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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



2109046041

Doc# 2109046041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2021 11:25 AM PG: 1 OF 50

The property identified as: **PIN: 22-32-200-008-0000**

Address:

Street: 1217-1251 STATE STREET

Street line 2:

City: LEMONT

State: IL

ZIP Code: 60439

Lender: AMERICAN NATIONAL INSURANCE COMPANY, A TEXAS INSURANCE COMPANY

Borrower: LEMONT VILLAGE LLC, AN DELAWARE LIMITED LIABILITY COMPANY

Loan / Mortgage Amount: \$6,760,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 777/0 et seq. because it is commercial property.

20ST02646PK
287

3
P 50
S 71
SC
INT JP

Certificate number: D5FF4030-E3E5-4B34-9DEF-F441DA9D2DED

Execution date: 11/3/2020

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THIS DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Holland & Knight, LLP
150 N. Riverside Plaza
Suite 2700
Chicago, Illinois 60606
Attention: Frank J. Keldermans

Permanent Tax Index Number(s):

Property Address(es):
1217-1251 State Street
Lemont, Illinois 60439

This space reserved for Recorder's use only.

**MORTGAGE, SECURITY AGREEMENT,
AND FINANCING STATEMENT
(AND FIXTURE FILING)**

by

**LEMONT VILLAGE LLC,
an Delaware limited liability company, as Mortgagor**

to and for the benefit of

**AMERICAN NATIONAL INSURANCE COMPANY,
a Texas insurance company, as Mortgagee**

**This document serves as a Fixture Filing under the Illinois Uniform Commercial Code,
Chapter 810 ILCS 5/9-502(b) et seq.**

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MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT (AND FIXTURE FILING)

This Mortgage, Security Agreement and Financing Statement (and Fixture Filing) (hereinafter termed "Mortgage") is dated as of the 3 day of November, 2020 ("Effective Date") and is made by LEMONT VILLAGE LLC, a Delaware limited liability company (hereinafter termed "Mortgagor") whose mailing address is 125 Half Mile Road, Suite 207, Red Bank, NJ 07701, in favor of AMERICAN NATIONAL INSURANCE COMPANY, a Texas insurance company (hereinafter termed "Mortgagee"), whose mailing address is Attn: Mortgage and Real Estate Investment Department, 2525 South Shore Blvd., Suite 207, League City, Texas 77573.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor agrees as follows:

Mortgagor hereby mortgages, grants, assigns, remises, releases, warrants and conveys to Mortgagee, its successors and assigns, and grants a security interest in, the following described property, rights and interests (referred to collectively herein as "Mortgaged Premises"), all of which property, rights and interests are hereby pledged primarily and on a parity with the Real Estate (as defined below) and not secondarily:

THE REAL ESTATE located in the State of Illinois and legally described on **Exhibit "A"**, which is attached hereto and made a part hereof ("Real Estate");

TOGETHER WITH all improvements of every nature whatsoever now or hereafter situated on the Real Estate, and all fixtures and personal property of every nature whatsoever now or hereafter owned by Mortgagor and on, or used in connection with the Real Estate or the improvements thereon, or in connection with any construction thereon, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to any such personal property or fixtures together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by Mortgagor or on its behalf;

TO HAVE AND TO HOLD the Mortgaged Premises, unto Mortgagee, its successors and assigns, forever, for the purposes and upon the uses herein set forth together with all right to possession of the Mortgaged Premises after the occurrence of any event of default; Mortgagor hereby **RELEASING AND WAIVING** all rights under and by virtue of the homestead exemption laws of the State of Illinois.

I. DEFINITIONS

A. The terms "attorneys' fees", "attorneys' fees and expenses", "costs and expenses of enforcement" and other terms of similar import shall mean and include support staff costs as an element of reasonable attorneys' fees, and the amounts expended in litigation preparation and

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computerized research, telephone and telefax expenses, mileage, depositions, postage, photocopies, process service, video tapes and the like as part of the reasonable costs of collection and enforcement, and any and all costs associated with environmental testing, audits, reviews, inspections, remediation and clean-up and any other costs associated with preparing the Mortgaged Property for sale as part of the costs of foreclosure and/or enforcement.

B. The term “Collateral” shall mean and include (a) any and all of the goods, articles of personal property, accounts, general intangibles, instruments, documents, furniture, furnishings, equipment and/or fixtures of every kind and nature whatsoever (including, without limitation, the items described in subsection (b) - (f) below) now or hereafter owned by Mortgagor in, or hereafter placed in, or used or which may become used, in connection with or in the use, enjoyment, ownership or operation of the Mortgaged Premises (as defined herein), together with all additions thereto, replacements thereof, substitutions therefor and all proceeds therefrom; (b) any and all rents, rentals, payments, compensations, revenues, profits, incomes, leases, licenses, concession agreements, insurance policies, plans and specifications, contract rights, accounts, escrowed funds and general intangibles in any way relating to the Mortgaged Property or used or useful in the use, enjoyment, ownership or operation of the Mortgaged Property; (c) any and all of Mortgagor’s right, title and interest, if any in all names, trade names, signs, marks and trademarks under or by which the Mortgaged Property may at any time be operated or known, all rights to carry on business under any such names, trade names, signs, marks and trademarks or any variant thereof, any goodwill in any way relating to the Mortgaged Premises and all of Mortgagor’s rights to carry on the business of Mortgagor under all such names, trade names, signs, marks and trademarks or any variant thereof; (d) any and all deposits, awards, damages, payments, escrowed monies, insurance proceeds, condemnation awards or other compensation, and interests, fees, charges or payments accruing on or received from or to be received on any of the foregoing in any way relating to the Mortgaged Premises, whether to Mortgagor or the ownership, enjoyment or operation of the Mortgaged Premises, together with all proceeds of all of the foregoing described in this Section I.B.; (e) any and all cash, securities, un-certificated securities, investment property, securities accounts, financial assets, deposit accounts, securities entitlements and other personal property now or hereafter in or coming into or being credited to, or represented by any of the foregoing (including, without limitation, any and all interest, dividends, rights, options, powers, splits and income thereon), including, without limitation, all funds deposited by Debtor with Secured Party in accordance with the Escrow Agreement; and (f) all products, proceeds, substitutions, re-numberings and replacements of any of the above described collateral.

C. The term “Indebtedness” shall mean and include:

- (1) any and all sums becoming due and payable pursuant to the Note;
- (2) any and all other sums becoming due and payable by Mortgagor to Mortgagee including, but not limited to, such sums as may hereafter be borrowed by Mortgagor from Mortgagee (it being contemplated that such future indebtedness may be incurred), including, but not limited to,

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advancements or expenditures made by Mortgagee pursuant to the terms and conditions of this Mortgage or any other Loan Documents;

(3) any and all obligations, covenants, agreements and duties of any kind or character of Mortgagor now or hereafter existing, known or unknown, arising out of or in connection with the Note, this Mortgage or any other Loan Documents;

(4) any and all renewals, extensions, modifications, increases, consolidations and rearrangements of any or all of the obligations, covenants, agreements and duties as defined herein under the term Indebtedness, whether or not Mortgagor executes any renewal, extension, modification, increase, consolidation or rearrangement; and

(5) any unpaid balances of loan advances secured hereby which Mortgagee may make or be obligated to make under this Mortgage, the Note, or any other Loan Documents at any time after this Mortgage is delivered to the recorder for record to the extent that the total unpaid loan indebtedness, exclusive of interest thereon, does not exceed the maximum amount of \$6,760,000.00 which may be outstanding at any time and from time to time.

D. The term "Loan Documents" shall mean, individually and collectively, the Note, this Mortgage, the Escrow Agreement and any and all other documents securing, evidencing or relating to the Indebtedness.

E. The term "Mortgaged Premises" shall mean and include (a) the Real Estate, together with any and all of Mortgagor's right, title and interest in and to all easements, hereditaments and appurtenances relating thereto (including any interest of Mortgagor in or to any streets or roadways abutting said real property); together with all buildings and improvements of every kind and description now or hereafter erected or placed thereon, and any and all materials now or hereafter placed thereon intended for construction, reconstruction, alteration and repair of such buildings and improvements, all of which materials shall be deemed to be included as a part of said real property immediately upon the delivery thereof to said real property; (b) Mortgagor's right, title and interest in and to any and all fixtures now or hereafter owned by Mortgagor and attached to, contained in or used in connection with said Real Estate, and all renewals and replacements thereof, including but not limited to (i) any and all equipment, apparatus, machinery, motors, elevators, fittings and radiators, (ii) any and all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air-conditioning and sprinkler equipment, (iii) any and all awnings, storm windows and doors, mantels, cabinets, computer flooring, rugs, carpeting, linoleum, stoves, shades, draperies, blinds and water heaters, (iv) such other goods and chattels and personal property as are usually furnished by landlords in letting an unfurnished building, or which shall be attached to said buildings and improvements by nails, screws, bolts, pipe connections, masonry or in any other manner and (v) any and all built-in equipment as may be shown by plans and specifications; and (c) the air space and right to use said air space above the Mortgaged Premises to the extent owned by Mortgagor, any and all rights of ingress and egress by pedestrians and motor vehicles to parking facilities on or within the Mortgaged Premises, and any and all easements now or hereafter affecting same, royalties and all

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rights appertaining to the use and enjoyment of the Mortgaged Premises, including, without limitation, alleys, drainage, sewer, mineral, water, oil and gas rights, rights-of-way, vaults, ways, passages, water courses, water rights and powers, and all estates, rights, titles, interests, reversionary interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Mortgaged Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto and the reversion and reversions, remainder and remainders thereof.

F. The term "Mortgaged Property" shall mean (1) the Mortgaged Premises, (2) the Collateral and (3) any and all extensions, improvements, betterments, renewals, substitutions and replacements of, and all additions and appurtenances to, the foregoing hereafter acquired by, or released to, Mortgagor or constructed, assembled or placed by Mortgagor or by others for Mortgagor's benefit thereon, and all conversions of the security constituted thereby, which immediately upon such acquisition, release, construction, assembling, placement or conversion, as the case may be, and in each such case, without any further conveyance, assignment or other act by Mortgagor, shall become subject to the lien of this Mortgage as fully and completely, and with the same effect, as though now owned by Mortgagor and specifically described herein. Further, the term "Mortgaged Property" shall include goods that are or are to become fixtures related to the Mortgaged Premises.

G. The term "Note" shall mean that certain Promissory Note of even date herewith in the principal sum of \$6,760,000.00 executed by Mortgagor and made payable to the order of Mortgagee, payable with interest in installments as stipulated therein and providing for the right to declare the unpaid principal balance due and payable upon the occurrence of an Event of Default (as defined herein) and otherwise as provided therein and providing for reasonable attorneys' fees, and any and all notes given in renewal, extension, modification, increase, consolidation or rearrangement of said Note or any portion thereof.

H. The term "Escrow Agreement" shall mean that certain Escrow Agreement of even date herewith executed by Mortgagor and Mortgagee concerning the disbursement of a portion of the proceeds of the Note.

II. SECURITY

As security for the Indebtedness, Mortgagor hereby mortgages, grants, assigns, remises, releases, warrants and conveys to Mortgagee, its successors and assigns, and grants a security interest in, all of Mortgagor's right title and interest in the Mortgaged Premises, all of which property, rights and interests are hereby pledged primarily and on a parity with the Real Estate and not secondarily.

III. ADDITIONAL SECURITY

As further security for the Indebtedness and the full and complete performance of each and every obligation, covenant, agreement and duty of Mortgagor contained herein or contained in any other document executed by Mortgagor pertaining to the Note or the security therefor:

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A. Security Interest. Mortgagor hereby grants and conveys to Mortgagee a security interest in and lien on all of the Collateral to the extent of its interest in such Collateral, if any. This Mortgage shall serve as a security agreement and financing statement created pursuant to the Uniform Commercial Code as the same has been adopted in the State of Illinois, as may be amended from time to time ("UCC"), and Mortgagee shall have and may exercise any and all rights, remedies and powers of a secured party under the UCC. Mortgagor hereby represents, warrants and covenants that with respect to its interest therein, it: (1) is the owner and holder of any and all right, title and interest in and to the Collateral, free and clear of any adverse claim, security interest or encumbrance, except those created herein or the Permitted Exceptions; (2) will defend the Collateral, and the priority of the security interest created herein as a valid first security interest against any and all claims and demands of any person at any time claiming the same or any interest therein; (3) there are no financing statements executed by Mortgagor, as Debtor, now on file in any public office other than those financing statements which are being released contemporaneously with the delivery of this transaction or which have been authorized by Mortgagee; (4) authorizes Mortgagee to file or record such other and further agreements, financing statements and assignments in such offices and at such times as it is deemed by Mortgagee to be necessary or desirable; (5) will execute and deliver to Mortgagee such other and further agreements, financing statements and assignments as Mortgagee may request with respect to preserving Mortgagee's security in the Mortgaged Property; and (6) Mortgagor's organizational identification number with the Division of Corporations of the State of Delaware is 3407867.

For all items of the Mortgaged Property in which an interest shall arise under real estate law, this Mortgage shall serve as a fixture filing. The "Debtor" is Mortgagor and Mortgagee is the "Secured party", and their addresses are those set forth at the beginning of this Mortgage. Certain of the Mortgaged Property is or will become "fixtures" (as that term is defined in the UCC), and this Mortgage, upon being filed for record in the real estate records of the county wherein the Mortgaged Premises are situated, shall operate also as a financing statement filed as a fixture filing in accordance with the applicable provisions of the UCC or other applicable law upon such Mortgaged Property that is or may become fixtures. Mortgagor is the owner in fee simple of the Real Estate.

