

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Report Mortgage Fraud  
844-768-1713



\*2120242044\*

Doc# 2120242044 Fee \$167.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 12:29 PM PG: 1 OF 59

The property identified as: **PIN:** 14-32-425-045-0000

**Address:**

**Street:** 800-824 W. North Avenue

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60642

**Lender:** CMFG Life Insurance Company

**Borrower:** Halsted-Clybourn Commercial LLC

**Loan / Mortgage Amount:** \$6,500,000.00

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

**Certificate number:** BF0D100C-DAE0-4820-9DF7-A6C270F7F2FB

**Execution date:** 6/4/2021

# UNOFFICIAL COPY

**WHEN RECORDED THIS INSTRUMENT SHOULD BE RETURNED TO:**

\_\_\_\_\_  
\_\_\_\_\_

**THIS INSTRUMENT WAS DRAFTED BY:**

Hinshaw & Culbertson LLP  
151 N. Franklin Street, Suite 2500  
Chicago, Illinois 60606  
Attn: Stephen H. Malato, Esq.

[Above space reserved for recording information.]

*Title of Document:*

Mortgage and Security Agreement and Fixture Financing Statement

*Date of Document:*

June 7, 2021

*Mortgagor:*

Halsted-Clybourn Commercial LLC  
NareHNC LLC

*Mortgagor(s) Mailing Address:*

c/o LakeNare LLC  
1101 W. Monroe Street, Suite 200  
Chicago, Illinois 60607

*Mortgagee:*

CMFG Life Insurance Company

*Mortgagee(s) Mailing Address:*

5910 Mineral Point Road,  
Madison, Wisconsin 53705  
c/o MEMBERS Capital Advisors, Inc.  
Attention: Mr. Luke Hoffman

*Legal Description:*

See Exhibit A

# UNOFFICIAL COPY

**MORTGAGE  
AND  
SECURITY AGREEMENT  
AND  
FIXTURE FINANCING STATEMENT**

DATED AS OF JUNE 4, 2021

GRANTED BY

HALSTED CLYBOURN COMMERCIAL LLC, an Illinois limited liability company,

AND

NAREFINC LLC, an Illinois limited liability company

TO

CMFG LIFE INSURANCE COMPANY, an Iowa corporation

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## TABLE OF CONTENTS

ARTICLE I GENERAL REPRESENTATIONS AND WARRANTIES.....	4
Section 1.1. Representations and Warranties.....	4
Section 1.2. Continuing Obligation .....	7
ARTICLE II COVENANTS AND AGREEMENTS .....	7
Section 2.1. Payment of Indebtedness: Observance of Covenants .....	7
Section 2.2. Maintenance: Repairs.....	7
Section 2.3. Payment of Operating Costs; Liens; and Other Indebtedness .....	8
Section 2.4. Payment of Impositions .....	8
Section 2.5. Contest of Liens and Impositions .....	9
Section 2.6. Protection of Security .....	9
Section 2.7. Annual Statements .....	10
Section 2.8. Additional Assurances .....	11
Section 2.9. Due on Sale or Mortgaging, etc. ....	11
Section 2.10. Maintenance of Existence.....	12
Section 2.11. Building Use .....	14
Section 2.12. Compliance with Laws .....	14
ARTICLE III INSURANCE AND ESCROWS .....	14
Section 3.1. Insurance .....	14
Section 3.2. Escrows .....	16
ARTICLE IV UNIFORM COMMERCIAL CODE.....	17
Section 4.1. Security Agreement .....	17
Section 4.2. Fixture Filing .....	17
Section 4.3. Representations and Agreements.....	18
Section 4.4. Maintenance of Premises .....	18
Section 4.5. Pledge of Monies Held.....	19
ARTICLE V APPLICATION OF INSURANCE AND AWARDS.....	19
Section 5.1. Damage or Destruction of the Premises.....	19
Section 5.2. Condemnation .....	20
Section 5.3. Mortgagee to Make Insurance Proceeds Available Under Certain Conditions.....	20
Section 5.4. Disbursement of Insurance and Condemnation Proceeds.....	22
ARTICLE VI LEASES AND RENTS .....	23
Section 6.1. Leases.....	23
Section 6.2. Mortgagee’s Right to Perform Under Leases .....	24
Section 6.3. Assignment of Leases and Rents .....	24
ARTICLE VII RIGHTS OF MORTGAGEE .....	26
Section 7.1. No Claim Against Mortgagee .....	26
Section 7.2. Inspection.....	26
Section 7.3. Dishonored Payments .....	26

