinois, commonly known as 2035 N. 15th Avenue, Melrose Park, Illinois 60160 as legally described in Exhibit A attached hereto and made a part hereof, which, together with the property hereinafter described, is referred to herein as the "Premises";

TOGETHER with all easements, rights-of-way, strips and gores of land, vaults, streets, alleys, water rights, mineral rights, and rights used in connection with the Premises or to provide a means of access to the Premises, and all tenements, hereditaments, and appurtenances thereof and thereto pertaining or belonging, and all underground and overhead passageways and licenses in connection therewith;

TOGETHER with all leasehold estates, right, title, and interest of the Mortgagor in any and all leases, subleases, management agreements, arrangements, concessions, or agreements, written or oral, relating to the use and occupancy of the Premises and

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improvements or any portion thereof located thereon, now or hereafter existing or entered into;

TOGETHER with all rents, issues, and profits thereof for as long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily);

TOGETHER with all buildings and improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues, and profits thereof and therefrom for as long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, screen doors, storm doors, and windows, stoves and ranges, refrigerators, curtain and drapery fixtures, partitions, and attached floor coverings, now or hereafter therein or thereon, and all fixtures, apparatus, equipment, and articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) all fixtures, apparatus, equipment, and articles, other than such as constitute trade fixtures used in the operation of any business conducted on the Premises as distinguished from fixtures that relate to the use, occupancy, and enjoyment of the Premises, and other than such as are owned by any tenant of all or any portion of the Premises, it being understood that the enumeration of any specific articles of property shall in no way exclude or be held to exclude any items of property not specifically mentioned. All of the land, estate, and property hereinabove described, real, personal, and mixed, whether affixed or annexed or not (except where otherwise hereinabove specified), and all rights hereby conveyed and mortgaged are intended so to be as a unit and are hereby understood, agreed, and declared, to the maximum extent permitted by law, to form a part and parcel of the real estate and to be appropriated to the use of the real estate, and shall be for the purposes of this Mortgage deemed to be real estate and conveyed and mortgaged hereby; and

TOGETHER with all the estate, interest, right, title, and other claim or demand, including claims or demands with respect to the proceeds of insurance in effect with respect thereto, which Mortgagor now has or may hereafter acquire in the Premises, and any and all awards made for the taking by eminent domain, or by any proceedings or purchase in lieu thereof, of the whole or any part of the Premises, including without limitation any awards resulting from the change of grade of streets and awards for severance damages.

TO HAVE AND TO HOLD the Premises unto Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth. Mortgagor represents and covenants that (a) Mortgagor is the holder of fee-simple title to the Premises free and clear of all liens and encumbrances, except for such liens and encumbrances as shall have been expressly approved by Mortgagee; (b) Mortgagor has legal power and authority to mortgage and convey the Premises as herein provided; and (c) Mortgagor will warrant and forever defend said Premises and the quiet and peaceful possession of the same against the lawful claims of all persons whomsoever.

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IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Maintenance, Repair, and Restoration of Improvements, Payment of Prior Liens, Etc.

Mortgagor shall (a) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the Premises that may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and free from mechanics liens or other liens or claims for lien, except that Mortgagor shall have the right either to (1) place a bond with Mortgagee in amount, form, content, and issued by a surety acceptable to Mortgagee for the payment of any such lien, or (2) obtain a title indemnity insuring Mortgagee's interest against said lien in amount, form, content, and issued by a title insurance company acceptable to Mortgagee, in either case within thirty days after notice of the filing thereof; (c) immediately pay when due any indebtedness that may be secured by a lien or charge on the Premises superior or inferior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of any such lien to Mortgagee; (d) complete any building or buildings, and all construction work with respect thereto, now or at any time in process of construction on the Premises; (e) comply with all requirements of law, municipal ordinances, and restrictions of record with respect to the Premises or the use thereof, including without limitation those relating to building, zoning, environmental protection, health, fire, and safety; (f) make no structural or nonstructural alterations to the Premises or any buildings or other improvements now or hereafter constructed thereon, without the prior written consent of Mortgagee; (g) suffer or permit no change in the general nature of the occupancy of the Premises, without the prior written consent of Mortgagee; (h) initiate or acquiesce in no zoning reclassification, without the prior written consent of Mortgagee; and (i) pay each item of indebtedness secured by this Mortgage when due according to the terms hereof or of the Note. As used in this Article and elsewhere in this Mortgage, the term "indebtedness" shall mean and include the principal sum evidenced by the Note, together with all interest thereon and all other amounts payable to Mortgagee thereunder, and all other sums at any time secured by this Mortgage.

2. Payment of Taxes and Assessments

Mortgagor shall pay or cause to be paid, before any penalty or interest attaches, all general taxes, special taxes, special assessments, water charges, sewer service charges, and electric, gas, and other utility charges, and all other liens or charges levied or assessed against the Premises of any nature whatsoever, when due, and shall furnish to Mortgagee duplicate receipts of payment therefor. If any special assessment is permitted by applicable law to be paid in installments, Mortgagor shall have the right to pay such assessment in installments, as long as all such installments are paid prior to the due date thereof.

3. Tax Deposits

In order to more fully protect the security of this Mortgage and to provide security to Mortgagee for the payment of the amounts required under Paragraph 2 above, upon Mortgagee's request, Mortgagor agrees to pay or cause to be paid to Mortgagee, at such place as Mortgagee may from time to time in writing appoint, each month at the due date

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for the monthly installments of principal and interest as provided for under the Note (in addition to paying the principal and interest provided for under the Note) an amount equal to 10% of the estimated general real estate taxes, assessments, and other governmental charges against the Premises (Taxes) as determined by Mortgagee on an accrual basis and in such manner as Mortgagee may prescribe. Said amounts shall be held by Mortgagee or its designee not in trust and not as agent of Mortgagor and may be commingled with other funds held by Mortgagee or its designee, and said amounts shall not bear interest. Mortgagor shall deposit, at least ten days prior to the due date for payment of the Taxes, such additional amount as may be necessary to provide Mortgagee with sufficient funds in such deposit account to make such payment at least five days in advance of the due date thereof. Notwithstanding anything contained in this paragraph to the contrary, Mortgagee shall have no obligation to pay such Taxes against the Premises from the amounts collected by Mortgagee pursuant to this paragraph if (a) any default or event of default has occurred under any of the "Loan Documents" (as hereinafter defined) and such default or event of default remains uncured beyond any applicable cure period; or (b) Mortgagor fails to provide Mortgagee with a written request to pay such Taxes against the Premises at least ten business days prior to the date on which the same become delinquent or past due, and further provided that such written request from Mortgagor includes a duplicate copy of the applicable bill for such Taxes against the Premises that Mortgagor specified in such request to be paid from such amounts held by Mortgagee pursuant to this paragraph. Mortgagor agrees to indemnify, defend, and hold Mortgagee harmless from any loss, cost, expense, claim, penalty, or charge (including reasonable attorneys' fees) that result from Mortgagor's failure to comply with the foregoing.