B. Assignment of Condemnation Awards. To the extent of the full amount of the Indebtedness secured hereby and of the reasonable cost and expenses (including, without limitation, reasonable attorneys' fees and expenses) incurred by Mortgagee in the collection of any award or payment, Mortgagor hereby assigns to Mortgagee its interest in and to any and all awards or payments (including, without limitation, all interest thereon), together with the right to receive the same, which may be made with respect to the Mortgaged Property as a result of (1) the exercise of the right of eminent domain, (2) the alteration of the grade or of any street or (3) any other injury to or decreased value in the Mortgaged Property, as well as the right, but not the obligation, to, at Mortgagor's sole cost and expense, participate in and make decisions concerning the progress of any proceeding involving any such award or payment. Mortgagor shall give Mortgagee written notice of any such action or proceeding promptly upon Mortgagor's becoming aware of same. Any and all such damages, condemnation proceeds and consideration shall be paid directly and solely to Mortgagee after an Event of Default has at such time occurred, and after first applying said sums to

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the payment of all reasonable costs and expenses (including, without limitation, reasonable attorneys' fees) incurred by Mortgagee in obtaining such sums, Mortgagee may, at its option, apply the balance on the Indebtedness, in any order and whether or not then due, without prepayment or penalty, or to the restoration of the Mortgaged Property, or release the balance to Mortgagor. Said application or release shall not cure or waive any default.

IV. ABSOLUTE ASSIGNMENT OF RENTS

In further consideration for the Indebtedness, Mortgagor hereby absolutely and unconditionally assigns to Mortgagee its right, title and interest in and to any and all rents, revenues, profits and incomes from the Mortgaged Property or any portion thereof; provided, however, that so long as no Event of Default has occurred and is continuing, Mortgagor is hereby granted a license to collect and retain the currently accruing rents, income and profits from the Mortgaged Property, but in no event may Mortgagor collect same for more than one (1) month in advance of the date upon which such rents become due. If an Event of Default shall occur, however, thereupon, Mortgagee may terminate such license to Mortgagor and may, without any liability to Mortgagor, take possession and control of the Mortgaged Property and/or receive and collect all rents, revenues, profits and income, accrued or accruing thereafter so long as any of the Indebtedness remains unpaid, applying so much thereof as may be collected, first to the expenses incident to taking possession and/or the collection thereof, second to costs and expenses incident to the operation and or maintenance of the Mortgaged Property and/or leases or other occupancy agreements relating thereto, third to the payment of the Indebtedness other than the Note and fourth to the amount of the Note then remaining unpaid, at Mortgagee's discretion, either principal or interest, in any order, and whether then matured or not, paying the balance, if any, to Mortgagor. It is intended by Mortgagor and Mortgagee that this assignment of rents constitutes an absolute assignment and not an assignment for additional security only, and that Mortgagee shall be entitled to exercise its rights hereunder whether or not Mortgagee is in possession or control of the Mortgaged Premises at such time. Mortgagor agrees to fulfill or perform each and every covenant of any and all leases to which it is a party and enforce guaranties of leases of the Mortgaged Property so as to keep all such leases and lease guaranties at all times in full force and effect. Mortgagor agrees not to enter into any new lease and not to make any modification, consent to any modification of, or cancel, terminate or consent to the surrender of any lease of all or any part of the Mortgaged Property or any guaranty of such lease after such lease or guaranty thereof has been executed by Mortgagor and the lessee or guarantor, as applicable, without the prior written consent of Mortgagee (which will not be unreasonably withheld, conditioned or delayed); the failure to fulfill or perform any such covenant or the making of or the consent to any such modification or cancellation, termination or surrender shall be an Event of Default. Notwithstanding the foregoing, no consent of Mortgagee will be required for any new lease or any modification or termination of lease made in the ordinary course of business with a tenant that is not affiliated with Trustor that, when taken together with all other leases to such tenant and its affiliates, does not exceed 5,000 square feet of the Mortgaged Property, and has annual base rent for each year of the lease term that equals or exceeds \$15.00 per square foot with an initial lease term that equals or exceeds five years (plus proportionate payments of common area maintenance charges) with no early termination options or contingencies unless such early

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termination options have a lease termination penalty greater than the rents to be collected on the remaining lease term and not more than an aggregate of three (3) months free rent over a lease term of five years; provided, however, that any modification of any said lease shall not reduce the term, rent or any other economic aspect of the lease benefitting the landlord without Mortgagee's prior written consent. Nothing contained in this Mortgage or in any other Loan Documents shall preclude Mortgagee, after notice to Mortgagor, from taking any action to cure or remedy any default of the landlord or lessor under any lease of all or any portion of the Mortgaged Property or any guaranty of lease, or any act, omission or occurrence which but for the passage of time, the giving of notice or both, would be a default under any such lease or guaranty of lease or take any other action in connection therewith and any amounts expended by Mortgagee in connection with such cure or remediation (including, without limitation, reasonable attorney's fees and expenses) shall be an advance under and secured by this Mortgage, shall be included in the Indebtedness and shall be paid by Mortgagor to Mortgagee on demand. The preceding sentence shall not be construed to obligate Mortgagee to cure any such actual or potential lease defaults or any guaranty of lease defaults. IN THE EVENT OF A CONFLICT BETWEEN THIS MORTGAGE AND THAT CERTAIN "ABSOLUTE ASSIGNMENT OF LEASES AND RENTS" SIMULTANEOUSLY EXECUTED AND DELIVERED IN CONNECTION WITH THIS MORTGAGE, THE SAID "ABSOLUTE ASSIGNMENT OF LEASES AND RENTS" SHALL PREVAIL.

V. MORTGAGOR'S REPRESENTATIONS AND WARRANTIES

In order to induce Mortgagee to lend the funds evidenced by the Note, Mortgagor represents and warrants that:

A. Accurate Loan Information. Any and all information and financial statements furnished or to be furnished to Mortgagee by or on behalf of Mortgagor in connection with the Indebtedness secured by this Mortgage is or at the time of delivery will be complete and accurate in all material respects.

B. Valid Title; Limitations on Ownership. Mortgagor is the lawful fee simple owner of its interest in the Mortgaged Property and has valid right and lawful authority to mortgage, hypothecate and pledge the same. Mortgagor will not own or lease any property other than the Mortgaged Property.

C. Freedom from Encumbrances. The Mortgaged Property is free from any and all liens and encumbrances, save and except only the Permitted Exceptions and those created or provided for herein, and Mortgagor does hereby warrant and will defend its right, title and interest in and to the Mortgaged Property against any and all claims or demands by third parties whatsoever, save and except only the Permitted Exceptions.

D. Maintenance of Lien Priority. Mortgagor shall take any and all steps as may be necessary to preserve, protect continue, extend or maintain the validity and priority of the liens on the Mortgaged Property created hereby. Mortgagor shall execute, acknowledge and deliver any and all such additional documents as Mortgagee may deem necessary in order to preserve, protect, continue,

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extend or maintain the liens and security interests created hereby as first liens on the Mortgaged Property. Any and all costs and expenses incurred in connection with the protection, preservation, continuation, extension or maintenance of the security interest and the liens herein created as valid first and subsisting liens shall be paid by Mortgagor.

(1) **Bonding.** any lien that is not a contested lien or a Permitted Encumbrance shall be promptly discharged by Mortgagor; provided, that if such lien is a lien claim arising under Sections 1 or 21 of the Lien Act (as defined hereinafter) (“Lien Claim”) Mortgagor may substitute a Bond (as defined hereinafter) in accordance with the Illinois Mechanics Lien Act (770 ILCS 60/38.1, et seq) (the “Lien Act”) for such Lien Claim.

(a) The bond (“Bond”) shall be in accordance with the Lien Act, and shall:

(i) specifically state that Mortgagor and Surety (as defined hereinafter) thereunder submit to the jurisdiction of the circuit court of Cook County and that a final non-appealable judgment or decree entered in a proceeding in favor of the lien claimant based on the lien claim that is the subject of such Bond shall constitute a judgment against Mortgagor and the Surety for the amount found due to the lien claimant, including interest and reasonable attorney’s fees, limited to the Bond Amount (as defined hereinafter);

(ii) continue in effect until the complete satisfaction of the adjudicated amount due under the lien claim or the payment of the full amount of the Bond or to a final determination and the expiration of all appeal periods, that the Lien Claim is invalid, void has been released by the lien claimant, or the time to enforce the Lien Claim has expired without the required action by the lien claimant;

(iii) be in an amount equal to one hundred seventy five percent (175%) of the amount of the Lien Claim (the “Bond Amount”);

(iv) have as its surety, a company that (A) has a certificate of authority from the Department of Insurance specifically authorizing the company to execute surety bonds; (B) is rated by A.M. Best Company, Inc. with (1) a current financial strength rating of not less than “A” with no rating modifier, (2) an outlook that is either “positive” or “stable”, and (3) a financial size category of not less than IX; and (C) if the circuit court of Cook County has its own list of approved sureties, is specifically authorized to issue surety bonds for the circuit court of Cook County by order or rule (collectively, A through C above is defined as, the “Surety”);

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(b) Mortgagor shall file a petition in accordance with the Lien Act with the clerk of the circuit court of Cook County to substitute the Bond for the Lien Claim; provided, that if there is pending action to enforce such Lien Claim, Mortgagor shall file such petition no later than five (5) months after the filing of a complaint or counterclaim by a mechanics lien claimant to enforce its mechanics Lien Claim. Mortgagor's petition (the "Petition") shall be verified and include:

- (i) name and address of the Mortgagor and its attorney, if any;
- (ii) name and address of the lien claimant;
- (iii) if there is a suit to enforce the lien claim, the name of the attorney of record for the lien claimant, or if no suit has been filed but a lien claim has been recorded by the lien claimant, the name of the preparer of the lien claim;
- (iv) the common and legal description of the Real Estate, to include the address, if any;
- (v) an attached copy of the lien claim which includes the date of such lien claim's recording, where it was recorded, and the number under which it was recorded if there is no pending proceeding to enforce the lien claim;
- (vi) an attached copy of the proposed Bond;
- (vii) a certified copy of the Surety's certificate of authority from the Department of Insurances or other State agency charged with the duty to issue such a certificate; and
- (viii) an undertaking by Mortgagor to replace the proposed bond with another eligible Bond in the event that the proposed Bond at any time ceases to be an eligible Bond under the Lien Act.

(c) Mortgagor shall either (i) personally serve, or (ii) send via certified mail, return receipt requested, each Person whose name and address is in the Petition and such Person's attorney of record in a pending action on the Lien Claim, a copy of the Petition with the following notice (the "Notice") attached thereto:

"PLEASE TAKE NOTICE that on [insert date], the undersigned, [Mortgagor's name], filed a petition to substitute a bond for property to a lien claim, a copy of which is attached to this notice.

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PLEASE TAKE FURTHER NOTICE that if you fail to file an objection to the substitution of a bond for the lien claim with the clerk of the circuit court of [County Name] County under general number [insert general number] or case number [insert case number], within 30 days after you receive this notice or 33 days after this notice is mailed by certified mail, whichever date is earlier, you will have waived your right to object and an order will be entered substituting the security of the bond for the property securing the lien claim and discharging the property described in the petition as being subject to the lien, such as the real estate and the money or other considerations due or to become due from the owner to the contractor under the original contract giving rise to the lien claim.”

(d) If all requirements of the Act are deemed met by the court in either subsection (e) or (f) of Section 38.1 of the Act, and the court enters an order that: (i) the Bond is substituted for the property securing the Lien Claim, and (ii) the lien claimants right to recover on the Bond is substituted for the lien claimant’s causes of action that could be asserted under Section 9, 27 or 28 of the Act (a “Bonded Lien”) then such Bonded Lien shall be considered a Contested Lien under this Mortgage.

For the avoidance of doubt, (i) each Bond may represent only one (1) Lien Claim; (ii) in the event a Bond is insufficient to cover the applicable Lien Claim, Mortgagor shall remain at all times responsible for any such additional amount; (iii) Agent may, if Mortgagor has not obtained a Bond and submitted a Petition for such Lien Claim, obtain a Bond and submit a Petition on behalf, and in the name, of the Mortgagor; provided, that the cost of the Bond and all reasonable attorneys’ fees, court fees, and any other costs or fees are at the expense of Mortgagor and shall be so much additional Indebtedness, and shall become immediately due and payable by Mortgagor to Agent, upon demand, and if not paid within ten (10) days thereof shall bear interest at the applicable Default Rate. This obligation on the part of Mortgagor under subsections (ii) and (iii) of this last paragraph shall survive the closing of the Loan, the repayment thereof and any cancellation of the Mortgage.

E. Value of the Mortgaged Property. To Mortgagor’s knowledge, the value of the Mortgaged Property, as established by the appraisal obtained by Mortgagee, is substantially in excess of the Indebtedness secured hereby. Mortgagor acknowledges that but for the Mortgaged Property having a value in excess of the amount of the Indebtedness, Mortgagee would not make the loan being secured hereby (as evidenced by the Note) and advance the funds thereunder. Mortgagor agrees that Mortgagee shall at all times have the benefit of the Mortgaged Property as the security for the Indebtedness even though the value thereof may now or in the future exceed the amount of the Indebtedness secured hereby.

F. Representations, Warranties and Covenants of a Limited Liability Company. Mortgagor hereby represents, warrants and covenants that:

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(1) Mortgagor is a Delaware Limited Liability Company created under (a) that certain Certificate of Formation filed with the Secretary of State for the State of Delaware on August 10, 2020 (the "Certificate of Formation") and (b) is governed by that certain Company Agreement of Lemont Village LLC dated on or about the date of this Mortgage (the "Company Agreement"), and there is no other governing documents or amendments thereto that have not been previously delivered to Mortgagee in connection with the execution and delivery of this Mortgage.

(2) Anthony Grosso is the "Authorized Party" of Mortgagor (the "Authorized Representative").

(3) The Authorized Representative is authorized to execute and deliver the Note, this Mortgage and all other documents which Mortgagee may now or from time to time hereafter require to be executed on behalf of Mortgagor in connection with the Note, this Mortgage or the Indebtedness, including but not limited to renewals, extensions, modifications, increases, consolidations and rearrangements of the Note and this Mortgage, and no signature or any other action of any other person or entity shall be required to bind Mortgagor.

(4) Mortgagor will not modify, amend or terminate the Certificate of Formation or the Company Agreement in any way adverse to Mortgagee nor, except as may otherwise be provided for herein, permit any interest of any member of Mortgagor to be sold, transferred, conveyed, encumbered or otherwise made the subject of any Transaction (as defined below).

(5) Mortgagor will not permit any interest of any Tier Two Owner (as defined herein) to be sold, transferred, conveyed, encumbered or otherwise the subject of any Transaction except as may otherwise be expressly provided for herein.