# UNOFFICIAL COPY

Section 7.4.	Releases; Resort to Other Security .....	27
Section 7.5.	Waiver of Appraisalment, Homestead, Marshaling.....	27
ARTICLE VIII EVENTS OF DEFAULT AND REMEDIES .....		27
Section 8.1.	Events of Default .....	27
Section 8.2.	Remedies.....	29
Section 8.3.	Application of Proceeds.....	31
Section 8.4.	Right to Cure Defaults .....	31
Section 8.5.	Receiver .....	32
Section 8.6.	Rights Under Uniform Commercial Code .....	32
Section 8.7.	Right to Discontinue Proceedings.....	33
Section 8.8.	Waivers .....	33
Section 8.9.	Default Interest and Late Charges.....	33
ARTICLE IX RIGHTS CUMULATIVE.....		33
Section 9.1.	Cumulative Rights .....	33
Section 9.2.	Mortgagor Not Released.....	34
ARTICLE X HAZARDOUS MATERIALS .....		34
Section 10.1.	Definitions.....	34
Section 10.2.	Environmental Representations and Warranties.....	36
Section 10.3.	Environmental Covenants.....	36
Section 10.4.	Mortgagee's Right to Inspect and Conduct Testing .....	37
Section 10.5.	Indemnification.....	37
ARTICLE XI MISCELLANEOUS.....		38
Section 11.1.	Release of Mortgage .....	38
Section 11.2.	Time of the Essence.....	38
Section 11.3.	Governing Law .....	38
Section 11.4.	Jurisdiction.....	38
Section 11.5.	Interest Limitation.....	38
Section 11.6.	Use of Loan and Premises.....	39
Section 11.7.	Captions .....	39
Section 11.8.	Notices .....	39
Section 11.9.	Severability .....	39
Section 11.10.	Successors and Assigns.....	40
Section 11.11.	No Oral Modification.....	40
Section 11.12.	Indemnity .....	40
Section 11.13.	Representations of Mortgagor.....	41
Section 11.14.	Mortgagee's Expenses .....	41
Section 11.15.	Mortgagee's Right to Counsel .....	41
Section 11.16.	Other Representations and Warranties.....	42
Section 11.17.	Survival of Representations Warranties and Covenants.....	42
Section 11.18.	Waiver of Jury Trial.....	42
Section 11.19.	Minimum Requirement.....	42
Section 11.20.	Reproduction of Documents .....	43
Section 11.21.	Change of Law.....	43

# UNOFFICIAL COPY

ARTICLE XII STATE SPECIFIC PROVISIONS .....43

ARTICLE XIII .....43

**EXHIBITS**

- Exhibit "A" - Legal Description
- Exhibit "B" – Environmental Reports
- Exhibit "C" – Applicable State Law

**COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## MORTGAGE AND SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT

THIS MORTGAGE AND SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT ("**Mortgage**") is made and delivered as of June 4, 2021 by HALSTED-CLYBOURN COMMERCIAL LLC, an Illinois limited liability company and NAREHNC LLC, an Illinois limited liability company (collectively, if more than one, "**Mortgagor**") and each Mortgagor is sometimes herein referred to as a "**TIC**"), having a mailing address of c/o LakNare, 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607 for the benefit of CMFG LIFE INSURANCE COMPANY, an Iowa corporation ("**Mortgagee**"), having a mailing address of: 5910 Mineral Point Road, Madison, Wisconsin 53705, c/o MEMBERS Capital Advisors, Inc., Attention: Mr. Luke Hoffman or such other person or place as Mortgagee may from time to time designate.

### WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee, as evidenced by that certain Promissory Note ("**Note**") of even date herewith, in the original principal sum of SIX MILLION FIVE HUNDRED THOUSAND and 00/100 Dollars (\$6,500,000.00) ("**Loan**"), both principal and interest of the Note being payable at the office of Mortgagee as more specifically set forth therein.

WHEREAS, Mortgagor and Mortgagee desire and intend that the Note be secured by: (1) this Mortgage; (2) an Assignment of Leases and Rents from Mortgagor, as assignor, in favor of Mortgagee, as assignee, of even date herewith; (3) Financing Statements; and (4) other documents and agreements. The Note, this Mortgage and all other documents and agreements given as security for the Note are referred to collectively as the "**Loan Documents**" and singularly as a "**Loan Document**".