4. Mortgagee's Interest in and Use of Deposits

In the event of a default under any of the provisions contained in this Mortgage or in the Note secured hereby, Mortgagee may, at its option, without being required so to do, apply any moneys at the time on deposit pursuant to Paragraph 3 hereof to any of Mortgagor's obligations herein or in the Note contained, in such order and manner as Mortgagee may elect. When the indebtedness secured hereby has been fully paid, any remaining deposits shall be paid to Mortgagor. Such deposits are hereby pledged as additional security for the indebtedness hereunder, shall not earn interest, and shall be irrevocably applied by Mortgagee for the purposes for which made hereunder and shall not be subject to the direction or control of Mortgagor; provided, however, that Mortgagee shall not be liable for any failure to apply to the payment of Taxes, any amount so deposited. In addition, Mortgagee shall not be liable for any act or omission taken in good faith or pursuant to the instruction of any party.

5. Insurance

Mortgagor shall at all times keep all buildings, improvements, fixtures, and articles of personal property now or hereafter situated on the Premises insured, pursuant to an all-risk policy of insurance issued by an insurance company approved by Mortgagee, against loss or damage by fire and such other hazards as may be required by Mortgagee, including without limitation (a) fire and extended coverage insurance, with vandalism and malicious

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mischievous endorsements, for the full replacement value of the Premises; (b) if there are tenants under leases at the Premises, rent or business loss insurance for the same perils described in (a) above, payable at the rate per month specified from time to time by Mortgagee and for a period of one year; (c) boiler and sprinkler damage insurance in an amount satisfactory to Mortgagee, if and as long as the Premises shall contain a boiler and sprinkler system, respectively; (d) if the Premises are located in a flood hazard district, flood insurance whenever in the opinion of Mortgagee such protection is necessary and is available; and (e) such other insurance as Mortgagee may from time to time reasonably require. Mortgagor also shall at all times maintain comprehensive public liability, property damage, and workers' compensation insurance covering the Premises and any employees thereon, with such limits for personal injury, death, and property damage as Mortgagee may reasonably require. All policies of insurance to be furnished hereunder shall be in forms, amounts, and deductibles, and from companies satisfactory to Mortgagee, with mortgage clauses attached to all policies in favor of and in form reasonably satisfactory to Mortgagee, including a provision requiring that the coverage evidenced thereby shall not be terminated or materially modified without thirty days' prior written notice to Mortgagee. Mortgagor shall deliver copies of all policies, including additional and renewal policies, to Mortgagee, and, in the case of insurance about to expire, shall deliver copies of all renewal policies not less than thirty days prior to their respective dates of expiration.

Mortgagor shall not take out separate insurance concurrent in form or contributing in the event of loss with that required to be maintained hereunder unless Mortgagee is included thereon under a standard mortgage clause acceptable to Mortgagee. Mortgagor immediately shall notify Mortgagee whenever any such separate insurance is taken out and promptly shall deliver to Mortgagee the policy or policies of such insurance.

Unless the Mortgagor provides the Mortgagee with evidence of the insurance coverage required by this Mortgage or any of the other Loan Documents, Mortgagee may purchase insurance at the Mortgagor's expense to protect Mortgagee's interests in the Premises. This insurance may, but need not, protect the Mortgagor's interests. The coverage the Mortgagee purchases may not pay any claim that the Mortgagor makes or any claim that is made against the Mortgagor in connection with the Premises. The Mortgagor may later cancel any insurance purchased by Mortgagee but only after providing Mortgagee with evidence that the Mortgagor has obtained insurance as required by this Mortgage or any of the other Loan Documents. If Mortgagee purchases insurance for the Premises, the Mortgagor will be responsible for the cost of that insurance, including interest and any other charges that Mortgagor may lawfully impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The cost of the insurance may be added to the total outstanding Indebtedness. The cost of the insurance obtained by Mortgagee may be more than the cost of insurance that the Mortgagor may be able to obtain on its own.

In the event of loss, Mortgagor will give immediate notice by mail to Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagee instead of to Mortgagor and Mortgagee jointly, and the insurance proceeds, or

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any part thereof, shall, at the option of Mortgagee, either be applied by Mortgagee to (a) the outstanding indebtedness due from Mortgagor to Mortgagee, or (b) the restoration or repair of the property damaged as provided in Paragraph 19 hereof. In the event of an entry of decree of foreclosure of this Mortgage, all right, title, and interest of Mortgagor in and to any and all insurance policies then in force shall pass to the purchaser at the foreclosure sale. Mortgagor shall furnish Mortgagee, without cost to Mortgagee, at the request of Mortgagee, from time to time, evidence of the replacement value of the Premises. In the event of an entry of decree of foreclosure, Mortgagor authorizes and empowers Mortgagee to effect insurance on the Premises in the amounts aforesaid, for a period covering the time from entry of said decree to and including the date of sale, and if necessary therefor, to cancel any or all existing insurance policies.

6. Condemnation

If all or any part of the Premises is damaged, taken, or acquired, either temporarily or permanently, in any consideration proceeding, or by exercise of the right of eminent domain, the amount of any award or other payment for such taking or damage made in consideration thereof, to the extent of the full amount of the remaining unpaid indebtedness secured by this instrument, is hereby assigned to Mortgagee, who is empowered to collect and receive the same and to give proper receipts therefor in the name of Mortgagor, and the same shall be paid forthwith to Mortgagee, who shall release any such award or moneys so received or apply the same in whole or in part, after the payment of all of its expenses, including costs and attorneys' fees, at the option of Mortgagee either to (a) the outstanding indebtedness due from Mortgagor to Mortgagee or (b) the restoration or repair of the property damaged as provided in Paragraph 19 hereof if the property can be restored or repaired to constitute a complete architectural unit. In the event the said property cannot be restored or repaired to constitute a complete architectural unit, then such award or moneys received, after the payment of the expenses of Mortgagee as aforesaid, shall be applied on account of the unpaid principal balance of the Note, irrespective of whether such principal balance is then due and payable. Furthermore, in the event such award or moneys so received shall exceed the cost of restoration or repair of the property and the expenses of Mortgagee as aforesaid, then such excess moneys shall be applied on account of the unpaid principal balance of the Note.