(6) Except as may otherwise be provided for herein, Mortgagor will not incur any debt, secured or unsecured, direct or contingent (including, without limitation, guaranteeing any such obligation), other than the loan evidenced by the Note and secured hereby. Any contributions to Mortgagor from its owners, affiliates, officers, directors and/or other related parties shall be by equity only and not by debt, unless such debt has been previously approved, in writing, by Mortgagee.

G. Construction and Materials. Mortgagor hereby warrants, represents and covenants that all persons and entities who have provided labor or materials to or for the benefit of the Mortgaged Property by, through or under Mortgagor or otherwise at Mortgagor's direction or request at any time prior to the date of this Mortgage have been paid in full or will be paid as such in the normal course.

H. Hazardous Materials. Mortgagor hereby represents and warrants that to its actual knowledge, Mortgagor is not aware of any facts or circumstances which may give rise to any litigation, proceedings, investigations, citations or notices of violations resulting from the use, presence, generation, manufacture, storage, discovery or disposition of, on, under or about the Mortgaged Property or the transport to or from the Mortgaged Property of any Hazardous Materials

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(as defined below) in violation of applicable law. Mortgagor hereby represents and warrants that, to its actual knowledge, the Mortgaged Property is not in violation of and Mortgagor covenants and agrees to use commercially reasonable efforts to prohibit the use of the Mortgaged Property for any purpose which would be in violation of, any Environmental Laws (as defined below) presently in effect or that may be promulgated in the future, as such Environmental Laws may be amended from time to time, including, without limitation, those with respect to industrial hygiene or to health or environmental conditions on, under, or about the Mortgaged Property (including, but not limited to, soil and ground water conditions) or with respect to the owner's or occupant's use thereof. The foregoing representations and warranties shall survive foreclosure under this Mortgage and shall constitute continuing representations and warranties to Mortgagee, its successors and assigns, as to conditions existing prior to foreclosure or in deed in lieu of foreclosure only. The term "Hazardous Materials" as used in this Mortgage shall include but not be limited to:

- (1) petroleum, petroleum based products and oil;
- (2) asbestos of any form which is or could become friable, urea formaldehyde foam insulation, transformers or other equipment which contain dielectric fluid containing levels of polychlorinated biphenyls (sometimes known as a "pcb");
- (3) tanks, whether underground or above ground, and whether empty, filled or partially filled with any substance, material, chemical or other waste;
- (4) any substance, material, chemical or other waste including, without limitation any explosive, flammable substances, explosives or radioactive materials, hazardous or toxic waste, hazardous or toxic materials, hazardous, toxic or radioactive substances, contaminants or pollutants and any of the preceding which are defined as or included in the definition of "Hazardous Substance", "Hazardous Waste", "Hazardous Material" or "Toxic Substance" or other similar or related terms under any applicable local, state or federal statute, regulation, ordinance or publication (collectively referred to as "Environmental Laws") including but not limited to:
 - (a) Resource Conservation and Recovery Act of 1976 (commonly referred to as the Solid Waste Disposal Act), 42 U.S.C. sec. 6901 et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986, Pub.L. No. 99-499, 100 Stat. 1613;
 - (b) Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. sec. 9601 et seq.;
 - (c) Clean Air Act, 42 U.S.C. sec. 7401 et seq.;
 - (d) the Water Pollution and Prevention and Control Act (commonly referred to as the Clean Water Act) 33 U.S.C. sec. 1251 et seq.;
 - (e) Hazardous Materials Transportation Act, 49 U.S.C. sec. 5101 et seq.;

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- et seq.;
- (f) Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. sec. 136
 - (g) Toxic Substances Control Act, 15 U.S.C. sec. 2601 et seq.;
 - (h) Safe Drinking Water Act, 42 U.S.C. sec. 300(f) et seq.; and
- (5) any other material, substance, chemical or other waste, exposure to which is prohibited, limited or regulated from time to time by any federal, state or local statute, regulation, ordinance or publication or may pose a hazard to the health and/or safety of the occupants of the Mortgaged Property or any other adjacent or nearby property.

Mortgagor represents and warrants that its present use and occupancy of the Mortgaged Premises does not violate or conflict with any applicable law, statute, ordinance, rule, regulation or order of any kind (including, without limitation, any Environmental Laws), zoning, building, land use, noise abatement, occupational health and safety or other laws, any building permit or any condition, grant, easement, covenant, condition or restriction, whether recorded or not and if a third-party is required under any covenants, conditions and restrictions of record or any other agreement to consent to the use and/or operation of the Mortgaged Premises, Mortgagor has obtained such approval from such party;

Mortgagor represents and warrants that the Mortgaged Premises, to its knowledge, has never been used, and the Mortgaged Premises will not be used, for any activities which, directly or indirectly, involve the use, generation, treatment, storage, transportation or disposal of any Hazardous Materials in violation of applicable Environmental Laws. Further, Mortgagor represents and warrants that no Hazardous Materials exist now, and no Hazardous Materials will hereafter exist, on or under the Mortgaged Premises or in any surface waters or groundwaters on or under the Mortgaged Premises in violation of any Environmental Laws. Additionally, Mortgagor represents and warrants that the Mortgaged Premises and its existing and, to its knowledge, prior uses have at all times complied with and will comply with all Environmental Laws, and Mortgagor has not violated, and will not violate, any Environmental Laws.

Mortgagor represents and warrants that there are no facilities on the Mortgaged Premises which are subject to reporting under any State laws or Section 312 of the Federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. sec. 11022), and federal regulations promulgated thereunder. The Mortgaged Premises does not contain any underground storage tanks;

NOTWITHSTANDING ANY NON-RECOURSE LANGUAGE WITHIN THE NOTE OR THIS MORTGAGE, Mortgagor hereby agrees to INDEMNIFY AND HOLD HARMLESS Mortgagee, its directors, officers, employees, attorneys, contractors and agents, and any successors and assigns, their directors, officers, employees, and agents (individually and collectively the "Indemnitees"), from and against any and all loss, damage, expense or liability (including reasonable attorney's fees and all investigatory expenses) incurred arising out of the use, occurrence,

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generation, storage, transportation or disposal of Hazardous Materials on or about the Mortgaged Property by Mortgagor, its present tenants or any future tenants, operator or tenant of the Mortgaged Property, without limitation, , and (ii) the cost of any required or necessary repair, cleanup or detoxification, claimed, threatened or asserted against any such Indemnitees; SUCH INDEMNIFICATION AND AGREEMENT TO HOLD HARMLESS SPECIFICALLY INCLUDES ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO THE GROSS NEGLIGENCE, OF ANY OF THE INDEMNITEES AND FOR ANY ACTION OR OCCURRENCE FOR WHICH ANY OF THE INDEMNITEES MAY INCUR STRICT LIABILITY, but such indemnification and agreement to hold harmless shall not apply with respect to any Hazardous Materials which first occurred on the Mortgaged Property after any foreclosure of this Mortgage or conveyance in lieu thereof or to the extent that such loss, damage, expense or liability is caused by or attributable to any of the Indemnitees' gross negligence or willful misconduct. Mortgagor's obligations pursuant to the foregoing indemnification and agreement to hold harmless shall survive any termination of the estate created by this Mortgage whether as a result of the exercise by Mortgagee of any default remedies available to Mortgagee at law or in equity or otherwise. Mortgagor acknowledges and agrees that as a condition precedent to making the loan to Mortgagor that is evidenced by the Note and secured by this Mortgage, Mortgagee has required that Mortgagor provide to the Indemnitees the indemnification and the agreement to hold harmless set forth herein, and that Mortgagee would not consummate such loan without this indemnification and agreement to hold harmless being provided, and that the indemnification and agreement to hold harmless contained herein is a material inducement for Mortgagee's agreement to make such loan. Further, Mortgagor agrees that the foregoing indemnification and agreement to hold harmless is separate, independent of and in addition to, for Mortgagor, its undertakings as maker under the Note, as Mortgagor under this Mortgage, as assignor under the Absolute Assignment of Leases and Rents and its undertakings under any and all Loan Documents and under any additional documents or instruments requested by Mortgagee pursuant to the terms and conditions hereof. Mortgagor agrees that a separate action may be brought to enforce the provisions of this indemnification and agreement to hold harmless, which shall in no way be deemed to be an action on the Note or under this Mortgage, whether or not Mortgagee would be entitled to a deficiency judgment following a foreclosure sale of the Mortgaged Property.

VI. ADDITIONAL COVENANTS OF MORTGAGOR

As long as any of the Indebtedness remains unpaid, Mortgagor covenants and agrees that:

A. Payment of Indebtedness. Mortgagor will pay the Indebtedness promptly when due and payable.

B. Payment of Taxes and Other Assessments. Subject to Section VI.D. below, Mortgagor will pay, or cause to be paid, all taxes, assessments and other governmental, municipal or other public dues, charges, fines, or impositions imposed or levied upon the Mortgaged Property or on the interest created by this Mortgage, or any tax or excise on rents or other tax, however described, assessed or levied by any state, federal or local taxing authority as a substitute, in whole or

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in part, for taxes assessed or imposed on the Mortgaged Property or on the interest created by this Mortgage (such amounts, collectively, the “Taxes and Assessments” or each a “tax” or an “assessment”), and at least ten (10) days before said taxes, assessments and other governmental charges are delinquent will exhibit receipts therefor to Mortgagee. If any tax or assessment is levied, assessed or imposed on Mortgagee as a legal holder of the Note or any interest in the documents securing, evidencing or relating to the Note by any governmental authority (excluding any income, excess profits or similar taxes imposed on Mortgagee’s income generally), then unless all such taxes are paid by Mortgagor as they become due and payable and in the opinion of General Counsel of Mortgagee, such payment by Mortgagor is lawful and does not place Mortgagee in violation of any law, Mortgagee may, at its option, after thirty (30) days written notice to Mortgagor, declare the Indebtedness immediately due and payable. The Mortgagor may in good faith contest, by proper legal proceedings, the validity or amount of any tax, assessment, charge or levy which the Mortgagor has agreed to pay pursuant to the provisions of this Mortgage, and may delay payment, performance or discharge thereof during the period in which the same is being contested to the extent such delay is legally permitted; provided, however, that if payment, is delayed: (a) such proceedings shall suspend the collection thereof from the Mortgagor, the Mortgagee and the Mortgaged Property, (b) in any such event the Mortgagor shall deposit with the Mortgagee, as security for the payment or discharge of such contested item, an amount equal thereto plus interest, penalties, and costs, (c) such contested item and all costs and penalties, if any, shall have been paid at least thirty (30) days before the date on which the Mortgaged Property, or any portion thereof, may be sold in order to satisfy any such contested items, and (d) in the case of any matter for which criminal or civil liability might accrue to Mortgagor, the Mortgagee would not be in violation of any civil or criminal law or otherwise in any danger of any criminal or civil liability for failure to comply therewith.

C. Insurance. Mortgagor shall keep the Mortgaged Property insured against loss or damage by fire, windstorm, extended coverage perils, flood (in the event any of the Mortgaged Premises is within a 100-year flood plain and flood insurance is available pursuant to the United States Flood Disaster Protection Act of 1973 or any similar or successor statute or successor governmental authority), vandalism, malicious mischief and such other hazards, casualties or other contingencies and in such amounts (but in no event less than the amount of the indebtedness from time to time secured hereby) as from time to time may be reasonably required by Mortgagor, and maintain rents or rental value insurance coverage, in an amount at least adequate to cover twelve (12) months’ principal and interest installments on the Note and together with twelve (12) months’ property taxes and insurance premiums, with respect to the Mortgaged Property covering the risk of loss due to the occurrence of any of the foregoing hazards, in each case and in such amounts, in such manner and in such companies as Mortgagee (acting reasonably) may approve in writing, and all such policies shall contain a waiver of subrogation and provide that any losses payable thereunder shall (pursuant to standard mortgagee clauses without contribution, including one providing that such insurance as to the interest of Mortgagor shall not be invalidated by any act or omission or neglect of Mortgagee, to be attached to each policy) be payable to Mortgagee. Mortgagor shall cause duplicate originals of any and all such insurance policies to be deposited with Mortgagee. Mortgagor will also carry public liability insurance, in such form, amounts and with such companies as Mortgagee may from time to time reasonably require, with Mortgagee included thereon as an additional insured.

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Any or all of such policies may be provided under a blanket policy or policies provided such blanket policies allocate the amount of insurance required hereunder to the Mortgaged Property.

Mortgagor shall cause duplicate originals of any and all such insurance policies to be deposited with Mortgagee, or certificates of the insurers under such policies evidencing same. At least ten (10) days prior to the date the premiums on each such policy or policies shall become due and payable, Mortgagor shall furnish to Mortgagee evidence of the payment of such premiums. Each of such policies shall contain an agreement by the insurer that the same shall not be canceled or modified without at least ten (10) days' prior written notice to Mortgagee. In the event of loss under any such policy, Mortgagor shall give immediate written notice to the insurance carrier and to Mortgagee. With respect to all insurance policies except public liability insurance, Mortgagee is hereby authorized, but not required, on behalf of and at the expense of Mortgagor, upon an Event of Default, to make proof of loss, to collect for, adjust or compromise any losses under any insurance policy on the Mortgaged Property, to appear in and prosecute any action arising from any of such insurance policies and to apply, at Mortgagee's option, the loss proceeds (less expenses of collection) on the Indebtedness, in any order and whether due or not, or to the restoration of the Mortgaged Property, or to be released to Mortgagor but any such application or release shall not cure or waive any Event of Default.