NOW, THEREFORE, THIS CONVEYANCE in consideration of the sums advanced to Mortgagor under the Note, in hand paid by Mortgagee, the receipt and sufficiency of which is hereby acknowledged, and to secure the payment of the principal, interest, and premium, if any, on the Note the terms and conditions of which are incorporated herein by reference and made a part hereof, together with any amendments, extensions or renewals thereof, due and payable with interest thereon as provided therein, the balance of said principal sum together with interest thereon being due and payable in any event on July 1, 2031 ("**Maturity Date**"), and shall repay to Mortgagee, its successors or assigns, at the times demanded and with interest thereon at the same rate specified in the Note, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Premises (as that term is hereinafter defined), in payment of insurance premiums covering improvements thereon, in payment of principal and interest on prior liens, in payment of waste protection, in payment of actual expenses and reasonable attorneys' fees (including the actual fees and costs of experts) herein provided for and all sums advanced for any other purpose authorized herein (the Note and all such sums, together with interest thereon, being hereinafter collectively referred to as the "**Indebtedness**") and to secure the performance by Mortgagor of each and every term, covenant, agreement and condition contained in the Note and the Loan Documents, Mortgagor does hereby, GRANT, BARGAIN, SELL, CONVEY, MORTGAGE, WARRANT AND CONFIRM UNTO MORTGAGEE and its successor and assigns forever AND GRANTS TO MORTGAGEE A SECURITY INTEREST IN the following properties to secure

# UNOFFICIAL COPY

payment of the Indebtedness (all of the following being hereafter collectively referred to as the "**Premises**"):

## GRANTING CLAUSES

A. **Real Property.** All the tracts or parcels of real property lying and being in the County of Cook, State of Illinois ("**Real Property**") all as more fully described in Exhibit "A" attached hereto and which is hereby incorporated into this Mortgage by reference, together with all the estates and rights in and to the Real Property, and in and to lands lying in streets, alleys and roads or gores of land adjoining the Real Property, all minerals, oil, gas and other hydrocarbon substances on, in and under the Real Property, as well as all development rights, air rights, water, water rights, water stock, mineral or oil rights, parking rights and general intangibles relating to, generated from, arising out of or incidental to the Real Property, its ownership, development or use.

B. **Improvements, Fixtures, Equipment and Personal Property.** All buildings, structures, improvements, fixtures and annexations, access rights, easements, rights of way or use, servitudes, licenses, tenements, hereditaments and appurtenances now or hereafter belonging or pertaining to the Real Property and all proceeds and products derived therefrom whether now owned or hereafter acquired; and all equipment (including Mortgagor's interest in any lease of such equipment), fixtures, improvements, building supplies and materials and personal property owned by Mortgagor now or hereafter attached to, located in, placed in or necessary to the use, operation or maintenance of the improvement, on the Real Property including, but without being limited to, all machinery, fittings, fixtures, apparatus, equipment or articles used to supply heating, gas, electricity, air conditioning, water, light, waste disposal, power, refrigeration, ventilation, and fire and sprinkler protection, as well as all elevators, escalators, overhead cranes, hoists and assists, and the like, and all furnishings, supplies, draperies, maintenance and repair equipment, window and structural cleaning rigs and equipment, floor coverings, appliances, screens, storm windows, blinds, awnings, shrubbery and plants, stoves, ranges, ovens, refrigerators, air conditioners, dishwashers, clothes dryers, washing machines, disposals and compactors (it being understood that the enumeration of specific articles of property shall in no way be held to exclude items of property not specifically enumerated), as well as renewals, replacements, proceeds, additions, accessories, increases, parts, fittings, insurance payments, awards and substitutes thereof, together with all interest of Mortgagor in any such items hereafter acquired, and all personal property which by the terms of any lease shall become the property of Mortgagor at the termination of such lease, all of which personal property mentioned herein shall be deemed fixtures and accessory to the freehold and a part of the realty and not severable in whole or in part without material injury to the Premises, but excluding therefrom the removable personal property owned by tenants in the Premises ("**Improvements**").

C. **Rents, Leases and Profits.** All rents, royalties, issues, income, revenue, receipts, fees, and profits now due or which may hereafter become due under or by virtue of and together with all right, title and interest of Mortgagor in and to any lease, license, sublease, contract or other kind of occupancy agreement, oil or gas lease, pipeline agreement or other instrument related to the production or sale of oil or natural gas or other mineral interests, whether written or verbal, for the use or occupancy of the Premises or any part thereof (each such agreement a "**Lease**") together with all security therefor and all monies payable thereunder, including, without limitation, tenant



# UNOFFICIAL COPY

security deposits, and all books and records which contain information pertaining to payments made thereunder and security therefor, subject, however, to the conditional permission herein given to Mortgagee to collect the rents, income and other normal income benefits arising under any agreements. Mortgagee shall have the right, not as a limitation or condition hereof but as a personal covenant available only to Mortgagee, at any time and from time to time, to notify any lessee of the rights of Mortgagee hereunder.

Together with all right, title and interest of Mortgagor in and to any and all contracts for sale and purchase of all or any part of the property described in these Granting Clauses A, B and C hereof, and any down payments, earnest money deposits or other sums paid or deposited in connection therewith.