7. Stamp Tax

If, by the laws of the United States of America, or of any state having jurisdiction over Mortgagor, any tax is due or becomes due in respect of the issuance of the Note hereby secured, Mortgagor covenants and agrees to pay such tax in the manner required by any such law. Mortgagor further covenants to reimburse Mortgagee for any sums that Mortgagee may expend by reason of the imposition of any tax on the issuance of the Note secured hereby. Notwithstanding the foregoing, Mortgagor shall not be required to pay any income or franchise taxes of Mortgagee.

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8. Observance of Lease Assignment

As additional security for the payment of the Note secured hereby and for the faithful performance of the terms and conditions contained herein, Mortgagor, as lessor, hereby assigns to Mortgagee all of its right, title, and interest as lessor in and to any and all leases (each, a "Lease," and collectively, the "Leases") that now or hereafter affect the Premises.

Mortgagor will not, without Mortgagee's prior written consent, (a) execute any new lease or renew, cancel, modify, or amend any existing lease for all or any portion of the Premises; (b) execute an assignment or pledge of any rents and/or any leases affecting all or any portion of the Premises on less favorable terms than the previous lease or the existing lease, as the case may be; or (c) accept any prepayment of any installment of any rents more than five days before the due date of such installment, other than security and other deposits.

Mortgagor, at its sole cost and expense, will (a) at all times promptly and faithfully abide by, discharge, and perform all of the covenants, conditions, and agreements contained in all Leases affecting all or any portion of the Premises, on the part of the lessor thereunder to be kept and performed; (b) use its best efforts to enforce or secure the performance of all of the covenants, conditions, and agreements of such Leases on the part of the lessees to be kept and performed; (c) appear in and defend any action or proceeding arising under, growing out of, or in any manner connected with such Leases or the obligations, duties, or liabilities of the lessor or of the lessees thereunder; (d) as additional security for the payment of the Note secured hereby and for the faithful performance of the terms and conditions contained herein, transfer and assign to Mortgagee any Lease or Leases affecting all or any portion of the Premises heretofore or hereafter entered into, and make, execute, and deliver to Mortgagee, upon demand, any and all instruments required to effectuate said assignment; (e) give written notice to Mortgagee within five days of the occurrence of any material default under any Lease affecting all or any portion of the Premises; and (f) exercise within five days of any demand therefor by Mortgagee any right to request from the lessee under any Lease affecting all or any portion of the Premises a certificate with respect to the status thereof.

Nothing in this Mortgage or in any other documents relating to the loan secured hereby shall be construed to obligate Mortgagee, expressly or by implication, to perform any of the covenants of Mortgagor as lessor under any of the Leases assigned to Mortgagee or to pay any sum of money or damages therein provided to be paid by the lessor, each and all of which covenants and payments Mortgagor agrees to perform and pay.

In the event of the enforcement by Mortgagee of the remedies provided for by law or by this Mortgage, the lessee under each Lease affecting all or any portion of the Premises shall, at the option of Mortgagee, attorn to any person succeeding to the interest of Mortgagor as a result of such enforcement and shall recognize such successor in interest as lessor under such Lease without change in the terms or other provisions thereof; provided, however, that said successor in interest shall not be bound by any payment of rent or additional rent for more than five days in advance or any amendment or modification to

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any lease made without the consent of Mortgagee or said successor in interest. Each lessee, upon request by said successor in interest, shall execute and deliver an instrument or instruments confirming such attornment.

Mortgagee shall have the option to declare this Mortgage (after the expiration of the cure period expressly provided for in Paragraph 13(b) below) in default because of a default of the lessor under any Lease affecting all or any portion of the Premises that is not cured by the lessor within the applicable cure period, if any, whether or not such default is cured by Mortgagee pursuant to the right granted herein. It is covenanted and agreed that a default remaining uncured after the expiration of any applicable cure periods expressly provided for under this Paragraph 8 or under any assignment of leases executed pursuant to this Paragraph 8 shall constitute a default hereunder on account of which the whole of the indebtedness secured hereby shall at once, at the option of Mortgagee, become immediately due and payable without notice to Mortgagor.

9. Effect of Extensions of Time

If the payment of Mortgagor's indebtedness or any part thereof be extended or varied or if any part of any security for the payment of the indebtedness be released, all persons now or at any time hereafter liable therefor, or interested in the Premises, shall be held to assent to such extension, variation, or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by Mortgagee, notwithstanding such extension, variation, or release.

10. Effect of Changes in Laws Regarding Taxation

In the event of the enactment after this date of any law of the state in which the Premises are located deducting from the value of the land for the purpose of taxation any lien thereon, or imposing on Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages of Mortgagee's interest in the Premises, or the manner of collection of taxes, so as to affect this Mortgage or the debt secured hereby or the holder or holders thereof, then, and in any such event, Mortgagor, upon demand by Mortgagee, shall pay such taxes or assessments, or reimburse Mortgagee therefor; provided, however, that Mortgagor shall not be deemed to be required to pay any income or franchise taxes of Mortgagee. Notwithstanding the foregoing, if in the opinion of counsel for Mortgagee (a) it might be unlawful to require Mortgagor to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then, and in such event, Mortgagee may elect, by notice in writing given to Mortgagor, to declare all of the indebtedness secured hereby to be and become due and payable ten days from the giving of such notice.

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11. Mortgagee's Performance of Defaulted Acts

In case of default hereunder, Mortgagee may, but need not, make any payment or perform any act herein required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise, or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting the Premises or consent to any tax or assessment or cure any default of lessor under any lease affecting all or any portion of the Premises. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Mortgagee in regard to any tax referred to in Paragraph 7 hereof or to protect the Premises or the lien hereof, shall be so much additional indebtedness secured hereby, and shall become immediately due and payable without notice and with interest thereon at an annual rate equal to the "Default Rate" (as defined in the Note). The interest accruing under this Paragraph 11 shall be immediately due and payable by Mortgagor to Mortgagee, and shall be additional indebtedness evidenced by the Note and secured by this Mortgage. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagor.