D. Escrow for Taxes and Insurance. The requirements for escrows for taxes and insurance have been conditionally waived by Mortgagee, so long as no Termination of Escrow Waiver Event (as defined below) occurs. For purposes of this Mortgage, the phrase "Termination of Escrow Waiver Event" means the occurrence of one or more of the following: (1) an Event of Default has occurred and is continuing; (2) any amount of Taxes and Assessments is not paid prior to delinquency or any premium to maintain the insurance required under this Mortgage is not paid when due; (3) Mortgagor does not own the Mortgaged Property unless the subject loan has been assumed by a borrower approved in writing by Mortgagee, in Mortgagee's sole and absolute discretion or (4) Mortgagee has notified Mortgagor that Mortgagee has determined, in its sole and absolute discretion, that a material adverse change has occurred in the financial capacity of any tenant of the Mortgaged Property (or any guarantor of any such tenant's obligations) that is obligated to pay for or reimburse Mortgagor for all or any portion of the taxes and/or insurance on all or any portion of the Mortgaged Property. If a Termination of Escrow Waiver Event occurs, thereafter Mortgagor shall pay, in addition to the installments payable under the Note, on the same day as such installments are due and payable, a sum equal to 1/12th of the estimated annual taxes, hazard and rental insurance premiums, and special assessments, if any, next due on the Mortgaged Property. If the amount so paid is not sufficient to pay such taxes, insurance premiums and assessments when due, then Mortgagor will immediately deposit with Mortgagee amounts sufficient to pay the same. Funds deposited by Mortgagor pursuant to this Section VI.D. shall be used to pay such taxes, insurance premiums and assessments when due, provided that Mortgagor has furnished Mortgagee with all tax statements, premium notices and other such notices at least thirty (30) days prior to the date that any such taxes, premiums and assessments may be due. If there is an Event of Default under this Mortgage, Mortgagee may elect, at any time after the occurrence of such Event of Default, to apply the funds accumulated under this Section VI.D. against the Indebtedness in any manner or order. No interest

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shall accrue or be allowed on any payments under the provisions of this paragraph. Mortgagee shall not be required to deposit or hold monies in a special account or an account separate from Mortgagee's general funds. Mortgagor expressly releases Mortgagee from any liability to Mortgagor arising out of the maintenance by Mortgagee of an escrow as provided herein or for the payment of any sums out of such escrow. Mortgagor further INDEMNIFIES Mortgagee against claims arising out of payment of taxes, insurance premiums or assessments where Mortgagee has failed to provide Mortgagee provided same have been received by Mortgagor with tax or assessment statements and insurance premium notices as required hereby. The maintenance by Mortgagee of an escrow for Taxes and Assessments and insurance premiums shall not relieve Mortgagor of its obligations under this Mortgage respecting Taxes and Assessments and the payment of insurance premiums on the Mortgaged Property if such escrow is insufficient or otherwise applied as provided in accordance with this Mortgage.

A charge of Two Hundred Dollars (\$200) per month for administration expenses shall be assessed against Mortgagor for each successive month that all paid tax receipts and insurance policies are not delivered to Mortgagee within thirty (30) days after written notice to Mortgagor of failure to deliver such documents.

E. PATRIOT Act.

(1) As of the date of this Mortgage, Mortgagor is and, during the term of this Mortgage, shall remain in full compliance with any and all the applicable laws, rules and regulations of the United States of America that prohibit, regulate or restrict financial transactions, including but not limited to, conducting any activity or failing to conduct any activity, if such action or inaction constitutes a money laundering crime, including any money laundering crime prohibited under the Money Laundering Control Act, 18 U.S.C. sec. 1956, 1957, or the Bank Secrecy Act, 31 U.S.C. sec. 5311 et seq. and any amendments or successors thereto and any applicable regulations promulgated thereunder.

(2) Mortgagor represents and warrants that: (a) neither it, nor any of its Tier Two Owners (as defined below), or any officer, director, member, manager, partner or employee, is or will become named as a "Specially Designated National and Blocked Person" as designated by the United States Department of the Treasury's Office of Foreign Assets Control or as a person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit or supports terrorism; (b) Mortgagor is not owned or controlled, directly or indirectly, by the government of any country that is subject to any United States embargo; (c) it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a "Specially Designated National and Blocked Person," or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit or supports terrorism; and that it is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation; (d) no funds will be used to make any payments due hereunder or pursuant to the Note which were obtained directly or indirectly from a Specially

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Designated National and Blocked Person or otherwise derived from a country that is subject to a United States Embargo; and (e) no current or future tenant of any portion of the Mortgaged Property, nor, to Mortgagor's actual knowledge, any officer, director, member, manager, partner or owner of such tenant, is or will become named a "Specially Designated National and Blocked Person".

(3) Mortgagor acknowledges that it understands and has been advised by legal counsel on the requirements of the applicable laws referred to above, including, the Money Laundering Control Act, 18 U.S.C. sec. 1956, 1957, the Bank Secrecy Act, 31 U.S.C. sec. 5311 et seq., the applicable regulations promulgated thereunder, and the Foreign Assets Control Regulations, 31 C.F.R. sec. 500 et seq.

(4) Mortgagor shall notify Mortgagee immediately upon receipt of any information indicating a breach of this Section VI.E. or if Mortgagor or any officer, director, member, manager, member, employee or Tier Two Owner of Mortgagor is custodially-detained on charges relating to money laundering, whereupon Mortgagee shall be entitled to take all actions necessary so that Mortgagee is in compliance with all anti-money laundering regulations. Any and all loss, damage, liability, penalty, fine or expense (including, without limitation, reasonable attorneys' fees and investigatory expenses) incurred by Mortgagee in connection therewith, including but not limited to reasonable attorney's fees, shall be included in the Indebtedness secured hereunder and shall immediately be due and payable by Mortgagor to Mortgagee.

F. Waste, Demolition, Alteration or Replacement. Mortgagor will cause the Mortgaged Property and every part thereof to be maintained, preserved and kept in safe and good repair, working order and condition (reasonable wear and tear excepted), will not commit or permit waste thereon, will not remove, demolish or alter the design or structural character of any building now or hereafter erected on the Mortgaged Premises, without the prior written consent of Mortgagee (not to be unreasonably withheld, conditioned or delayed), and will comply with all laws and regulations of any governmental authority with reference to the Mortgaged Property and the manner and use of the same, and will from time to time make all necessary and proper repairs, renewals, additions and restorations thereto so that the value and efficient use thereof shall be fully preserved and maintained. Mortgagor agrees not to remove any of the fixtures or personal property included in the Mortgaged Property without the prior written consent of Mortgagee and unless immediately replaced with like property of at least equal value. Mortgagor shall act as necessary to continue or cause the continuance of such income producing activity as is presently conducted upon or contemplated for the Mortgaged Property.

G. Inventory of Personal Property. Upon the written request of Mortgagee after the occurrence of an Event of Default, Mortgagor shall deliver to Mortgagee an inventory describing and showing the make, model, serial number and location of any and all fixtures and personal property owned by Mortgagor and from time to time used exclusively in the management, maintenance and operation of the Mortgaged Property (other than inventory or property, if any, expressly excluded from the operation of this Mortgage by separate written agreement), with a certification by Mortgagor that said inventory is a true and complete schedule of such fixtures and personal property

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owned by Mortgagor and used in the management, maintenance and operation of the Mortgaged Property and that such items specified in the inventory constitute all of the fixtures and personal property required in the management, maintenance and operation of the Mortgaged Property, and, except as previously disclosed and agreed to in writing, that such items are owned by Mortgagor free and clear of security interests, liens, conditional sales contracts or title retention arrangements. Mortgagor hereby grants to Mortgagee a security interest in all such items of fixtures and personal property owned by Mortgagor under the terms and conditions of this Mortgage.

H. Financial Statement. April 30th of each and every year is the “Financial Statement Due Date”. The requirement for annual certified financial statements has been conditionally waived by Mortgagee so long as no Termination of Certified Statement Waiver Event occurs. A “Termination of Certified Statement Waiver Event” means the occurrence of one or more of the following: (i) an Event of Default has occurred and is continuing; or (ii) on or before the Financial Statement Due Date Mortgagor has not furnished Mortgagee (a) annual operating information relating to the Mortgaged Property for each calendar year in the form required by the most recent version of the CRE Finance Council Investor Reporting Package, or such other form as required by Mortgagee from time to time, signed by the Manager of Mortgagor, which includes the certification that, to the best of Mortgagor’s knowledge, during the period of time covered by the particular statement, (1) no activity has been conducted upon the property in violation of any state, federal or local law, ordinance or regulation pertaining to toxic or hazardous materials, industrial hygiene or environmental conditions, and (2) the Mortgaged Property complies in all material respects with the Americans with Disabilities Act of 1990, as it may be amended from time to time, or any state equivalent statute (collectively, the “ADA”) and (b) a detailed listing of all tenants leasing space in the Mortgaged Property which listing evidences the rate, the term, the amount of space, annual rent, any other reimbursements paid by each tenant, and, where appropriate, sales information provided by such tenant on the form attached hereto as **Exhibit “C”** attached hereto and incorporated herein for all purposes (or such other form as is reasonably required by Mortgagee from time to time) signed by the manager of the Manager of Mortgagor. If a Termination of Certified Statement Waiver Event occurs, thereafter Mortgagor shall furnish to Mortgagee on or before Financial Statement Due Date until the Indebtedness secured hereby has been fully paid, annual financial statements prepared by or for Mortgagor pertaining to Mortgagor’s operation of the Mortgaged Property, each such statement prepared in accordance with generally accepted accounting or management principles customarily used in the commercial real estate industry (including, but not limited to, the tax basis of accounting) and each such statement prepared and signed by an independent certified public accountant approved by and acceptable to Mortgagee. The financial statements referenced herein shall also contain Mortgagor’s certification that, to the best of Mortgagor’s knowledge, during the period of time covered by the particular statement, (1) no activity has been conducted upon the Mortgaged Property in violation of any state, federal or local law, ordinance or regulation pertaining to Hazardous Materials, industrial hygiene or environmental conditions and (2) the Mortgaged Property complies in all material respects with the ADA.

In addition to any other right or remedy of Mortgagee for failure to timely deliver any of the operating statements, lists, certifications or other documents and information required in this

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paragraph, if Mortgagor does not deliver the financial statements as and when required by this paragraph, there shall be added to the Indebtedness and Mortgagor agrees to pay upon demand Two Hundred Dollars (\$200) for each calendar month or part thereof until the required financial statements are delivered to Mortgagee.

I. Restrictions upon Sale, Transfer or Mortgaging the Mortgaged Property or the Interest in Mortgagor. Mortgagor acknowledges that Mortgagee is relying on the creditworthiness and skill of Mortgagor in advancing sums secured hereby. Except for a natural person's transfer by will or applicable state intestacy laws (collectively, "Permitted Transfers"): (a) if Mortgagor should sell, trade, convey, transfer, mortgage, assign, exchange, pledge or encumber (including, without limiting these provisions or any similar references in this Mortgage, the granting of a security interest in) all or any part of the Mortgaged Property, except in the event of a sale of the entire property to a bona fide purchaser that will pay off the Note in full, in which event this provision shall not control, or any interest of Mortgagor therein, absolutely or as security for a debt or other obligation, whether done in a direct or indirect method or enter into any contractual arrangements to do so, or (b) if a shareholder, partner, member, trustee or beneficiary of Mortgagor (sometimes, a "Tier Two Owner") or if any shareholder, partner, member, trustee or beneficiary of any Tier Two Owner (sometimes, a "Tier Three Owner") or (all and any "Tier Two Owners" and "Tier Three Owners" and the equity holders thereof are individually and collectively a "Constituent Owner") should sell, trade, convey, transfer, mortgage, assign, exchange, pledge or encumber (including, without limiting these provisions or any similar references in this Mortgage, the granting of a security interest in) all or any part of its interest in Mortgagor to a person or entity that is not a Constituent Owner, or (c) if Mortgagor shall in any way, voluntarily or involuntarily be divested of title or of any interest in the Mortgaged Property, then Mortgagee, at its option, may elect to accelerate the maturity of the Note and declare the entire amount of the Indebtedness immediately due and payable whereupon Mortgagor shall have thirty (30) days to pay the full sum of the Indebtedness including, without limitation, principal and interest, whether or not any such sale, trade, conveyance, transfer, mortgage, assignment, exchange, pledge, or encumbrance might diminish the value of the security for the Indebtedness or increase the likelihood of an Event of Default or increase the likelihood of Mortgagee having to resort to any other security for the Indebtedness after default or add or remove liability of any party for payment or performance of the Indebtedness. Mortgagor further agrees that the foregoing restriction shall be effective and remain in full force and effect throughout the term of this Mortgage and shall be applicable to Mortgagor, each shareholder, partner, member, trustee and beneficiary and each Constituent Owner and their respective heirs, executors, administrators, successors and assigns. The consent by Mortgagee to any one such sale, trade, conveyance, transfer, mortgage, assignment, exchange, pledge, or encumbrance (one or more of the preceding a "Transaction") shall not waive or forfeit the right of Mortgagee to elect to accelerate the Indebtedness to maturity as to any other Transaction. Mortgagor further covenants and agrees to give written notice to Mortgagee in the event there occurs any Transaction which would violate the terms and conditions of this provision. The term "Transaction" shall also include any voluntary or involuntary act or omission of Mortgagor. Nothing herein contained shall prevent Mortgagee from accelerating the Note at any time in the event Mortgagor enters into such a Transaction and does not notify Mortgagee of same. Mortgagor may request Mortgagee to waive the right to declare the entire

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amount of the Indebtedness immediately due and payable and Mortgagee may, in its absolute discretion, consent or refuse to consent to the Transaction. As a condition of consenting to the Transaction, Mortgagee may, in its absolute discretion, make one or more of the following requirements:

- (1) that the rate of interest contained in the Note be increased to a rate acceptable to Mortgagee;
- (2) that a transfer fee, in an amount determined by Mortgagee, be paid;
- (3) that a principal payment be made against the Note;
- (4) that the proposed transferee execute an assumption agreement or other document as Mortgagee may reasonably require; or
- (5) that any other requirement deemed appropriate by Mortgagee be satisfied.

No Transaction pursuant to the foregoing provisions of this Section VI.L., defined as Permitted Transfers shall in any way release Mortgagor or any other party liable on any of the Indebtedness or liable under any document securing, evidencing or relating to the Indebtedness from any such liability unless expressly provided in this Mortgage or any of the other Loan Documents.