**D. Judgments, Condemnation Awards, Insurance Proceeds, and Other Rights.**

All awards, compensation or settlement proceeds made by any governmental or other lawful authorities for the threatened or actual taking or damaging by eminent domain of the whole or any part of the Premises, including any awards for a temporary taking, change of grade of streets or taking of access, together with all Insurance Proceeds (as hereinafter defined) resulting from a casualty to any portion of the Premises; all rights and interests of Mortgagor against others, including adjoining property owners, arising out of damage to the Premises including damage due to environmental injury or release of hazardous substances.

**E. Licenses, Permits, Equipment Leases and Service Agreements.** All right, title and interest of Mortgagor in and to any licenses, permits, regulatory approvals, government authorizations, franchise agreements and equipment or chattel leases, service contracts or agreements, trade names, any and all other intangibles, including general intangibles, and all proceeds therefrom, arising from, issued in connection with or in any way related to the ownership, use, occupancy, operation, maintenance or security of the Premises, together with all replacements, additions, substitutions and renewals thereof, which may be assigned pursuant to agreement or law.

**F. Proceeds.** All sale proceeds, refinancing proceeds or other proceeds, including deposits and down payments derived from or relating to the Premises described in Granting Clauses A through E herein.

TO HAVE AND TO HOLD THE PREMISES, with all rights, appurtenances and privileges hereunto belonging to the Mortgagee, its successors and assigns, under and subject, however, to the Permitted Encumbrances (as hereinafter defined).

PROVIDED NEVERTHELESS, that if Mortgagor, Mortgagor's heirs, administrators, personal representatives, successors or assigns, shall pay to Mortgagee, its successors or assigns, the full amount of the Indebtedness as and when due, and shall keep and perform all of the covenants and agreements herein contained, then this Mortgage shall become null and void, and shall be released at Mortgagor's expense, otherwise this Mortgage to remain in full force and effect.

Reference is made to that certain Guaranty ("Guaranty Agreement") dated of even date herewith executed by David W. Ruttenberg, and any successor thereto ("Guarantor").

# UNOFFICIAL COPY

## ARTICLE I GENERAL REPRESENTATIONS AND WARRANTIES

### Section 1.1. Representations and Warranties.

Mortgagor represents and warrants to Mortgagee, its successors and assigns, that, as of the date hereof:

(a) Mortgagor, for Mortgagor, Mortgagor's executors, administrators, personal representatives, successors and assigns, covenants with Mortgagee, its successors and assigns, that Mortgagor is lawfully seized of the Premises and has good right to mortgage, grant a security interest in, sell and convey the same.

(b) The Premises are free from all encumbrances except as may be set forth in Schedule B of that certain ALTA Loan Policy of Title Insurance issued to Mortgagee by Stewart Title Guaranty Company and insuring the first lien position of this Mortgage ("Permitted Encumbrances").

(c) Mortgagor, its successors and assigns, will WARRANT AND DEFEND the title to the same against all lawful claims not specifically excepted in this Mortgage. As used herein the words "successors and assigns" shall also be deemed to include the heirs, representatives, administrators and executors of any natural person who is a party to the Mortgage.

(d) If Mortgagor is a corporation, partnership, limited liability company or trust, it is duly organized, validly existing and in good standing under the laws of the State or Commonwealth of its organization, is duly qualified to do business in all states in which it is required to be so qualified, and has all requisite power and authority to enter into this Mortgage and to perform its obligations hereunder; the execution, delivery and performance of this Mortgage by Mortgagor has been duly and validly authorized; and all requisite action has been taken by Mortgagor to make this Mortgage valid and binding upon Mortgagor, enforceable in accordance with its terms.

(e) If Mortgagor is an individual, such individual is of legal age, is under no legal disability and is fully competent to make, execute and deliver this Mortgage.

(f) Neither Mortgagor nor any member of Mortgagor nor any Guarantor (hereinafter defined) is or will become a "**Person**" described by Section 1 of The Anti-Terrorism Executive Order 13,224 of September 23, 2001 blocking property and prohibiting transactions with Persons who commit, threaten to commit, or support terrorism, 66 Fed. Reg. 49,049 (2001), or described in any rule or regulation implementing the same and, to the best knowledge and belief of the Mortgagor after due and adequate diligence, neither Mortgagor nor any member of Mortgagor nor any Guarantor engages or will engage in any dealings or transactions, or be otherwise associated with, any such Persons.

(g) Mortgagor and all member of Mortgagor and all Guarantors are in compliance, and will remain in compliance, with the Uniting and Strengthening America

# UNOFFICIAL COPY

by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (“USA Patriot Act”).