12. Mortgagee's Reliance on Tax Bills and Claims for Lien

Mortgagee, in making any payment hereby authorized (a) relating to taxes, may do so according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien, or title or claim thereof; or (b) for the purchase, discharge, compromise, or settlement of any other prior lien, may do so without inquiry as to the validity or amount of any claim for lien that may be asserted.

13. Acceleration of Indebtedness in Event of Default

The occurrence of any one or more of the following shall constitute an "Event of Default" for purposes of this Mortgage:

- (a) Mortgagor fails to pay on the date when due any installment of principal or interest or other monetary sum payable pursuant to the Note or the other Loan Documents;
- (b) Mortgagor fails promptly to perform or cause to be performed any other obligations or to observe any other condition, covenant, term, agreement, or provision required to be performed or observed by Mortgagor under this Mortgage; provided, however, that unless and until the continued operation or safety of the Premises, or the priority, validity, or enforceability of this Mortgage or the lien of any other security granted to Mortgagee, or the value of the Premises is immediately threatened or jeopardized, in which event Mortgagor shall promptly seek to cure such failure and diligently pursue same to completion. Mortgagor shall have a period not to exceed ten days after receipt of written notice of such failure to cure

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the same; and further provided that if the nature of the default is such that the same cannot reasonably be cured within said thirty-day period, Mortgagor shall not be deemed to be in default, and Mortgagor shall have an additional ten days to cure such failure if Mortgagor shall within such initial thirty-day period commence such cure and thereafter diligently prosecute the same to completion;

- (c) Mortgagor or Guarantor fails promptly to perform or cause to be performed any other obligation or to observe any other condition, covenant, term, agreement, or provision required to be performed or observed by Mortgagor or Guarantor under (1) the Note; (2) this Mortgage; the Environmental Indemnity Agreement of even date herewith made by Mortgagor to Mortgagee; and such other documents executed in connection with the Note (those documents, along with the documents described in clauses (1) through (2) above, both inclusive, being hereinafter collectively referred to as the "Loan Documents"); provided, however, that unless and until the continued operation or safety of the Premises, or the priority, validity, or enforceability of this Mortgage or the lien hereof or the lien of any other security granted to Mortgagee or the value of the Premises is immediately threatened or jeopardized, in which event Mortgagor shall promptly seek to cure such failure and diligently pursue same to completion. Mortgagor shall have a period not to exceed ten days after written notice of such failure of performance or observance to cure the same; provided, however, that if the nature of the default is such that the same cannot reasonably be cured within said thirty-day period, Mortgagor shall not be deemed to be in default, and Mortgagor shall have an additional ten days to cure such failure if Mortgagor shall within such initial thirty-day period commence such cure and thereafter diligently prosecute the same to completion;
- (d) Any material inaccuracy or untruth arises in any material representation when made, or in any covenant or warranty at any time made in this Mortgage or in any of the other Loan Documents;
- (e) At any time, Mortgagor or Guarantor files a voluntary petition in bankruptcy, or is adjudicated a bankrupt or insolvent, or institutes (by petition, application, answer, consent, or otherwise) any bankruptcy, insolvency, reorganization, arrangement, composition, readjustment, dissolution, liquidation, or similar proceedings under any present or future federal, state, or other statute or law, or admits in writing his, her, or its inability to pay his, her, or its debts as they mature, or makes an assignment for the benefit of his, her, or its creditors, or seeks or consents to the appointment of any receiver, trustee, or similar officer for all or any substantial part of his, her, or its property;
- (f) The commencement of any involuntary petition in bankruptcy against Mortgagor or Guarantor or the institution against Mortgagor or Guarantor of any reorganization, arrangement, composition, readjustment, dissolution, liquidation, or similar proceedings under any present or future federal, state, or other statute or law, or the appointment of a receiver, trustee, or similar officer for all or any

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substantial part of the property of Mortgagor or Guarantor that shall remain undismissed or undischarged for a period of ten days;

- (g) A violation of the provisions of Paragraph 26 hereof occurs;
- (h) The death, legal incompetency, or mental disability of Guarantor or the bankruptcy, dissolution, or liquidation of Mortgagor;
- (i) Any of the following occur with respect to any other indebtedness owing to Mortgagee by Mortgagor or Guarantor: (1) any failure by any party to make any payment of any such indebtedness or any portion thereof on or before its due date; (2) any breach, default, or failure by any party with respect to any obligation, covenant, or condition set forth in any document or instrument evidencing, securing, or relating to any such indebtedness; (3) any representation or warranty made by any party under any such document or instrument or in any certificate, statement, report, evidence, or additional information furnished pursuant to same shall prove to be false, misleading, incomplete, or untrue in any material respect; or (4) any acceleration of any such indebtedness or any portion thereof; or
- (j) Mortgagor is in default under the Leases, or has sold or assigned all or any portion of its interest in the Premises, except with the consent of Mortgagee.

If an Event of Default occurs, Mortgagee may, at its option, declare the whole of the indebtedness hereby secured to be immediately due and payable without prior notice to Mortgagor, with interest thereon from the date of such Event of Default at the Default Rate. If, while any insurance proceeds or condemnation awards are being held by Mortgagee to reimburse Mortgagor for the cost of rebuilding or restoration of buildings or improvements on the Premises, as set forth in Paragraph 19 hereof, Mortgagee shall be or become entitled to, and shall accelerate the indebtedness secured hereby, then and in such event, Mortgagee shall be entitled to apply all such insurance proceeds and condemnation awards then held by it in reduction of the indebtedness hereby secured, and any excess held by it over the amount of the indebtedness then due hereunder shall be returned to Mortgagor or any party entitled thereto without interest.

14. Foreclosure; Expense of Litigation

When the indebtedness hereby secured, or any part thereof, shall become due, whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof for such indebtedness or part thereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all reasonable expenditures and expenses that may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, and similar data and assurances with respect to title, as Mortgagee may deem necessary either to prosecute such suit or to

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evidence to bidders at any sale that may be had pursuant to such decree the true condition of the title to or the value of the Premises. All expenditures and expenses of the nature in this Paragraph 14 mentioned and such expenses and fees as may be incurred in the protection of the Premises and the maintenance of the lien of this Mortgage, including the fees of any attorney employed by Mortgagee in any litigation or other proceeding affecting this Mortgage, the Note, or the Premises, including probate and bankruptcy proceedings, or in preparation for the commencement or defense of any litigation or other proceeding or threatened litigation or other proceeding, shall be immediately due and payable by Mortgagor, with interest thereon at the Default Rate, and shall be secured by this Mortgage.