J. Delivery of Substitute Note. Mortgagor will, if the Note is mutilated, destroyed, lost or stolen, deliver to Mortgagee, in substitution therefor, a new promissory note containing the same terms and conditions as the Note with a notation thereon of the unpaid principal and accrued but unpaid interest. Mortgagor shall be furnished with satisfactory evidence of the mutilation, destruction, loss or theft of the Note, and also such security or indemnity as may be reasonably requested by Mortgagor; provided, however, that if the original mortgagee named herein is the then mortgagee under this Mortgage, an unqualified indemnity from the original mortgagee named herein shall be deemed to be satisfactory security or indemnification.

K. Compliance with Covenants, Conditions, Restrictions and Recorded Documents. Mortgagor shall, and shall cause the Mortgaged Property, to fully and timely comply with all restrictions, covenants, conditions and agreements benefiting, burdening or imposed on the Mortgaged Property or any portion thereof or the owner of all or such portion of the Mortgaged Property.

L. ERISA. As of the date hereof and throughout the term of this Mortgage: (1) Mortgagor is not and will not be an "employee benefit plan" as defined in Section 3(3) of the Employee Retirement Income Security Act of 1974 (as amended "ERISA"), which is subject to Title I of ERISA; (2) the assets of Mortgagor do not and will not constitute "plan assets" of one or more such plans for purposes of Title I of ERISA; (3) Mortgagor is not and will not be a "governmental plan" within the meaning of Section 3(3) of ERISA; (4) transactions by or with Mortgagor are not and will not be subject to state statutes applicable to Mortgagor regulating investments of fiduciaries

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with respect to governmental plans; and (5) Mortgagor shall not engage in any transaction which would cause any obligation, or action taken or to be taken, hereunder (or the exercise by Mortgagee of any of its rights under this Mortgage, the Note, or the other Loan Documents (hereinafter defined) to be a non-exempt (under a statutory or administrative class exemption) prohibited transaction under ERISA. Mortgagor further agrees to deliver to Mortgagee such certifications or other evidence of compliance with the provisions of this section as Mortgagee may from time to time request.

M. Segregated Parcel. The Mortgaged Property shall be taxed separately as a distinct tax parcel without inclusion of any other real estate and the real property described on Exhibit "A" shall constitute a legally subdivided lot under all applicable statutes, regulations, ordinances or publications and for all purposes may be mortgaged, conveyed and otherwise dealt with as an independent parcel.

N. Special Purpose Entity. Mortgagor represents, warrants and covenants as follows:

(1) Limited Purpose. The sole purpose conducted or promoted by Mortgagor is to engage in the following activities:

(a) to acquire, own, hold, lease, operate, manage, maintain, develop and improve the Mortgaged Premises (or an undivided interest therein) and to contract for the operation, maintenance, management, development and future sale of the Mortgaged Premises;

(b) to enter into and perform its obligations under the Loan Documents;

(c) to sell, transfer, service, convey, dispose of, pledge, assign, borrow money against, finance, refinance or otherwise deal with the Mortgaged Premises to the extent permitted under the Loan Documents; and

(d) to engage in any lawful act or activity and to exercise any powers permitted to entities organized under the laws of the State of Delaware that are related or incidental to and necessary, convenient or advisable for the accomplishment of the above mentioned purposes.

(2) Limitations on Debt, Actions. Notwithstanding anything to the contrary in the Loan Documents or in any other document governing the formation, management or operation of Mortgagor, Mortgagor shall not:

(a) guarantee any obligation of any person or entity, including any affiliate, or become obligated for the debts of any other person or entity or hold out its credit as being available to pay the obligations of any other person or entity;

(b) engage, directly or indirectly, in any business other than as required or permitted to be performed under this Section;

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(c) incur, create or assume any debt other than (i) the loan evidenced by the Note and (ii) unsecured trade payables incurred in the ordinary course of its business that are related to the ownership and operation of the Mortgaged Premises and which shall (A) not exceed two percent (2%) of the outstanding balance of the loan evidenced by the Note, (B) not be evidenced by a note, (C) be payable in full within thirty (30) days and (D) otherwise be expressly permitted under the Loan Documents;

(d) make or permit to remain outstanding any loan or advance to, or own or acquire any stock or securities of, any person or entity, except that Mortgagor may invest in those investments permitted under the Loan Documents;

(e) to the fullest extent permitted by law, engage in any dissolution, liquidation, consolidation, merger, sale or other transfer of any of its assets outside the ordinary course of Mortgagor's business;

(f) buy or hold evidence of indebtedness issued by any other person or entity (other than cash or investment grade securities);

(g) form, acquire or hold any subsidiary (whether corporate, partnership, limited liability company or other) or own any equity interest in any other entity;

(h) own any asset or property other than the Mortgaged Premises (or an undivided interest therein) and incidental personal property necessary for the ownership or operation of the Mortgaged Premises; or

(i) take any action under any bankruptcy or debtor relief law without the unanimous written approval of all members of Mortgagor.

(3) Separateness Covenants. In order to maintain its status as a separate entity and to avoid any confusion or potential consolidation with any affiliate, Mortgagor represents and warrants that in the conduct of its operations since its organization it has observed, and covenants that it will continue to observe, the following covenants:

(a) maintain books and records and bank accounts separate from those of any other person or entity;

(b) maintain its assets in such a manner that it is not costly or difficult to segregate, identify or ascertain such assets;

(c) comply with all organizational formalities necessary to maintain its separate existence;

(d) hold itself out to creditors and the public as a legal entity separate and distinct from any other entity;

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(e) maintain separate financial statements, showing its assets and liabilities separate and apart from those of any other person or entity and not have its assets listed on any financial statement of any other person or entity; except that Mortgagor's assets may be included in a consolidated financial statement of its affiliate so long as appropriate notation is made on such consolidated financial statements to indicate the separateness of Mortgagor from such affiliate and to indicate that Mortgagor's assets and credit are not available to satisfy the debts and other obligations of such affiliate or any other person or entity;

(f) prepare and file its own tax returns separate from those of any person or entity to the extent required by applicable law, and pay any taxes required to be paid by applicable law, provided that Mortgagor shall not be in violation of this subsection (f) if Mortgagor's taxes are filed with another person or entity as a result of Mortgagor's status as a "disregarded entity" under applicable tax law;

(g) allocate and charge fairly and reasonably any common employee or overhead shared with affiliates;

(h) not enter into any transaction with affiliates except on an arm's-length basis on terms which are intrinsically fair and no less favorable than would be available for unaffiliated third parties, and pursuant to written, enforceable agreements;

(i) conduct business in its own name, and use separate stationery, invoices and checks;

(j) not commingle its assets or funds with those of any other person or entity;

(k) not assume, guarantee or pay the debts or obligations of any other person or entity;

(l) correct any known misunderstanding as to its separate identity;

(m) not permit any affiliate to guarantee or pay its obligations (other than limited guarantees and indemnities set forth in the Loan Documents);

(n) not make loans or advances to any other person or entity;

(o) pay its liabilities and expenses out of and to the extent of its own funds;

(p) maintain a sufficient number of employees in light of its contemplated business purpose and pay the salaries of its own employees, if any, only from its own funds; and

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(q) maintain adequate capital in light of its contemplated business purpose, transactions and liabilities; provided, however, that the foregoing shall not require any equity owner to make additional capital contributions to Mortgagor.

Failure of Mortgagor to comply with any of the foregoing covenants or any other covenants contained in this Mortgage shall not affect the status of Mortgagor as a separate legal entity.

O. Compliance with Escrow Agreement. Mortgagor shall fully and timely comply with the provisions of the Escrow Agreement.

VII. TERMINATION OF MORTGAGE

Mortgagor shall pay, or cause to be paid, all of the Indebtedness, then this Mortgage and the grants and conveyances contained herein shall terminate, and the Mortgaged Property shall revert to Mortgagor and the entire estate, right, title and interest of the Mortgagee will thereupon cease; and the Mortgagee in such case shall, upon the request of Mortgagor and at Mortgagor's cost and expense, deliver to Mortgagor proper documents acknowledging satisfaction of this document; otherwise, this Mortgage shall remain in full force and effect.

VIII. EVENTS OF DEFAULT

A. Acts Constituting Default. Mortgagor will be in default under this Mortgage upon the happening of any of the following events or conditions or the happening of any other Event of Default as defined elsewhere in this Mortgage (each referred to as an "Event of Default"):

(1) Mortgagor fails to make when due any payment of principal or interest or installment of principal and interest under the Indebtedness.

(2) Mortgagor fails to keep or perform any of the covenants, conditions or stipulations contained in the Loan Documents other than any event or condition specified in Sections VIII.A.(1), (3), (4), (5), (6) or (7); provided, however, that the remedy for any such Event of Default defined in this Section VIII.A.(2) shall be subject to the provisions of Section VIII.B. below.

(3) Any warranty or representation made in this Mortgage by Mortgagor is determined by Mortgagee to be untrue in any material respect.

(4) Mortgagor (a) admits in writing its inability to pay its debts generally as they become due, (b) files a petition or answer in bankruptcy as a Debtor or seeking reorganization or an arrangement or otherwise to take advantage of any State or Federal bankruptcy or insolvency law, (c) makes an assignment for the benefit of creditors, (d) files a petition for or consents to the appointment of a receiver for its assets or any part thereof or (e) without its consent has a petition filed in any bankruptcy or insolvency proceeding or an order, decree or judgment entered by a court of competent jurisdiction appointing a receiver of the Mortgaged Property or approving a petition

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filed against it seeking reorganization or an arrangement of it or its assets or debts under any bankruptcy or insolvency law and such petition, order, decree or judgment is not dismissed, vacated, set aside or stayed within ninety (90) days from the date of entry.

(5) Except for Permitted Transfers, Mortgagor sells, trades, conveys, transfers, mortgages, assigns, exchanges, pledges or encumbers (including, without limiting these provisions or any similar references in this Mortgage, the granting of a security interest in) the Mortgaged Property, the Collateral or any portion thereof or interest therein, or, except for Permitted Transfers, Mortgagor or any Constituent Owner sells, trades, conveys, transfers, mortgages, assigns, exchanges, pledges or encumbers (including, without limiting any of the provisions of this subparagraph, the granting of a security interest in) any part of its interest in Mortgagor or any Constituent Owner, except for Permitted Transfers, or any such event occurs involuntarily to Mortgagor or such Constituent Owner, all without the prior written consent of Mortgagee.

(6) The authority and right of Mortgagor to do business in the States of Delaware or Illinois is terminated, withdrawn, cancelled or modified after applicable cure period to reinstate.

(7) Mortgagor's existence as a legal entity for any reason, by operation of law or otherwise, is modified in any way adverse to Mortgagee or terminates.

B. Curable Non-Monetary Default. In the event of the occurrence of any of the events described in Section VIII.A. above (other than a default payment of principal or interest under the Indebtedness) which is capable of cure (sometimes a "Curable Non-Monetary Default") and provided that the granting of such cure period does not jeopardize the lien of this Mortgage, then no Event of Default shall be deemed to have occurred until after Mortgagee provides Mortgagor with written notice of such Curable Non-Monetary Default and such Curable Non-Monetary Default remains uncured on the earlier of (1) the thirtieth (30th) day (or such longer number of days, up to a maximum of sixty (60) days, as Mortgagee may determine to be reasonably necessary to cure the Curable Non-Monetary Default, provided that Mortgagor continuously and diligently pursues such cure) after such written notice, or (2) any comparable cure period permitted by the applicable tenant leases, insurance policies or any other contracts (such earlier period being the "Applicable Cure Period").

IX. RIGHTS OF MORTGAGEE UPON DEFAULT

A. Acceleration of Indebtedness. Upon the occurrence of an Event of Default, or at any time thereafter, Mortgagee may at its option and without demand or notice to Mortgagor, accelerate the maturity of the Note and declare the Indebtedness secured hereby immediately due and payable. Unless otherwise provided herein, Mortgagor hereby waives presentment for payment, protest and demand, notice of protest, demand, dishonor and default, notice of intent to declare the Indebtedness immediately due and payable and notice of the declaration that the Indebtedness is immediately due and payable, and any and all rights Mortgagor may have to a hearing before any judicial authority prior to the exercise by Mortgagee of any of its rights under this Mortgage or any other agreements securing or executed in connection with the Indebtedness, all to the extent authorized by law.

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B. Operation of Property. Upon the occurrence of an Event of Default that remains uncured, or at any time upon or after acceleration of the Indebtedness, in addition to all other rights herein conferred on the Mortgagee, Mortgagee may, but will not be obligated to, enter upon and take possession of any or all of the Mortgaged Property, exclude Mortgagor therefrom, and hold, use, administer, manage and operate the same to the extent that Mortgagor could do so. If the Mortgaged Property includes any type of business enterprise, the Mortgagee may operate and manage such business without any liability of Mortgagee to Mortgagor resulting therefrom (excepting failure to use ordinary care in the operation and management of the Mortgaged Property); and the Mortgagee or Mortgagee's designee may collect, receive and receipt for all proceeds accruing from such operation and management, and, at Mortgagor's expense, make repairs and purchase needed additional property, and exercise every power, right and privilege of Mortgagor with respect to the Mortgaged Property. When and if the expenses of such operation and management have been paid and the Indebtedness has been paid, the Mortgaged Property shall be returned to Mortgagor (providing there has been no foreclosure sale). This provision is a right created by this Mortgage and cumulative of, and is not in any way to affect, the right of the Mortgagee to the appointment of a receiver given the Mortgagee by law or under this Mortgage.

C. Judicial Proceedings. Upon the occurrence and during the continuance of an Event of Default beyond applicable notice and cure periods, Mortgagee may proceed by suit for a foreclosure of its lien on the Mortgaged Property, or to sue Mortgagor for damages actually incurred, arising out of said default or breach, or for specific performance of any provision contained herein, or to enforce any other appropriate legal or equitable right.

D. Foreclosure; Expense of Litigation.

(1) When all or any part of the Indebtedness shall become due, whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof for such Indebtedness or part thereof and/or exercise any right, power or remedy provided in this Mortgage or any of the other Loan Documents in accordance with the Illinois Mortgage Foreclosure Act (Chapter 735, Sections 5/15-1101 et seq., Illinois Compiled Statutes) (as may be amended from time to time, the "Act"). In the event of a foreclosure sale, Mortgagee is hereby authorized, without the consent of Mortgagor, to assign any and all insurance policies to the purchaser at such sale or to take such other steps as Mortgagee may deem advisable to cause the interest of such purchaser to be protected by any of such insurance policies.