(h) Neither Mortgagor nor any member of Mortgagor nor any Guarantor (hereinafter defined) is or will become a “Person” described by Section 1 of The Anti-Terrorism Executive Order 13,224 of September 23, 2001 blocking property and prohibiting transactions with Persons who commit, threaten to commit, or support terrorism, 66 Fed. Reg. 49,049 (2001), or described in any rule or regulation implementing the same and, to the best knowledge and belief of the Mortgagor after due and adequate diligence, neither Mortgagor nor any member of Mortgagor nor any Guarantor engages or will engage in any dealings or transactions, or be otherwise associated with, any such Persons. If Mortgagor is a corporation, partnership, limited liability company, trust, or other form of business entity, neither the execution and delivery of this Mortgage nor the performance of the provisions of the agreements herein contained on the part of Mortgagor will contravene, violate or constitute a default under the organizational and other governing instruments of such Mortgagor or result in the breach of any term or provision of, or conflict with or constitute a default under or result in the acceleration of any obligation under any agreement, indenture, loan or credit agreement or other instrument to which Mortgagor or the Premises is subject or result in the violation of any law, rule, regulation, order, judgment or decree to which Mortgagor or the Premises is subject.

(i) If Mortgagor is an individual, neither the execution and delivery of this Mortgage nor the performance of the provisions of the agreements herein contained on the part of such Mortgagor will result in the breach of any term or provision of, or conflict with or constitute a default under or result in the acceleration of any obligation under any agreement, indenture, loan or credit agreement or other instrument to which Mortgagor or the Premises is subject or result in the violation of any law, rule, regulation, order, judgment or decree to which Mortgagor or the Premises is subject.

(j) There are no (i) bankruptcy proceedings involving Mortgagor or any Guarantor; (ii) dissolution proceedings involving Mortgagor or any Guarantor; (iii) unsatisfied judgments of record against Mortgagor or any Guarantor or (iv) tax liens filed against Mortgagor or any Guarantor.

(k) The Loan Documents have been duly executed and delivered by Mortgagor and constitute the legal, valid and binding obligations of Mortgagor, enforceable in accordance with their terms, except as to enforcement of remedies, as may be limited by bankruptcy, insolvency or similar laws affecting generally the enforcement of creditor’s remedies.

(l) There are no judgments, suits, actions or proceedings at law or in equity or by or before any governmental instrumentality or agency now pending against or, to the best of Mortgagor’s knowledge, threatened against Mortgagor or its properties, or both, or against any Guarantor nor has any judgment, decree or order been issued against Mortgagor or its properties, or both, or against any Guarantor which would have a material adverse effect on the Premises or the financial condition of Mortgagor or Mortgagor’s properties or any Guarantor.

# UNOFFICIAL COPY

(m) No consent or approval of any regulatory authority having jurisdiction over Mortgagor is necessary or required by law as a prerequisite to the execution, delivery and performance of the terms of the Loan Documents.

(n) Any and all balance sheets, net worth statements and other financial statements and data which have heretofore been given to Mortgagee with respect to Mortgagor or any Guarantor fairly and accurately represent the financial condition of Mortgagor or such Guarantor as of the date thereof, and, since the effective date of such materials, there has been no material adverse change in the financial condition of Mortgagor or any Guarantor.

(o) Mortgagor is not, as of the date hereof, in default in the payment of any of Mortgagor's obligations. No Guarantor is, as of the date hereof, in default in the payment of any of such Guarantor's obligations.

(p) The Premises are free from any mechanics' or materialmen's liens or claims. There has been no labor or materials furnished to the Premises that has not been paid for in full.

(q) Mortgagor has no written notice, information or knowledge of any change contemplated in any applicable law, ordinance, regulation or restriction, or any judicial, administrative, governmental or quasi-governmental action, or any action by adjacent land owners, or natural or artificial condition existing upon the Premises which would limit, restrict or prevent the contemplated or intended use and purpose of the Premises.

(r) To the best of Mortgagor's knowledge, there is no pending condemnation or similar proceeding affecting the Premises, or any portion thereof nor, to the best knowledge of Mortgagor, is any such action being presently contemplated.

(s) No part of the Premises is being used or will be used principally, or at all, for agricultural or farming purposes.

(t) The Premises is undamaged by fire, windstorm or other casualty.

(u) Mortgagor has not been the subject of foreclosure or insolvency proceedings.

(v) Mortgagor is neither an "employee benefit plan" as defined under ERISA nor a "plan" as defined in Section 4975(e)(1) of the Internal Revenue Code, and the Premises do not constitute "plan assets" within the meaning of the Department of Labor Regulation Section 2510.3-101.

(w) To the best of Mortgagor's knowledge, Mortgagor has complied with all requirements of the Americans with Disabilities Act, 42 U.S.C. Sections 12101-12213, as the same may be amended from time to time.

(x) The Premises substantially complies with all zoning ordinances (as may be amended or modified with a special use granted by the City of Chicago), energy and

# UNOFFICIAL COPY

environmental codes, building and use restrictions and codes, and any requirements with respect to licenses, permits and agreements necessary for the lawful use and operation of the Premises.