15. Application of Proceeds of Foreclosure Sale

The proceeds of any foreclosure sale of the Premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in Paragraph 14 hereof; second, on account of all other items that may under the terms hereof constitute secured indebtedness additional to that evidenced by the Note, with interest thereon as herein provided, and all principal and interest remaining unpaid on the Note; and third, any surplus to Mortgagor, its successors, or assigns, as their rights may appear.

16. Appointment of Receiver

Upon, or at any time after, the filing of a complaint to foreclose this Mortgage, the court in which such complaint is filed may appoint a receiver of the Premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver and without regard to the then value of the Premises or whether the same shall be then occupied as a homestead or not, and Mortgagee or any holder of the Note may be appointed as such receiver. Such receiver shall have power to collect the rents, issues, and profits of and from the Premises during the pendency of such foreclosure suit, and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption or not, as well as during any further period when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues, and profits, and all other powers that may be necessary or are usual in such cases for the protection, possession, control, management, and operation of the Premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his or her hands in payment in whole or in part of (a) the indebtedness secured hereby, or by any decree foreclosing this Mortgage, or any tax, special assessment, or other lien that may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; and/or (b) the deficiency in case of a sale and deficiency.

17. Rights Cumulative

Each right, power, and remedy herein conferred on Mortgagee is cumulative and in addition to every other right, power, or remedy, express or implied, given now or hereafter existing, at law or in equity, and each and every right, power, and remedy herein set forth

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or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by Mortgagee, and the exercise or the beginning of the exercise of one right, power, or remedy shall not be a waiver of the right to exercise at the same time or thereafter any other right, power, or remedy, and no delay or omission of Mortgagee in the exercise of any right, power, or remedy accruing hereunder or arising otherwise shall impair any such right, power, or remedy, or be construed to be a waiver of any default or acquiescence therein.

18. Mortgagee's Right of Inspection

Mortgagee and its agents upon reasonable prior notice (except in the event of an emergency) shall have the right to inspect the Premises at all reasonable times, and access thereto shall be permitted for that purpose.

19. Disbursement of Insurance or Condemnation Proceeds

In the event Mortgagee elects or is required to apply insurance or condemnation proceeds to restoration:

(a) Before commencing to repair, restore, or rebuild following damage to, or destruction of, all or a portion of the Premises or of the improvements on the Premises, whether by fire or other casualty or by condemnation or a taking under the power of eminent domain, Mortgagor shall obtain from Mortgagee its approval of all site and building plans and specifications pertaining to such repair, restoration, or rebuilding.

(b) Prior to the payment or application of insurance proceeds or a condemnation or eminent domain award to the repair or restoration of the Premises or of the improvements on the Premises as provided in Paragraphs 5 and 6 hereof, Mortgagee shall be entitled to evidence of the following:

- (1) That Mortgagor is not then in default under any of the terms, covenants, or conditions of the Note or of the other Loan Documents;
- (2) That either such property has been fully restored, or that the expenditure of such money as may be received from such insurance proceeds or condemnation or eminent domain award will be sufficient to repair, restore, or rebuild the Premises or the improvements on the Premises, free and clear of all liens, except the lien of this Mortgage;
- (3) That in the event such insurance proceeds or condemnation or eminent domain award shall be insufficient to repair, restore, or rebuild such property, Mortgagor shall deposit with Mortgagee funds equaling such deficiency, which, together with the insurance proceeds or condemnation or eminent domain award, shall be sufficient to repair, restore, and rebuild such property; and

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(4) That prior to the disbursement of any such proceeds or award held by Mortgagee in accordance with the terms of this Paragraph 19 for the cost of any repair, restoration, or rebuilding, Mortgagee shall be furnished with a statement of Mortgagor's architect, certifying the extent of the repair, restoration, and rebuilding completed to the date thereof, and that such repair, restoration, and rebuilding have been performed to date in conformity with the plans and specifications approved by Mortgagee; and Mortgagee shall be furnished with appropriate evidence of payment for labor or materials furnished to the Premises, and total or partial lien waivers substantiating such payments.

(c) Prior to the payment or application of insurance proceeds or a condemnation or eminent domain award to the repair, restoration, or rebuilding of the Premises or of the improvements on the Premises as provided in Paragraphs 5 and 6 hereof, there shall have been delivered to Mortgagee the following:

- (1) A waiver of subrogation from any insurer that claims that no liability exists as to Mortgagor or the then owner or other assured under the policy of insurance in question; and
- (2) Such performance and payment bonds, and such insurance, in such amounts, issued by such company or companies and in such forms and substance, as are required by Mortgagee.

(d) In the event Mortgagor shall fail to repair, restore, or rebuild the Premises or the improvements on the Premises within a reasonable time, then Mortgagee, at its option, and on not less than ten days' written notice to Mortgagor, may commence to repair, restore, or rebuild the Premises for or on behalf of Mortgagor, and for such purpose, may perform all necessary acts to accomplish such repair, restoration, or rebuilding. In the event that insurance proceeds or a condemnation or eminent domain award shall exceed the amount necessary to complete the repair, restoration, or rebuilding of the Premises or of the improvements on the Premises, such excess shall be used by Mortgagor to upgrade the improvements on the Premises or shall be applied on account of the unpaid principal balance of the Note.

(e) In the event that Mortgagor commences the repair, restoration, or rebuilding of the Premises or of the improvements on the Premises, but fails to comply with the conditions precedent to the payment or application of insurance proceeds or a condemnation or eminent domain award set forth in this Paragraph 19, or in the event that Mortgagor shall fail to repair, restore, or rebuild the Premises or the improvements on the Premises within a reasonable time, and if Mortgagee does not repair, restore, or rebuild such property as provided in Paragraph 19(d) hereof, then Mortgagee may, at its option, accelerate the indebtedness evidenced by the Note and apply all or any part of the insurance proceeds or condemnation or eminent domain award against the indebtedness secured hereby.

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20. Release upon Payment and Discharge of Mortgagor's Obligations

If all of the indebtedness secured hereby is paid and discharged as the same becomes due and payable, and all of the covenants, warranties, undertakings, and agreements made in this Mortgage are kept and performed, and all obligations, if any, of Mortgagee for further advances have been terminated, then, and in that event only, all rights under this Mortgage shall terminate (except to the extent expressly provided herein with respect to indemnifications, representations, and warranties and other rights that are to continue following the release hereof), and the Premises shall become wholly clear of the liens, security interests, conveyances, and assignments evidenced hereby, and such liens and security interests shall be released by Mortgagee in due form at Mortgagor's cost and expense. Without limitation, all provisions herein for indemnity of Mortgagee shall survive discharge of the indebtedness secured hereby and any foreclosure, release, or termination of this Mortgage.