(2) In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or actually incurred by or on behalf of Mortgagee for reasonable 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 the title as Mortgagee may deem reasonably necessary and actually incurs either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such

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decree the true condition of the title to or the value of the Mortgaged Property. All expenditures and expenses of the nature mentioned in this paragraph and such other expenses and fees as may be incurred in the enforcement of Mortgagor's obligations hereunder, the protection of said Mortgaged Property and the maintenance of the lien of this Mortgage, including the reasonable fees of any attorney employed by Mortgagee in any litigation or proceeding affecting this Mortgage, the Note, or the Mortgaged Property, including probate and bankruptcy proceedings, or in preparations for the commencement or defense of any proceeding or threatened suit or proceeding shall be immediately due and payable by Mortgagor, with interest thereon until paid at the Default Rate and shall be secured by this Mortgage.

E. Application of Proceeds of Foreclosure Sale. The proceeds of any foreclosure sale of the Mortgaged Property shall be distributed and applied in accordance with the Act and, unless otherwise specified therein, in such order as Mortgagee may determine in its sole and absolute discretion.

F. 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 shall, upon petition by Mortgagee, appoint a receiver for the Mortgaged Property in accordance with the Act. Such appointment may be made either before or after sale, upon notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver and without regard to the value of the Mortgaged Property or whether the same shall be then occupied as a homestead or not and Mortgagee hereunder or any other holder of the Note may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of the Mortgaged Premises (i) during the pendency of such foreclosure suit, (ii) in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, and (iii) during any further times when Mortgagor, but for the intervention of such receiver, would be entitled to collect such rents, issues and profits. Such receiver also shall have all other powers and rights that may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Mortgaged Property during said period, including, to the extent permitted by law, the right to lease all or any portion of the Mortgaged Property for a term that extends beyond the time of such receiver's possession without obtaining prior court approval of such lease. The court from time to time may authorize the application of the net income received by the receiver in payment of (a) the Indebtedness, or by any decree foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale, and (b) any deficiency upon a sale and deficiency.

G. Mortgagee's Right of Possession in Case of Default. At any time after the continuance of an Event of Default beyond any applicable notice and cure period, Mortgagor shall, upon demand of Mortgagee, surrender to Mortgagee possession of the Mortgaged Property. Mortgagee, in its discretion, may, with process of law, enter upon and take and maintain possession of all or any part of the Premises, together with all documents, books, records, papers and accounts relating thereto, and may exclude Mortgagor and its employees, agents or servants therefrom, and Mortgagee may then hold, operate, manage and control the Mortgaged Property, either personally or

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by its agents. Mortgagee shall have full power to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or security of the avails, rents, issues, and profits of the Mortgaged Property, including actions for the recovery of rent, actions in forcible detainer and actions in distress for rent. Without limiting the generality of the foregoing, Mortgagee shall have full power to:

- (1) cancel or terminate any lease or sublease for any cause or on any ground which would entitle Mortgagor to cancel the same and in accordance with its terms;
- (2) elect to disaffirm any lease or sublease which is then subordinate to the lien hereof;
- (3) extend or modify any then existing leases and to enter into new leases, which extensions, modifications and leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, beyond the Maturity Date and beyond the date of the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such leases, and the options or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interests in the Mortgaged Property are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the Indebtedness, satisfaction of any foreclosure judgment, or issuance of any certificate of sale or deed to any purchaser;
- (4) make any repairs, renewals, replacements, alterations, additions, betterments and improvements to the Premises as Mortgagee deems are necessary;
- (5) insure and reinsure the Mortgaged Property and all risks incidental to Mortgagee's possession, operation and management thereof; and
- (6) receive all of such avails, rents, issues and profits.

H. Application of Income Received by Mortgagee. Mortgagee, in the exercise of the rights and powers hereinabove conferred upon it, shall have full power to use and apply the avails, rents, issues and profits of the Mortgaged Property to the payment of or on account of the following, in such order as Mortgagee may determine:

- (1) to the payment of the operating expenses of the Mortgaged Property, including cost of management and leasing thereof (which shall include compensation to Mortgagee and its agent or agents, if management be delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses actually incurred of seeking and procuring tenants and entering into leases), established claims for damages, if any, and premiums on insurance hereinabove authorized;
- (2) to the payment of taxes and special assessments now due or which may hereafter become due on the Premises; and

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(3) to the payment of any Indebtedness, including any deficiency which may result from any foreclosure sale.

I. Compliance with Illinois Mortgage Foreclosure Law.

(1) If any provision in this Mortgage shall be inconsistent with any provision of the Act, provisions of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can be construed in a manner consistent with the Act.

(2) If any provision of this Mortgage shall grant to Mortgagee (including Mortgagee acting as a Mortgagee in possession) or a receiver appointed pursuant to the provisions of Section IX.F. of this Mortgage any powers, rights or remedies prior to, upon or following the occurrence of an Event of Default which are more limited than the powers, rights or remedies that would otherwise be vested in Mortgagee or in such receiver under the Act in the absence of said provision, Mortgagee and such receiver shall be vested with the powers, rights and remedies granted in the Act to the full extent permitted by law.

(3) Without limiting the generality of the foregoing, all expenses incurred by Mortgagee which are of the type referred to in Section 5/15 1510 or 5/15 1512 of the Act, whether incurred before or after any decree or judgment of foreclosure, and whether or not enumerated in this Mortgage, shall be added to the Indebtedness and/or by the judgment of foreclosure.

J. Waiver of Rights. Mortgagor hereby covenants and agrees that it will not at any time insist upon or plead, or in any manner 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 providing for the valuation or appraisal of the Mortgaged Premises, or any part thereof, prior to any sale or sales thereof to be made pursuant to any provisions herein contained, or to decree, judgment or order of any court of competent jurisdiction; 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; and without limiting the foregoing:

(1) Mortgagor hereby expressly waives any and all rights of reinstatement and redemption, if any, under any order or decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, it being the intent hereof that any and all such rights of reinstatement and redemption of the Mortgagor and of all other persons are and shall be deemed to be hereby waived to the full extent permitted by the provisions of Illinois Compiled Statutes 735 ILCS 5/15 - 1601 or other applicable law or replacement statutes;

(2) Mortgagor will not invoke or utilize any such law or laws or otherwise hinder, delay or impede the execution of any right, power remedy herein or otherwise granted or delegated to the Mortgagee but will suffer and permit the execution of every such right, power and remedy as though no such law or laws had been made or enacted; and

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(3) If the Mortgagor is a trustee, Mortgagor represents that the provisions of this paragraph (including the waiver of reinstatement and redemption rights) were made at the express direction of Mortgagor's beneficiaries and the persons having the power of direction over Mortgagor, and are made on behalf of the trust estate of Mortgagor and all beneficiaries of Mortgagor, as well as all other persons mentioned above.

X. USE OF INSURANCE PROCEEDS

A. Holding of Proceeds. Any insurance proceeds paid to Mortgagee will be first applied in payment of the expenses, if any, incurred by Mortgagee in the collection of said insurance proceeds and the balance, if any, will be held and disbursed by Mortgagee in accordance with the following provisions:

(1) (a) Should there exist an Event of Default at the time of the casualty or should there occur at any time thereafter an Event of Default; (b) should one or more leases representing 25% or more in the aggregate of the leasable premises at the Mortgaged Premises be cancelled or terminated as a result of said damage, or, whether or not a result of such damages, at any time prior to the commencement of reconstruction; (c) should any insurance proceeds be remaining after the completion of all restoration work; or (d) should Mortgagor fail to comply with the requirements for disbursing the insurance proceeds, then in any of the said events, Mortgagee may, at its option, apply the insurance proceeds on the Indebtedness, in any order and whether due or not, or to the restoration of the Mortgaged Property, or to be released to Mortgagor; but any such application or release shall not cure or waive any Event of Default. Should any insurance proceeds be remaining after the completion of all restoration work, Mortgagee may, at its option, apply such insurance proceeds on the Indebtedness, in any order and whether due or not, or to the restoration of the Mortgaged Property, or to be released to Mortgagor, but any such application or release shall not cure or waive any Event of Default.

(2) If the insurance proceeds have not been disbursed under the provisions of Section X.A.(1) above, or if under Section X.A.(1) Mortgagee elects to permit the insurance proceeds to be used for restoration of the Mortgaged Property, the proceeds will be held and disbursed as follows:

(a) Should the insurance proceeds be less than \$100,000.00, Mortgagor shall immediately commence and complete or cause the commencement and completion of the work of restoring the damaged property and Mortgagee will disburse the portion of the insurance proceeds to pay actual costs to replace, repair and restore the damaged property to Mortgagor upon (i) completion of the restoration work to a condition reasonably satisfactory to Mortgagee, (ii) submission of a written report by Mortgagor that all restoration work has been completed, and (iii) receipt by Mortgagee of such evidence as Mortgagee may require that all mechanics and materialmen performing work or supplying materials for the restoration work have been fully paid.

(b) Should the insurance proceeds equal or be in excess of \$100,000.00, but less than \$250,000.00, Mortgagor shall cause plans and specifications ("Plans") for the

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restoration of the damaged property to be submitted to Mortgagee for approval (which approval shall not be unreasonably withheld, conditioned or delayed). Upon receipt of Mortgagee's approval, Mortgagor shall forthwith commence and complete the restoration of the damaged property in accordance with the approved Plans. Mortgagee will disburse the portion of the insurance proceeds to pay the actual costs to repair and restore the damaged property to Mortgagor upon (i) completion of the restoration work to a condition reasonably satisfactory to Mortgagee, (ii) submission of a written report by Mortgagor that all restoration work has been completed and (iii) receipt by Mortgagee of such evidence as Mortgagee may require that all mechanics and materialmen performing work or supplying materials for the restoration work have been completely paid.

(c) If the insurance proceeds are equal or in excess of \$250,000.00:

(i) Plans for the restoration of the damaged property and a cost estimate will both be prepared by an architect employed by Mortgagor and acceptable to Mortgagee (which approval shall not be unreasonably withheld, conditioned or delayed). The Plans and cost estimates will be submitted to Mortgagee for approval (which approval shall not be unreasonably withheld, conditioned or delayed). Upon receipt of Mortgagee's approval, Mortgagor will promptly commence and diligently pursue the restoration work in accordance with the approved Plans. (ii) If prior to the commencement of, or at any time during the restoration work, Mortgagee shall determine that the total cost of the restoration work shall exceed the balance of the insurance proceeds held in its possession, Mortgagor shall immediately pay, in cash, to Mortgagee the amount of such excess costs. Until the amount of said excess costs is paid to Mortgagee, Mortgagee shall not be obligated to disburse any of the insurance proceeds held by it. The insurance proceeds and the amount of excess costs paid by Mortgagor are hereinafter called "Construction Funds". The amount of such excess costs paid by Mortgagor shall be disbursed prior to the disbursement of any of the insurance proceeds held by Mortgagee. (iii) The Construction Funds will be made available to Mortgagor as restoration repair work progresses pursuant to certificates of the architect approved by Mortgagee, submitted not more than once every thirty (30) days. There shall be delivered to Mortgagee such other evidences as Mortgagee may reasonably request, from time to time, during the restoration work, as to the progress of the work, the compliance with the approved Plans, the total cost of restoration work to date of request, the total cost needed to complete the restoration work, lien waivers or evidence of no liens against the Mortgaged Property. If at any time during the course of the restoration work Mortgagee learns of facts concerning the restoration work which is materially adverse to Mortgagee, or payment or nonpayment of mechanics and materialmen, or inaccuracy of any information furnished with respect to it, Mortgagee may withhold the disbursement of funds until such time as it is prudent to continue to disburse the Construction Funds or may determine not to make any further disbursements of the Construction Funds and instead to apply all such funds remaining to the payment of the Indebtedness then outstanding, whether due or not at such time, without any prepayment premium, and in such order as determined by Mortgagee.

(3) Mortgagee shall not be required to hold any funds received by it described in this Section X.A. in any account special or separate from Mortgagee's general account. No such funds shall be required to be placed in any interest bearing account, and any interest earned thereon shall constitute additional insurance proceeds to be applied as provided in this Mortgagee.

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(4) Notwithstanding any contrary provisions of this Mortgage, any insurance proceeds paid to Mortgagee will be first applied in payment of the expenses, if any, incurred by Mortgagee in the collection of said insurance proceeds and the balance, if any, will be held and disbursed by Mortgagee in accordance with the provisions of this Section X.A.

B. [Intentionally reserved.]

XI. SPECIAL CONDITIONS

This Mortgage is expressly made subject to the following special conditions.

A. Waiver and Election. The exercise of any right or remedy by Mortgagee shall not be considered as a waiver of any right or remedy nor shall any acceptance by Mortgagee of Mortgagor's partial payment or partial performance of obligations under the Note or hereunder, nor shall any failure or delay by Mortgagee in exercising any of its rights or remedies as to any Event of Default which may occur, operate as a waiver by Mortgagee of its rights or remedies with respect to the occurrence of any other or further Event of Default or to the recurrence of the same Event of Default. The filing of a suit to foreclose the Mortgage granted by this Mortgage either on any matured portion of the Indebtedness or for the whole of the Indebtedness, shall never be considered an election so as to preclude foreclosure under power of sale after a dismissal of the suit; nor shall the filing of the necessary notices for foreclosure, as provided in this Mortgage, preclude the exercise by Mortgagee of any other right or remedy including, without limitation, the prosecution of a later suit thereon.

B. Landlord-Tenant Relationship. Any sale of the Mortgaged Property under this Mortgage shall, without further notice, create the relationship of landlord and tenant at sufferance between the purchaser and Mortgagor and any person or entity claiming an interest in the Mortgaged Property through Mortgagor or otherwise occupying any of the Mortgaged Property, upon failure to surrender possession thereof, Mortgagor and all such persons and entities may be removed by a writ of possession upon suit by the purchaser.