(y) The heating, electrical, sanitary sewer plumbing, storm sewer plumbing, potable water plumbing and other building equipment, fixtures and fittings are in good condition and working order, are adequate in quantity and quality for normal and usual use, and are fit for the purposes intended and the use contemplated.

## **Section 1.2. Continuing Obligation.**

Mortgagor further warrants and represents that all statements made hereunder are true and correct and that all financial statements, data and other information provided to Mortgagee by Mortgagor relating to or provided in connection with this transaction has not and does not contain any statement which, at the time and in the light of the circumstances under which it was made, would be false or misleading with respect to any material fact, or would omit any material fact necessary in order to make any such statement contained therein not false or misleading in any material respect, and since such statement, data or information was provided there has been no material change thereto or to the condition of Mortgagor. Should Mortgagor subsequently obtain knowledge that such representation was or is untrue, Mortgagor shall promptly notify Mortgagee as to the untrue nature of said representation and agrees to take such action as may be necessary to cause such representation to become true.

## **ARTICLE II** **COVENANTS AND AGREEMENTS**

Mortgagor further covenants and agrees for the benefit of Mortgagee, its successors and assigns, as follows:

### **Section 2.1. Payment of Indebtedness: Observance of Covenants.**

Mortgagor will duly and punctually pay each and every installment of principal, Prepayment Premium (as such term is defined in the Note and hereinafter referred to as the "**Prepayment Premium**"), if any, Default Premium (as defined in the Note and hereinafter referred to as the "Default Premium," if any) and interest on the Note, all deposits required herein, and all other Indebtedness, as and when the same shall become due, and shall duly and punctually perform and observe all of the covenants, agreements and provisions contained herein, in the Note and any other Loan Documents, as such instrument may be amended, modified, restated and in effect from time to time.

### **Section 2.2. Maintenance: Repairs.**

Mortgagor agrees that it will keep and maintain (or cause to be kept and maintained) the Premises in good, first class condition, repair and operating condition free from any waste or misuse, and will comply with all requirements of law, municipal ordinances and regulations, restrictions and covenants affecting the Premises and their use, and Mortgagor will promptly repair or restore any buildings, improvements or structures now or hereafter on the Premises, which may become damaged or destroyed, to their condition prior to any such damage or destruction, to the

# UNOFFICIAL COPY

extent possible and permitted under applicable law. Mortgagor further agrees that without the prior written consent of Mortgagee, it will not remove or expand any improvements on the Premises, erect any new improvements or make any material alterations in any improvements which will alter the basic structure, adversely affect the market value or change the existing architectural character of the Premises, and agrees that any other buildings, structures and improvements now or hereafter constructed on or in the Premises or repairs made to the Premises shall be completed in a good and workmanlike manner, in accordance with all applicable governmental laws, regulations, requirements and permits and in accordance with plans and specifications previously delivered to, and approved in advance and in writing by Mortgagee. Mortgagor agrees not to acquiesce in any rezoning classification, modification or restriction affecting the Premises without the written consent of Mortgagee. If applicable, Mortgagor agrees that it will not abandon or vacate the Premises. Mortgagor agrees that it will provide, improve, grade, surface and thereafter maintain, clean, repair and adequately light all parking areas within the Premises, together with any sidewalks, aisles, streets, driveways and curb cuts and sufficient paved areas for ingress and right-of-way to and from the adjacent public thoroughfare necessary or desirable for the use thereof and maintain all landscaping thereon.

### **Section 2.3. Payment of Operating Costs; Liens; and Other Indebtedness.**

Mortgagor agrees that it will pay all operating costs and expenses of the Premises; keep the Premises free from mechanics' liens, materialmen's liens, judgment liens and other liens, executions, attachments or levies (hereinafter collectively referred to as "**Liens**"); and will pay when due all permitted indebtedness which may be secured by a Mortgage, lien or charge on the Premises, whether prior to, subordinate to or of equal priority with the lien hereof, and upon written request will exhibit to Mortgagee satisfactory evidence of such payment and discharge; provided, however, if Mortgagor is diligently protesting any such liens and either bonding over such liens or posting security acceptable to Mortgagee for their payment, Mortgagor shall provide evidence of the same to Mortgagee provided, however, if Mortgagor is diligently protesting any such liens and either bonding over such liens or posting security acceptable to Mortgagee for their payment, Mortgagor shall provide evidence of the same to Mortgagee.