21. Notices

All notices permitted or required pursuant to this Mortgage shall be in writing and shall be deemed to have been properly given (a) upon delivery, if served in person or sent by facsimile with receipt acknowledged, (b) on the third (3rd) business day following the day such notice is deposited in any post office station or letter box if mailed by certified mail, return receipt requested, postage prepaid; or (c) on the first (1st) business day following the day such notice is delivered to the carrier if sent via a nationally recognized overnight delivery service (e.g., Federal Express) and addressed to the party to whom such notice is intended as set forth below:

To Mortgagee:

Patrick L. Santoro
2035 N. 15th Avenue
Melrose Park, Illinois 60169

To Mortgagor:

Melrose Park Building 2035, LLC
2035 N. 15th Avenue
Melrose Park, Illinois 60169
Attention: Patrick L. Santoro

Either party may designate a different address for notice purposes by giving notice thereof in accordance with this Paragraph 21; provided, however, that such notice shall not be deemed given until actually received by the addressee.

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22. Waiver of Defenses

No action for the enforcement of the lien or of any provision hereof shall be subject to any defense that would not be good and available to the party interposing the same in an action at law upon the Note hereby secured.

23. Waiver of Rights

To the extent permitted by law, Mortgagor shall not and will not apply for or avail itself of any appraisal, valuation, stay, extension, or exemption laws, or any so-called "Moratorium Laws," now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but hereby waives the benefit of all such laws. To the extent permitted by law, Mortgagor, for itself and all who may claim through or under it, waives any and all right to have the property and estates comprising the Premises marshaled upon any foreclosure of the lien hereof, and agrees that any court having jurisdiction to foreclose such lien may order the Premises sold as an entirety.

24. Expenses Relating to Note and Mortgage

Mortgagor will pay all expenses, charges, costs, and fees relating to the loan evidenced by the Note and secured by this Mortgage or necessitated by the terms of the Note, this Mortgage, or any of the other Loan Documents, including without limitation Mortgagee's attorneys' fees in connection with the negotiation, documentation, administration, servicing, and enforcement of the Note, this Mortgage, and the other Loan Documents; all filing, registration, and recording fees; all other expenses incident to the execution and acknowledgment of this Mortgage; and all federal, state, county, and municipal taxes, and other taxes (provided Mortgagor shall not be required to pay any income or franchise taxes of Mortgagee), duties, imposts, assessments, and charges arising out of or in connection with the execution and delivery of the Note or this Mortgage. All expenses, charges, costs, and fees described in the preceding sentence shall be so much additional indebtedness secured hereby, shall bear interest from the date so incurred until paid at the Default Rate, and shall be paid, together with such interest, by Mortgagor forthwith upon demand.

25. Business Purpose

Mortgagor covenants that the proceeds of the loan evidenced by the Note and secured by this Mortgage will be used for the purposes specified in Section 4(1)(c) of Act 205 of Chapter 815 of the Illinois Compiled Statutes, as amended, and that the principal obligation secured hereby constitutes a business loan that comes within the purview of such Section.

26. Transfer of Premises; Further Encumbrance

In determining whether to make the loan secured hereby, Mortgagee examined the creditworthiness of Mortgagor, found it acceptable, and relied and continues to rely on the same as the means of repayment of the Note. Mortgagee also evaluated the background

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and experience of Mortgagor in operating property such as the Premises, found it acceptable, and relied and continues to rely on the same as the means of maintaining the value of the Premises, which is Mortgagee's security for the Note. Mortgagor is well experienced in borrowing money and operating property such as the Premises, was ably represented by a licensed attorney at law in the negotiation and documentation of the loan secured hereby, or had the opportunity to be so represented, and bargained at arm's length and without duress of any kind for all of the terms and conditions of the loan, including this provision. Mortgagor recognizes that Mortgagee is entitled to keep its loan portfolio at current interest rates by either making new loans at such rates or collecting assumption fees and/or increasing the interest rate on a loan. Mortgagor further recognizes that any secondary or junior financing placed on the Premises (a) may divert funds that would otherwise be used to pay the Note secured hereby; (b) could result in acceleration and foreclosure by any such junior encumbrances, which would force Mortgagee to take measures and incur expenses to protect its security; (c) would detract from the value of the premises should Mortgagee come into possession thereof with the intention of selling the same; and (d) would impair Mortgagee's right to accept a deed in lieu of foreclosure, as a foreclosure by Mortgagee would be necessary to clear the title to the Premises.

In accordance with the foregoing and for the purposes of (a) protecting Mortgagee's security, both of repayment by Mortgagor and of the value of the Premises; (b) giving Mortgagee the full benefit of its bargain and contract with Mortgagor; (c) allowing Mortgagee to raise the interest rate and/or collect assumption fees; and (d) keeping the Premises free of subordinate financing liens, Mortgagor agrees that if this Paragraph 26 be deemed a restraint on alienation, that it is a reasonable one, and that any sale, conveyance, assignment, further encumbrance, or other transfer of Mortgagor's interest in the Premises (whether voluntary or by operation of law), including without limitation the entering into of an assignment of lease for the Premises or any portion thereof, the placement or granting of liens on all or any part of the Premises, or the placement or granting of chattel mortgages, conditional sales contracts, financing statements, or security agreements that would be or create a lien on the personal property utilized in the operation of the Premises, or the placement or granting of a mortgage commonly known as a "wraparound" mortgage or an improvement loan, without Mortgagee's prior written consent, shall be an Event of Default hereunder. For the purpose of, and without limiting the generality of, the preceding sentence, the occurrence at any time of any of the following events shall be deemed to be an unpermitted transfer of Mortgagor's interest in the Premises and therefore an Event of Default hereunder: any sale, conveyance, assignment, or other transfer of, or the grant of a security interest in, all or any part of the Mortgagor's interest in the Premises, or any controlling interest in Mortgagor without Mortgagee's consent. Any waiver by Mortgagee of an Event of Default under this Paragraph 26 shall not constitute a consent to, or a waiver of, any right, remedy, or power of Mortgagee upon a subsequent Event of Default under this Paragraph 26. Mortgagor acknowledges that any agreements, liens, transfers, or encumbrances created or entered into in violation of the provisions of this Paragraph 26 shall be void and of no force or effect.