C. Usury. Notwithstanding any provision in this Mortgage to the contrary, it is expressly provided that in no case or event should the aggregate amounts, which by applicable law are deemed to be interest with respect to this Mortgage, the Note or any document securing, evidencing or relating to the Note ever exceed the Maximum Nonusurious Rate (as defined in the Note). In this connection, it is expressly stipulated and agreed that it is the intention of Mortgagee and Mortgagor to contract in strict compliance with applicable usury laws of the State of Illinois and/or of the United States (whichever permits the higher rate of interest) from time to time in effect. Nothing in this Mortgage, the Note or any document securing, evidencing or relating to the Note shall ever be construed to create a contract to pay, as consideration for the use, forbearance or detention of money, interest at a rate in excess of the Maximum Nonusurious Rate. If under any circumstances the aggregate amounts contracted for, charged or paid with respect to the Note which by applicable law are deemed to be interest, would produce an interest rate greater than the Maximum Nonusurious Rate, Mortgagor and any other person obligated to pay the Note, stipulates that the amounts will be

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deemed to have been paid, charged or contracted for as a result of an error on the part of Mortgagor, any other person obligated for the payment of the Note and Mortgagee and upon discovery of the error or upon notice thereof from Mortgagor or the party making such payment, Mortgagee or the party receiving such excess payment shall, at its option, refund the amount of such excess payment or credit the excess payment against any other amount due under the Note. In addition, all sums paid or agreed to be paid to the holder of the Note for the use, forbearance or detention of monies shall be, to the extent permitted by applicable law, amortized, prorated, allocated and spread through the term of the Note. At all times, if any, under the Illinois Interest Act (815 ILCS 205/ et seq.) (the “Interest Act”) shall establish the maximum nonusurious rate, the “Maximum Nonusurious Rate” shall be the highest permitted rate under the Interest Act from time to time in effect. If the Maximum Nonusurious Rate is increased or removed by statute or other governmental action subsequent to the date of the Note, then the new Maximum Nonusurious Rate, if any, will be applicable to the Note from the effective date of the new Maximum Nonusurious Rate, unless such application is precluded by the statute or governmental action or by the general law of the jurisdiction governing the Note.

D. Enforceability. If any provision hereof is presently or at any time becomes invalid or unenforceable, the other provisions hereof shall remain in full force and effect, and the remaining provisions hereof shall be construed in favor of the Trustee and Mortgagee to effectuate the provisions hereof.

E. Application of Payments. If the lien or liens created by this Mortgage are invalid or unenforceable as to any part of the Indebtedness or if such lien or liens are invalid or unenforceable as to any part of the Mortgaged Property, the unsecured or partially unsecured portion of the Indebtedness shall be completely paid prior to the payment of the remaining and secured or partially secured portion of the Indebtedness and all payments made on the Indebtedness, whether voluntary or under foreclosure or other enforcement action or procedures, shall be considered to have been first paid on and applied to the full payment of that portion of the Indebtedness which is not secured or not fully secured by the lien or liens created herein.

F. Meaning of Particular Terms. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders. The words “Mortgagor” and “Mortgagee” shall include their heirs, executors, administrators, successors and assigns. For convenience of drafting the following groups of words, and derivations thereof, are used interchangeably and any reference to one or more shall include the others notwithstanding anything seemingly to the contrary: (a) the words “act”, “omission” and “occurrence”; and (b) “instrument” and “document”.

G. Advances by Mortgagee. If Mortgagor shall fail to comply with the provisions with respect to the securing of insurance, payment of taxes, assessments, and other charges, the keeping of the Mortgaged Property in repair, or any other term or covenant herein contained, Mortgagee may, but shall not be obligated to, incur such expenses as deemed necessary by Mortgagee, and make advances to perform such provisions, terms or covenants, and where necessary enter the Mortgaged Property for the purpose of performing any such term or covenant. Mortgagee is further empowered,

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but not obligated, to make advances for any expenditure deemed advisable by Mortgagee for the preservation of the Mortgaged Property or for the continuation of the operation thereof. Mortgagor agrees to repay all sums so advanced or expended, and all expenses incurred by Mortgagee in connection with the exercise of any of its rights under this Mortgage, upon demand, with interest from the date such advances or expenditures are made, determined on the same basis as matured principal in the Note and all sums so advanced or expended, with interest, shall be secured hereby.

H. Release or Extension by Mortgagee. Mortgagee, without notice, may release any part of the Mortgaged Property or any person liable for the Indebtedness without in any way affecting the liens hereof on any part of the Mortgaged Property not expressly released and may agree in writing with any party with an interest in the Mortgaged Property to extend the time for payment of all or any part of the Indebtedness or to waive the prompt and full performance of any term, condition or covenant of any document securing, evidencing or relating to the Indebtedness.

I. Partial Payments. Acceptance by Mortgagee of any payment of less than the amount due on the Indebtedness shall be deemed acceptance on account only and the failure to pay the entire amount then due shall be and continue to be a default; and at any time thereafter and until the entire amount due on the Indebtedness has been paid, Mortgagee shall be entitled to exercise all rights conferred on it by the terms of this Mortgage upon the occurrence of an Event of Default.

J. Titles not to be Considered. All section, subsection, paragraph or other titles contained in this Mortgage are for reference purposes only and this Mortgage shall be construed without reference to said titles.

K. Construction of Agreement. This Mortgage may be construed as a mortgage, deed of trust, chattel mortgage, conveyance, assignment, security agreement, pledge, financing statement, hypothecation or contract, or any one or more of them, in order fully to effectuate the lien hereof and the purposes and agreements herein set forth.

L. Additional Taxes and Indemnification. Mortgagor agrees that if any state, federal or municipal government, or any of its subdivisions having jurisdiction, shall levy, assess or charge any tax, assessment or imposition upon this Mortgage or the credit or indebtedness secured hereby or the Note or the interest of Mortgagee in the Mortgaged Premises or upon Mortgagee by reason of any of the foregoing (excepting therefrom any income tax on payments on the Indebtedness secured hereby) and, further, excluding any general "doing business" taxes or related costs, then Mortgagor shall pay all such taxes to or for Mortgagee as they become due and payable, and provided further that in the event of passage of any law or regulation permitting, authorizing or requiring the tax, assessment or imposition to be levied, assessed or charged, which law or regulation prohibits Mortgagor from directly or indirectly paying the tax, assessment or imposition, to or for Mortgagee, then all sums hereby secured shall become immediately due and payable at the option of Mortgagee (upon no less than 180 days prior written notice to Mortgagor). Mortgagor agrees to exhibit to Mortgagee at any time upon request, official receipts showing payment of all taxes, assessments and charges which Mortgagor is required or elects to pay hereunder. Mortgagor agrees that if the United States

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Government or any department or bureau thereof shall at any time require revenue stamps to be affixed to the Note or this Mortgage, Mortgagor will upon demand pay for stamps in the required amount and deliver them to Mortgagee and Mortgagor agrees to INDEMNIFY and HOLD HARMLESS Mortgagee against loss, damage, liability or expense (including reasonable attorneys' fees and investigatory expenses) on account of such revenue stamps, whether such loss, damage, liability or expense arises before or after payment of the Note and any termination of the estate created by this Mortgage whether as a result of the exercise by Mortgagee of any default remedies available to it at law or in equity or otherwise; SUCH INDEMNITY AND HOLD HARMLESS SPECIFICALLY INCLUDES ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO THE GROSS NEGLIGENCE, OF ANY OF THE INDEMNITEES, but such indemnity and hold harmless shall not apply to the extent that such loss, damage, expense or liability is caused by or attributable to Mortgagee's gross negligence or willful misconduct.

M. Indemnification. MORTGAGOR AGREES TO INDEMNIFY AND HOLD HARMLESS MORTGAGEE FROM ANY AND ALL LOSS, DAMAGE AND EXPENSE, INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND INVESTIGATORY EXPENSES, INCURRED IN CONNECTION WITH ANY SUIT OR PROCEEDING IN OR TO WHICH MORTGAGEE MAY BE MADE A PARTY FOR THE PURPOSE OF PROTECTING THE LIEN OF THIS MORTGAGE, EVEN IF SUCH LOSS, COST, LIABILITY OR EXPENSE RESULTS FROM OR ARE ATTRIBUTABLE TO THE NEGLIGENCE OF MORTGAGEE, EXCEPT TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF MORTGAGEE; SUCH INDEMNITY AND AGREEMENT TO HOLD HARMLESS SPECIFICALLY INCLUDES ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO THE GROSS NEGLIGENCE, OF MORTGAGEE, but such indemnity and agreement to hold harmless shall not apply to the extent that such loss, damage, expense or liability is caused by or attributable to Mortgagee's gross negligence or willful misconduct. Mortgagor's obligations pursuant to the foregoing indemnity and hold harmless shall survive any termination of the estate created by this Mortgage whether as a result of the exercise by Mortgagee of any default remedies available to it at law or in equity or otherwise.

N. Additional Documents. Mortgagor agrees that upon request of Mortgagee it will from time to time execute, acknowledge and deliver all such additional documents and further assurances of title and will do or cause to be done all such further acts and things as may be reasonably necessary fully to effectuate the intent of this Mortgage. None of the additional documents or further assurances required hereunder shall: (i) increase Mortgagor's obligations hereunder or under the Loan Documents; or (ii) decrease Mortgagor's rights hereunder or under the Loan Documents. Mortgagor within ten (10) days upon request in person or by mail but no more often than once in any calendar year, will furnish a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage, the date to which interest has been paid and stating either that no offsets or defenses exist against the debt secured hereby, or, if such offsets or defenses are alleged to exist, the nature thereof.

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O. Disclosure. Mortgagor agrees to disclose to Mortgagee upon request, the then ownership of the beneficial interest in any trust which then holds legal title to the Mortgaged Property and shall cause the owner(s) of such beneficial interest to furnish sufficient evidence to Mortgagee for it to determine the identity of all of the parties which compose such owner(s).

P. Subrogation. In the event the Note is given for money advanced in the payment of a sum owing upon another note or indebtedness, Mortgagor hereby acknowledges that it has requested and does hereby request Mortgagee to advance the money necessary to pay such note or indebtedness, whether or not a release or transfer of said other note or indebtedness has been or will be executed by the owner and holder thereof, and Mortgagor hereby agrees that Mortgagee and Mortgagee's assigns shall be, and are hereby, subrogated to any and all rights, liens, remedies, equities, superior title and benefits held, owned, possessed or enjoyed at any time by any owner or holder of said other note or indebtedness, to secure payment to Mortgagee of the Note hereby secured and, accordingly, any such other note and indebtedness, and all liens securing same are hereby extended to the maturity date of the Note hereby secured in order to additionally secure such Note. Nothing in this Section XI.P. shall alter any obligation of Mortgagor hereunder or under the Note.

Q. Time. Time is of the essence of this Mortgage.

R. Multiple Counterparts. This Mortgage may be executed in multiple counterparts, each of which shall be an original document and which, taken together, constitutes one and the same agreement.

S. Amendment. Notwithstanding anything provided to the contrary herein, this Agreement may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by an instrument in writing signed by the party against whom enforcement of any amendment, modification, change, waiver or discharge is sought.

T. Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, MORTGAGOR, AND BY ITS ACCEPTANCE OF THIS MORTGAGE, MORTGAGEE, HEREBY VOLUNTARILY, KNOWINGLY AND INTENTIONALLY WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING ARISING UNDER THE NOTE AND THIS MORTGAGE OR CONCERNING THE INDEBTEDNESS AND/OR ANY COLLATERAL SECURING SUCH INDEBTEDNESS, REGARDLESS OF WHETHER SUCH ACTION OR PROCEEDING CONCERNS ANY CONTRACTUAL OR TORTIOUS OR OTHER CLAIM. MORTGAGOR ACKNOWLEDGES THAT THIS WAIVER OF JURY TRIAL IS A MATERIAL INDUCEMENT TO MORTGAGEE IN EXTENDING CREDIT TO MORTGAGOR, THAT MORTGAGEE WOULD NOT HAVE EXTENDED SUCH CREDIT WITHOUT THIS JURY TRIAL WAIVER, AND THAT MORTGAGOR HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER.

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U, Business Loan. The Loan as evidenced by the Note is a business loan within the purview of the Illinois Interest Act, 815 ILCS 205/4(1)(c) and a loan secured by a mortgage on real estate within the purview of 815 ILCS 205/4(1)(l).

XII. LIMITATION OF LIABILITY

Except as otherwise specifically provided herein, in the event of a default in the payment of the Note by Mortgagor, or any default under this Mortgage or any other document securing, evidencing or relating to the Note, Mortgagee's sole recourse against Mortgagor shall be against the Mortgaged Property described in this Mortgage and such other documents securing, evidencing or relating to the Note, and Mortgagee shall not be entitled to recover any deficiency judgment against Mortgagor if the foreclosure or recovery of such Mortgaged Property is not sufficient to pay the amount owed by Mortgagor hereunder. Notwithstanding the foregoing limitation of liability, Mortgagor shall be fully liable: (a) for fraud or misrepresentation made in connection with the Note or any other document securing, evidencing or relating to the payment of the Note or any other Loan Documents or the apparent purpose of which is to deprive Mortgagee of the security for the Note; (b) for failure to pay taxes, assessments, charges for labor or materials or any other charges which can create liens on any portion of the Mortgaged Property following notice and applicable cure period; (c) for the misapplication of (i) proceeds of insurance covering any portion of the Mortgaged Property, or (ii) proceeds of the sale or condemnation of any portion of the Mortgaged Property, or (iii) rentals and security deposits received by or on behalf of Mortgagor subsequent to the date on which Mortgagee gives written notice of the posting of foreclosure notices or the exercise of Mortgagee's assignment of rents; (d) for failure to maintain, repair or restore the Mortgaged Property in accordance with any of the Loan Documents; (e) for any act or omission knowingly or intentionally committed or permitted by Mortgagor which results in the waste, damage or destruction to the Mortgaged Property, but only to the extent such events are not covered by insurance proceeds which are received by Mortgagee; (f) for the return to Mortgagee of all unearned advance rentals and security deposits paid by tenants of the Mortgaged Property or any guarantors of the leases of such tenants which are not rightfully refunded to or which are forfeited by such tenants or guarantors; (g) for the return of, or reimbursement for, all personal property taken from the Mortgaged Property by or on behalf of Mortgagor; (h) for any liability of Mortgagor pursuant to the provision contained in this Mortgage pertaining to hazardous or toxic materials or substances; (i) for any liability of Mortgagor pursuant to the Certificate and Indemnity Regarding Hazardous Substances executed by Mortgagor and delivered to Mortgagee in connection with the indebtedness evidenced by the Note; (j) for any delay, after an Event of Default, in deeding over the Mortgaged Property to Mortgagee, or failure to cooperate in a consensual foreclosure within ninety (90) days of Mortgagee's request; (k) for failure to maintain or alter the Mortgaged Property in compliance with the ADA; and (l) for all court costs and reasonable attorneys' fees incurred in connection with the enforcement of one or more of the above subparagraphs (a) through (k), inclusive. Additionally, the limitations on liability provided for in this paragraph shall not apply to any current or future guarantor of all or any portion of the indebtedness evidenced by the Note, and the liability of such party shall be governed in all respects by the terms and conditions of the guaranty agreement executed by such party.