### **Section 2.4. Payment of Impositions.**

Mortgagor will pay when due and before becoming delinquent and accruing any penalty or interest attaches because of delinquency in payment, all taxes, installments of assessments, water charges, sewer charges, and other fees, taxes, charges and assessments of every kind and nature whatsoever assessed or charged against or constituting a lien on the Premises or any interest therein or the Indebtedness (hereinafter collectively referred to as the "**Impositions**"); and will upon written demand furnish to Mortgagee proof of the payment of any such Impositions. In the event of a court decree or an enactment after the date hereof by any legislative authority of any law imposing upon a mortgagee the payment of the whole or any part of the Impositions herein required to be paid by Mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or a mortgagee's interest in mortgaged premises, so as to impose such Imposition on Mortgagee or on the interest of Mortgagee in the Premises, then, in any such event, Mortgagor shall bear and pay the full amount of such Imposition, provided that if for any reason payment by Mortgagor of any such Imposition would be unlawful, or if the payment thereof would constitute usury or render the Indebtedness wholly or partially usurious, Mortgagee,

# UNOFFICIAL COPY

at its option, may declare the whole sum secured by this Mortgage with interest thereon to be immediately due and payable, without payment of a Prepayment Premium or Default Premium, or Mortgagee, at its option, may pay that amount or portion of such Imposition as renders the Indebtedness unlawful or usurious, in which event Mortgagor shall concurrently therewith pay the remaining lawful and non-usurious portion or balance of said Imposition.

## **Section 2.5. Contest of Liens and Impositions.**

Mortgagor shall have the right to contest in good faith the validity or amount of any Imposition or lien arising from any work performed at or materials furnished to the Premises which right, however, is conditional upon: (a) such contest having the effect of preventing the collection of the tax, assessment or lien so contested and the sale or forfeiture of the Premises or any part thereof or interest therein to satisfy the same; (b) Mortgagor giving Mortgagee written notice of its intention to contest the same in a timely manner, which, with respect to any contested tax or assessment, shall mean before any such tax, assessment or lien has been increased by any penalties or costs, and with respect to any contested mechanic's lien claim, shall mean within thirty (30) days after Mortgagor receives actual notice of the filing thereof; (c) Mortgagor making and thereafter maintaining with Mortgagee or such other depository as Mortgagee may designate, a deposit of cash (or United States government securities, in discount form, or other security as may, in Mortgagee's sole discretion, be acceptable to Mortgagee, and in either case having a present value equal to the amount herein specified) in an amount no less than One Hundred Fifty Percent (150%) of the amount which, in Mortgagee's reasonable opinion, determined from time to time, shall be sufficient to pay in full such contested tax, assessment or lien and penalties, costs and interest that may become due thereon in the event of a final determination thereof adverse to Mortgagor or in the event Mortgagor fails to prosecute such contest as herein required, or in lieu thereof, Mortgagor providing to Mortgagee title insurance over such matters in form and substance reasonably acceptable to Mortgagee, and (d) Mortgagor diligently prosecuting such contest by appropriate legal proceedings. In the event Mortgagor shall fail to prosecute such contest with reasonable diligence or shall fail to maintain sufficient funds, or other security as aforesaid, on deposit as hereinabove provided, Mortgagee may, at its option, liquidate the securities deposited with Mortgagee, and apply the proceeds thereof and other monies deposited with Mortgagee in payment of, or on account of, such taxes, assessments, or liens or any portion thereof then unpaid, including the payment of all penalties and interest thereon.

## **Section 2.6. Protection of Security.**

Mortgagor agrees to promptly notify Mortgagee of and appear in and defend any suit, action or proceeding that affects the value of the Premises, the Indebtedness or the rights or interest of Mortgagee hereunder. Mortgagee may elect to appear in or defend any such action or proceeding and Mortgagor agrees to indemnify and reimburse Mortgagee from any and all actual loss, damage, expense or cost arising out of or incurred in connection with any such suit, action or proceeding, including costs of evidence of title and reasonable attorneys' fees (including the fees and costs of experts).