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27. Financial Statements

Mortgagor shall cause to be delivered annually to Mortgagee as soon as available, and in any event within ten days after the close of the fiscal year of Mortgagor annual reviewed financial statements of Mortgagor, and the Premises as of the end of such fiscal or calendar year, as applicable, in conformity with generally accepted accounting principles consistently applied, all in reasonable detail and stating in comparative form the figures as of the end of and for such fiscal or calendar year, as applicable, and the figures as of the end of and for the prior fiscal or calendar years, as applicable, prepared by an independent certified public accountant reasonably satisfactory to Mortgagee.

28. Statement of Indebtedness

Mortgagor, within ten days after being so requested by Mortgagee, shall furnish a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage and the date to which interest has been paid, and stating either that no setoffs or defenses exist against the mortgage debt or, if such setoffs or defenses are alleged to exist, the nature thereof.

29. Further Instruments

Upon request of Mortgagee, Mortgagor will execute, acknowledge, and deliver all such additional instruments and further assurances of title, and will do or cause to be done all such other further acts and things as may be necessary fully to effectuate the intent of this Mortgage.

30. Miscellaneous

(a) Successors and Assigns

This Mortgage and all provisions hereof shall extend to and be binding on Mortgagor and its successors, grantees, and assigns, any subsequent owner or owners of the Premises who acquire the Premises subject to this Mortgage, and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Note or this Mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of Mortgagee named herein, and the holder or holders, from time to time, of the Note secured hereby.

(b) Invalidity of Provisions

In the event one or more of the provisions contained in this Mortgage or in the Note secured hereby or in any security documents given to secure the payment of the Note secured hereby shall for any reason be held to be invalid, illegal, or unenforceable in

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any respect by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall, at the option of Mortgagee, not affect any other provision of this Mortgage, and this Mortgage shall be construed as if such invalid, illegal, or unenforceable provision were not contained herein or therein. This Mortgage and the Note it secures shall be governed by and construed in accordance with the laws of the State of Illinois.

(c) Municipal and Zoning Requirements

Mortgagor shall not by act or omission permit any building or other improvement on the Premises not subject to the lien of this Mortgage to rely on the Premises or any part thereof or any interest therein to fulfill any municipal or governmental requirement, and Mortgagor hereby assigns to Mortgagee any and all rights to give consent for all or any portion of the Premises or any interest therein to be so used. Similarly, no building or other improvement on the Premises shall rely on any premises not subject to the lien of this Mortgage or any interest therein to fulfill any municipal or governmental requirement. Mortgagor shall not by act or omission impair the integrity of the Premises as a single zoning lot separate and apart from all other premises. Any act or omission by Mortgagor that would result in a violation of any of the provisions of this Paragraph 30(c) shall be void.

(d) Rights of Lessor

Mortgagee shall have the right and option to commence a civil action to foreclose this Mortgage and to obtain a Decree of Foreclosure and Sale, subject to the rights of the lessor, or any lessee of the Premises. The failure to join the lessor or any lessee as party or parties defendant in any such civil action or the failure of any Decree of Foreclosure and Sale to foreclose his, her, or its rights shall not be asserted by Mortgagor as a defense in any civil action instituted to collect the indebtedness secured hereby, or any part thereof, or any deficiency remaining unpaid after foreclosure and sale of the Premises, any statute or rule of law at any time existing to the contrary notwithstanding.

(e) Option of Mortgagee To Subordinate

At the option of Mortgagee, this Mortgage shall become subject and subordinate, in whole or in part (but not with respect to priority of entitlement to insurance proceeds or any condemnation or eminent domain award) to the Leases upon the execution by Mortgagee and recording thereof, at any time hereafter, in the Office of the Recorder and for the county wherein the Premises are situated, of a unilateral declaration to that effect.

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(f) Use of Proceeds

Mortgagor warrants that the proceeds evidenced by the Note secured hereby will not be used for the purchase of registered equity securities within the purview of Regulation G issued by the Board of Governors of the Federal Reserve System.

(g) Value for Purposes of Insurance

Upon request by Mortgagee, Mortgagor agrees to furnish evidence of replacement value, without cost to Mortgagee, of the type that is regularly and ordinarily provided to insurance companies, with respect to the buildings and other improvements on the Premises.

(h) Mortgagee in Possession

Nothing herein contained shall be construed as constituting Mortgagee a mortgagee in possession in the absence of the actual taking of possession of the Premises by Mortgagee pursuant to this Mortgage.

(i) Relationship of Mortgagee and Mortgagor

Mortgagee shall in no event be construed for any purpose to be a partner, joint venturer, agent, or associate of Mortgagor or of any beneficiary, lessee, operator, concessionaire, or licensee of Mortgagor in the conduct of their respective businesses.

(j) Time of the Essence

Time is of the essence of the payment by Mortgagor of all amounts due and owing to Mortgagee under the Note and the performance and observance by Mortgagor of all of the terms, conditions, obligations, and agreements contained in this Mortgage.

31. Indemnity

Mortgagor shall indemnify, defend, and hold Mortgagee and its officers, shareholders, employees, representatives, agents, contractors, consultants, successors, or assigns (collectively, the "Protected Parties") harmless from and against any and all liabilities, obligations, losses, damages, claims, costs, and expenses (including attorneys' fees and court costs) of whatever kind or nature that may be imposed on, incurred by, or asserted against any of the Protected Parties at any time that relate to or arise from the making of the loan evidenced by the Note and secured by this Mortgage; any suit or other proceeding (including probate and bankruptcy proceedings), or the threat thereof, in or to which any of the Protected Parties may or does become a party, either as a plaintiff or as a defendant, by reason of this Mortgage, or for the purpose of protecting the lien of this Mortgage; and/or the ownership, use, operation, and/or maintenance of the Premises except as a result of Mortgagee's negligence after taking over possession and operation of the Premises. All costs provided for herein and paid for by Mortgagee shall be so much additional

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indebtedness secured hereby and shall become immediately due and payable without notice and together with interest thereon at the Default Rate.