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CONSENT TO JURISDICTION. TO INDUCE MORTGAGEE TO ACCEPT THE NOTE, MORTGAGOR IRREVOCABLY AGREES THAT, SUBJECT TO MORTGAGEE'S SOLE AND ABSOLUTE ELECTION, ANY ACTIONS OR PROCEEDINGS ARISING OUT OF OR RELATED THIS MORTGAGE WHICH ARE REQUIRED TO BE LITIGATED IN THE STATE IN WHICH THE PROPERTY IS LOCATED, WILL BE LITIGATED IN COURTS HAVING SITUS IN COOK COUNTY, ILLINOIS, AND ALL OTHER ACTIONS SHALL BE LITIGATED IN COURTS HAVING SITUS IN LEMONT, ILLINOIS. EXCEPT FOR ACTIONS REQUIRING LITIGATION IN COOK COUNTY, ILLINOIS, MORTGAGOR HEREBY CONSENTS AND SUBMITS TO THE JURISDICTION OF ANY COURT LOCATED WITHIN COOK COUNTY, ILLINOIS, WAIVES PERSONAL SERVICE OF PROCESS UPON MORTGAGOR, AND AGREES THAT ALL SUCH SERVICE OF PROCESS MAY BE MADE BY REGISTERED MAIL DIRECTED TO MORTGAGOR AT THE ADDRESS STATED HEREIN AND SERVICE SO MADE WILL BE DEEMED TO BE COMPLETED UPON ACTUAL RECEIPT.

Maximum Indebtedness. Notwithstanding anything contained herein to the contrary, in no event shall the Indebtedness exceed an amount equal to Thirteen Million Five Hundred Twenty Thousand and No/100 dollars (\$13,520,000.00); provided, however, in no event shall Mortgagee be obligated to advance funds in excess of the face amount of the Note.


[THE REMAINDER OF THIS PAGE INTENTIONALLY RESERVED]

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IN WITNESS WHEREOF, Mortgagor has executed and delivered this Mortgage, Security Agreement and Financing Statement (and Fixture Filing) as of the date of the below the acknowledgement, but dated effective as of the Effective Date.

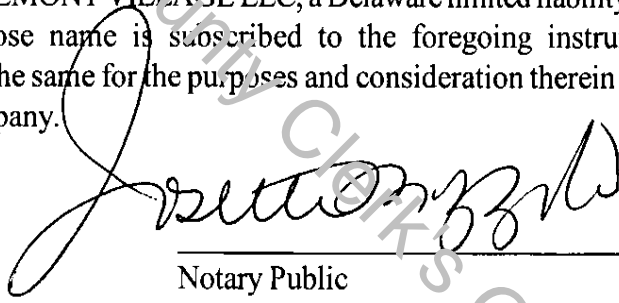
MORTGAGOR:

LEMONT VILLAGE LLC,
a Delaware limited liability company

By: 
Anthony Grosso, Authorized Party

STATE OF Ng §
COUNTY OF Monmouth § SS:
§

The foregoing instrument was acknowledged before me this 3rd day of November 2020, by Anthony Grosso, Authorized Party of LEMONT VILLAGE LLC, a Delaware limited liability company known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said limited liability company.


Notary Public

My Commission Expires:

JOSETTE MAZZOLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 01/13/2025

[SEAL] Office

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EXHIBIT "A"

Legal Description

PARCEL 1:

THE SOUTH 123.72 FEET OF THE WEST 208.70 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN COMMUNITY BANK OF LEMONT SUBDIVISION OF LOT 1 IN THE PLAT OF CONSOLIDATION OF PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 100 FEET OF THE WEST 225 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF PARCELS 2, 4, 5 AND 6 FALLING WITHIN, TAKEN OR USED FOR STATE STREET.

PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 AFORESAID, AS

Exhibit "A" to Mortgage, Security Agreement and Financing Statement (and Fixture Filing)

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CREATED BY THE EASEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436518095, AS AMENDED AND RESTATED BY AGREEMENT RECORDED JULY 11, 2006 AS DOCUMENT NUMBER 0619256131 OVER THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND AS DESCRIBED IN SAID INSTRUMENT:

LOT 1 IN COMMUNITY BANK OF LEMONT SUBDIVISION OF LOT 1 IN THE PLAT OF CONSOLIDATION OF PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESSES: 1217-1251 STATE STREET, LEMONT, ILLINOIS 60439

PROPERTY INDEX NOS : 22-32-200-008-0000
22-32-200-018-0000
22-32-200-029-0000
22-32-200-048-0000

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EXHIBIT "B"

Permitted Exceptions

1) GENERAL REAL ESTATE TAXES FOR THE TAX YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.

2) ORDINANCE APPROVING A RECAPTURE AGREEMENT RECORDED MAY 06, 1999 AS DOCUMENT 99439283 REGARDING RECAPTURE COST OF OVER SIXING WATER MAINS THAT SERVE THE LAND AND OTHER REAL ESTATE. MALLARD DEVELOPMENT ENTITLED TO RECOVER CERTAIN SUMS FROM PERSON (S) OWNING PROPERTY BENEFITTED BY WATER MAIN.

(AFFECTS PARCEL 2 AND OTHER PROPERTY) (FOR FURTHER PARTICULARS, SEE RECORD.)

3) ORDINANCE 0-64-99 AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR A 5.3 ACRE PARCEL GENERALLY LOCATED AT 1229 STATE STREET, LEMONT IL RECORDED SEPTEMBER 21, 1999 AS DOCUMENT 99891324;

PLAT OF ANNEXATION RECORDED SEPTEMBER 21, 1999 AS DOCUMENT 99891322; AND

VILLAGE OF LEMONT ORDINANCE NO. 0-66-99 AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO B-3 ARTERIAL COMMERCIAL DISTRICT (LEMONT COMMUNITY BANK) RECORDED SEPTEMBER 21, 1999 AS DOCUMENT 99891323.

(AFFECTS PARCEL 2 AND OTHER PROPERTY)

4) COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO MATERIAL, CONSTRUCTION, USE AND SANITATION FACILITIES OF BUILDINGS TO BE ERRECTED CONTAINED IN THE DEED RECORDED AUGUST 25, 1942 AS DOCUMENT NO. 12946516, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

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(AFFECTS PARCEL 2 AND OTHER PROPERTY) (FOR FURTHER PARTICULARS, SEE RECORD.)

5) COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO CONSTRUCTION USE ETC CONTAINED IN THE DEED RECORDED MAY 13, 1945 AS DOCUMENT NO. 13407873, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(FOR FURTHER PARTICULARS, SEE RECORD.)
(AFFECTS PARCEL 2 AND OTHER PROPERTY)

6) EASEMENT IN FAVOR OF PUBLIC UTILITIES AND DRAINAGE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF CONSOLIDATION RECORDED APRIL 26, 2000 AS DOCUMENT 00239697 OVER THE NORTH 15 FEET, EAST 105 FEET, SOUTH 15 FEET OF THE EAST 436.59 FEET, AND THE WEST 15 FEET OF THE SOUTH 100 FEET OF THE EAST 436.59 FEET.

(AFFECTS PARCEL 2 AND OTHER PROPERTY)

7) EASEMENT IN FAVOR OF PUBLIC UTILITIES AND INGRESS AND EGRESS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF CONSOLIDATION RECORDED APRIL 26, 2000 AS DOCUMENT 00289697 OVER THE EAST 185 FEET OF THE WEST 235 FEET OF THE SOUTH 49.32 FEET OF THE NORTH 315.52 FEET THEREOF.

(AFFECTS PARCEL 2 AND OTHER PROPERTY)

8) PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT OF COMMUNITY BANK OF LEMONT SUBDIVISION RECORDED SEPTEMBER 10, 2004 AS

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DOCUMENT 0425434011 OVER:

THE NORTH 20 FEET OF LOT 2

THE EAST 15 FEET OF LOT 2

THE SOUTH 15 FEET OF LOT 2

THE SOUTH 15 FEET OF THE EAST 15 FEET OF THE WEST 190 FEET OF LOT 2

THE SOUTH 15 FEET OF THE WEST 175 FEET OF LOT 2

THE WEST 10 FEET OF THE NORTH 184 FEET OF THE WEST 341 FEET OF LOT 2

(AFFECTS PARCEL 2)

9) IRREGULAR SHAPED EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 1, 2 AND 8 UTILITY EASEMENT OVER THE NORTH LINE OF THE WEST 304.27 FEET AS SHOWN ON THE PLAT RECORDED AS DOCUMENT 0425434011.

(AFFECTS PARCEL 2 AND OTHER PROPERTY)

10) STORMWATER DETENTION EASEMENT OVER THE SOUTH 201.56 FEET OF THE EAST 129.27 FEET OF THE WEST 304.27 FEET AS SHOWN ON THE PLAT RECORDED AS DOCUMENT 0425434011.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED RECORDED AS DOCUMENT NUMBER 0436518094, THAT SO LONG AS THE COMMUNITY BANK OF LEMONT IS OPERATING A FULL SERVICE BANK ON LOT 1 OF COMMUNITY BANK OF LEMONT SUBDIVISION, NEITHER THE GRANTEE NOR ANY OF ITS TENANTS, SUCCESSORS AND ASSIGNS SHALL USE OR OPERATE ANY PART OF THE LAND FOR A FULL SERVICE BANK, THE OPERATION OF A BUSINESS THAT OFFERS FINANCIAL SERVICES, OR THE OPERATION OF A BUSINESS THAT OFFERS BANKING PRODUCTS SIMILAR TO THE BANKING PRODUCTS OFFERED BY THE COMMUNITY BANK OF LEMONT.

NOTE: SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (AFFECTS PARCEL 1)

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12) EASEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436518095 MADE BETWEEN LEMONT DEVELOPMENT PARTNERS AND OS LEMONT DEVELOPMENT COMPANY, LLC.

AMENDED AND RESTATED EASEMENT RECORDED JULY 11, 2006 AS DOCUMENT 0619256131. (FOR FURTHER PARTICULARS, SEE RECORD.)

(AFFECTS PARCEL 2 AND OTHER PROPERTY)

13) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF AN ORDINANCE, A COPY OF WHICH WAS RECORDED MAY 6, 1999 AS DOCUMENT 99439283 RELATING TO APPROVAL OF A RECAPTURE AGREEMENT IN HARPER'S GROVE SUBDIVISION FOR EXTENDING WATER MAINS.

(AFFECTS PARCEL 3)

14) TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT A .59 ACRE PARCEL LOCATED AT 1217 STATE STREET, LEMONT, ILLINOIS RECORDED AS DOCUMENT 0635415110

(AFFECTS PARCEL 1)

15) TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR A .59 ACRE PARCEL LOCATED AT 12177 STATE STREET, LEMONT, ILLINOIS RECORDED AS DOCUMENT 0635415111

(AFFECTS PARCEL 1)

16) TERMS, PROVISION AND CONDITIONS OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR AN APPROXIMATELY THREE (3) ACRE PARCEL LOCATED AT 1243 AND 1251 STATE STREET IN LEMONT, ILLINOIS RECORDED OCTOBER 27, 2005 AS DOCUMENT 0530027085

(AFFECTS PARCELS 3, 4, AND 5)

17) PLAT OF ANNEXATION TO THE VILLAGE OF LEMONT, RECORDED AS DOCUMENT 0530027084, (AFFECTS PARCELS 3, 4 AND 5)

18) (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 7 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE

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OF SAID EASEMENT.

19) ENCROACHMENT OF CONCRETE WALK LOCATED ON PARCEL 1, OVER AND ONTO LAND SOUTH AND ADJOINING BY 0.98 FEET, AS REFERENCED ON SURVEY MADE BY COMPASS SURVEYING LTD., PROJECT NO. 20.0205 DATED SEPTEMBER 2, 2020.

20) AN ENCROACHMENT OF THE GRAVEL ISLAND/WALL SITUATED ON LAND ADJOINING TO THE EAST INTO OR ONTO SAID LAND (PARCEL 2), AS REFERENCED ON PLAT OF SURVEY NO. 20.0205 PREPARED BY COMPASS SURVEYING, LTD. DATED SEPTEMBER 2, 2020.

21) AN ENCROACHMENT OF THE SIDEWALK SITUATED ON SAID LAND (PARCEL 6) INTO OR ONTO THE ADJOINING LAND ON THE SOUTH, AS DISCLOSED BY AS REFERENCED ON PLAT OF SURVEY NO. 20.0205 PREPARED BY COMPASS SURVEYING, LTD. DATED SEPTEMBER 2, 2020.

22) ENCROACHMENT OF THE 1-STORY BUILDING #1243 (ON PARCEL 3) LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION NOS. 8 AND 10 AS REFERENCED ON PLAT OF SURVEY NO. 20.0205 PREPARED BY COMPASS SURVEYING, LTD. DATED SEPTEMBER 2, 2020.

23) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THE LAND AS DELINEATED BY PRESENCE OF STORM STRUCTURES, MANHOLES, UTILITY MARKERS, HYDRANTS, AND OVERHEAD WIRES AS REFERENCED ON PLAT OF SURVEY NO. 20.0205 PREPARED BY COMPASS SURVEYING, LTD. DATED SEPTEMBER 2, 2020.