32. Hazardous Substances

As used below, "Hazardous Substances" shall mean all hazardous and toxic substances, wastes, or materials, any pollutants or contaminants (including without limitation asbestos and raw materials that include hazardous constituents), petroleum products, or any other similar substances, or materials that are regulated by any local, state, or federal law, rule, or regulation pertaining to environmental regulation, contamination, or cleanup, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Resource Conservation and Recovery Act of 1976, or equivalent state law (all such laws, rules, and regulations being referred to collectively as "Environmental Laws"). Mortgagor warrants, represents, and covenants as follows:

(a) To the best of Mortgagor's knowledge, neither the Premises nor any other personal or real property owned by Mortgagor is subject to any private or governmental lien or judicial or administrative notice or action relating to Hazardous Substances or environmental problems, impairments, or liabilities with respect to the Premises or such other property, or the direct or indirect violation of any Environmental Laws.

(b) To the best of Mortgagor's knowledge, no Hazardous Substances are located on or have been stored, processed, or disposed of in violation of Environmental Laws on, or released or discharged in violation of Environmental Laws from (including groundwater contamination), the Premises, and no aboveground or underground storage tanks exist on the Premises. Mortgagor shall not allow any Hazardous Substances to be stored, located, discharged, possessed, managed, processed, or otherwise handled in violation of Environmental Laws on the Premises and shall comply with all Environmental Laws affecting the Premises.

(c) Mortgagor shall keep the Premises free of any lien imposed pursuant to any Environmental Law.

Mortgagor hereby agrees to indemnify, defend, and hold the Protected Parties harmless from and against, and shall reimburse the Protected Parties for, any and all loss, claim, liability, damages, injuries to person, property, or natural resources, cost, expense, action, or cause of action, arising from, out of, or as a consequence, direct or otherwise, of the release or presence of any Hazardous Substances at the Premises whether originating at the Premises or any migration of any Hazardous Substances from the Premises to any property adjacent thereto, whether foreseeable or unforeseeable, and whether known to Mortgagor, regardless of when such release occurred, except those arising from, out of, or as a consequence of any release of Hazardous Substances on or to the Premises caused solely by any of the Protected Parties. The foregoing indemnity includes, but shall not be limited to, all costs of removal, remediation of any kind, detoxification, cleanup, and disposal of such Hazardous Substances; all costs of determining whether the Premises is in compliance and causing the Premises to be in compliance with all applicable Environmental Laws; all

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costs and fees associated with claims for damages to persons, property, or natural resources; and Mortgagor's attorneys' fees and consultants' fees and court costs in respect thereto whether or not litigation or administrative proceedings shall occur. It is expressly understood and agreed that to the extent Mortgagor is strictly liable under any applicable statute or regulation pertaining to the protection of the environment, this indemnity shall likewise be without regard to fault on the part of Mortgagor or any of the Protected Parties with respect to the violation of law that results in liability to any of the Protected Parties. The provisions of the foregoing shall survive foreclosure of this Mortgage and satisfaction of the Note, and shall be in addition to any other rights and remedies of Mortgagee.

33. Waiver of Right of Redemption

Mortgagor hereby releases and waives any and all rights to retain possession of the Premises after the occurrence of an Event of Default and any and all rights of redemption from sale under any order or decree of foreclosure, pursuant to rights therein granted, on behalf of Mortgagor, all persons and entities interested in Mortgagor, and each and every person (except judgment creditors of Mortgagor) acquiring any interest in, or title to, the Premises subsequent to the date of this Mortgage, and on behalf of all other persons to the extent permitted by 735 ILCS 5/15-1601(b).

34. Prepayment

Mortgagor shall have the privilege of making prepayment on the principal of the Note in whole or in part in accordance with the terms and conditions set forth in the Note.

35. Single-Purpose Covenants

Notwithstanding anything contained in Mortgage to the contrary, for as long as any portion of the indebtedness secured by this Mortgage remains outstanding, Mortgagor shall not:

- (a) Acquire or own any material asset other than the Premises and such incidental personal property as may be necessary for the operation of the Premises;
- (b) Merge into or consolidate with any person or entity or dissolve, terminate, or liquidate in whole or in part, transfer, or otherwise dispose of all or substantially all of its assets or change its legal structure, without, in each case, the consent of Mortgagee;
- (c) Own any subsidiary, or make any investment in any other person or entity, without the consent of Mortgagee;
- (d) Commingle its assets with the assets of any other person or entity;
- (e) Incur any debt, secured or unsecured, direct or contingent (including any guaranty obligation);

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- (f) Hold itself out to be responsible for the debts of another person or entity;
- (g) Make any loans or advances to any person or entity, including managing members, principals, or affiliates; or
- (h) Guarantee, pledge its assets for the benefit of, or otherwise become liable on or in connection with, any obligation of any entity or person, including without limitation managing members, principals, or affiliates.

IN WITNESS WHEREOF, the undersigned has executed this Mortgage as of the date first written above.

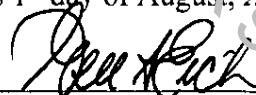
Melrose Park Building 2035, LLC
By: Patrick L. Santoro
Its President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

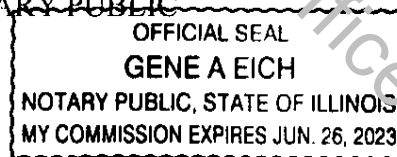


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick L. Santoro is the manager of Melrose Park Building 2035, LLOC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as he own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1st day of August, 2020.



NOTARY PUBLIC



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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 1 IN BLOCK 2 IN FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PART TAKEN FOR RAILROAD) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF 15TH AVENUE (WHICH IS 33 FEET EAST OF THE WEST LINE OF SAID LOT 1) AND 421.51 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1 (AS MEASURED ON THE SAID EAST LINE OF THE SAID 15TH AVENUE); THENCE NORTH 200 FEET ALONG THE EAST LINE OF SAID 15TH AVENUE; THENCE EAST 287.81 FEET ALONG THE NORTH LINE OF THE SOUTH 621.51 FEET OF SAID LOT 1; THENCE SOUTH 150 FEET ALONG THE WEST LINE OF THE EAST 342.83 FEET OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 471.51 FEET OF SAID LOT 1 TO A POINT IN THE EAST LINE OF THE WEST 300 FEET OF SAID LOT 1; THENCE SOUTH 50 FEET ALONG THE EAST LINE OF THE WEST 300 FEET OF SAID LOT 1; THENCE WEST 267 FEET ALONG THE NORTH LINE OF THE SOUTH 421.51 FEET OF SAID LOT 1, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 12-34-401-021-0000

Prepared by
+
mail to:

Gary Eick Attorney
6032 N Lincoln Ave
Morton Grove IL 60053