# UNOFFICIAL COPY

## **Section 2.7. Annual Statements.**

Within ninety (90) days after the end of each of its fiscal years during the term of this Mortgage, Mortgagor will furnish to Mortgagee annual financial statements of Mortgagor prepared based on taxed-based accounting principles. The financial statements shall be personally certified as accurate by an appropriate authorized representative of Mortgagor. All such financial statements and operating statement shall include a balance sheet, an income and expense statement, a statement of changes in financial position and all footnotes and shall be satisfactory in form and content to Mortgagee and shall be at the expense of Mortgagor and otherwise consistent with the financial statements. Within ninety (90) days after the end of each of its fiscal years during the term of this Mortgage, Mortgagor will furnish to Mortgagee annual financial statements of the Guarantors including balance sheets and income statements. The financial statements of the Guarantors shall be personally certified by each respective individual Guarantor or appropriate officer or authorized representative of a non-individual Guarantor, shall be satisfactory in form and content to Mortgagee and shall be prepared without expense to Mortgagee. Mortgagor covenants that it shall keep true and accurate records of the operation of the Premises and otherwise consistent with the financial statements. All of the above required statements shall be prepared in adequate detail and shall be prepared based on taxed-based accounting principles. In the event Mortgagor fails to furnish any of the above statements, if not provided within fifteen (15) days of written notice to Mortgagor or Guarantor, Mortgagee may cause an audit to be made of the respective books and records at the sole cost and expense of Mortgagor. Mortgagee also shall have the right to examine at their place of safekeeping all books, accounts and records relating to the operation of the Premises and make copies thereof or extracts therefrom and to discuss the affairs, finances or accounts with the Principal(s) (as such term is hereinafter defined) and employees of Mortgagor and its independent accountants. Said examination shall be at Mortgagee's expense unless Mortgagor's statements are found to contain significant discrepancies or there is an Event of Default, in which case the examination shall be at Mortgagor's expense (including the fees and costs of experts). Mortgagor shall also furnish a rent roll of all tenants having leases on the Premises, certified by Mortgagor as to accuracy; the rent roll shall include the following information: tenant name, suite/unit number, if any; net rentable square feet covered by the applicable "Commercial Lease" for "Commercial Space" (as such terms are hereafter defined); annual rent rate per net rentable square foot for Commercial Space; asking rent on vacant space in the Premises; expenses paid by the tenant of the Commercial Space; commencement and expiration dates of the Commercial Lease; next rental adjustment date; and any options for renewal and/or rent concessions. The rent roll shall be furnished on an annual basis (within ninety (90) days of the close of Mortgagor's fiscal year) along with the financial statements of Mortgagor provided for above. The Mortgagor shall also provide on an annual basis (within ninety (90) days of the close of Mortgagor's fiscal year) a separate balance sheet and a separate income and expense statement for the Premises certified as to accuracy by an appropriate authorized representative of Mortgagor (which can be the Property Manager) if such information is not otherwise included in the balance sheet and income and expense statement of the Mortgagor. In addition, within thirty (30) days of Mortgagee's written request, the Mortgagor shall provide a balance sheet for the Premises, an income and expense statement for the Premises and a rent roll for the Premises (with the information as required above) all for the most recently completed calendar quarter and each certified as to accuracy by an appropriate authorized representative of Mortgagor (which can be the Property Manager).



# UNOFFICIAL COPY

## **Section 2.8. Additional Assurances.**

Mortgagor agrees, and hereby authorizes Mortgagee to file on its behalf, upon request by Mortgagee to execute and deliver further instruments, replacement documents, correcting documents, financing statements and/or continuation statements under the Uniform Commercial Code and assurances and will do such further acts as may be necessary or proper to carry out more effectively the purposes of this Mortgage and to provide the requisite loan documentation, security and collateral as contemplated by the loan application or loan commitment submitted or issued in connection with the Loan and without limiting the foregoing, to make subject to the lien hereof any property agreed to be subjected hereto or covered by the granting clause hereof, or intended so to be. Mortgagor agrees to pay any actual recording fees, filing fees, stamp taxes or other charges arising out of or incident to the filing, the issuance and delivery of the Note, the filing or recording of this Mortgage or the delivery and recording of such further assurances and instruments as may be required pursuant to the terms of this Section.

## **Section 2.9. Due on Sale or Mortgaging, etc.**

(a) In the event that without the written consent of Mortgagee being first obtained, except for an Estate Planning Transfer pursuant to 2.9(d) below: (i) Mortgagor sells, conveys, transfers, further mortgages, changes the form of ownership, change in the legal description, encumbers or disposes of the Premises, or any part thereof, or any interest therein, or agrees to do so either directly or indirectly; or (ii) any ownership or beneficial interest in Mortgagor is sold, conveyed, transferred, pledged or encumbered or there is an agreement to do so either directly or indirectly; whether any such event described in (i) or (ii) above is voluntary, involuntary or by operation of law, either directly or indirectly, then at Mortgagee's sole option, Mortgagee may declare the Indebtedness immediately due and payable in full and call for payment of the same at once, together with the Prepayment Premium or Default Premium then in effect under the terms of the Note.

(b) In the event Mortgagor shall request the consent of Mortgagee to any transfer in accordance with this Section 2.9, Mortgagor shall deliver a written request to Mortgagee together with complete information regarding such conveyance or encumbrance (including complete information concerning the person or entity to acquire the interest conveyed). Mortgagee shall be allowed thirty (30) days after receipt of all requested information for evaluation of such request. In the event that such request is not approved within such thirty (30) day period, it shall be deemed not approved. Mortgagee may charge an administrative fee to process any such sale, conveyance, transfer, mortgage or other encumbrance. Approval may be conditioned upon payment of a transfer fee and such modifications of the loan terms, interest rate, and maturity date as determined by Mortgagee in its sole discretion. Consent as to any one transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions.

(c) If the Premises should be transferred to a partnership, to a trust, to a privately held corporation or to a limited liability company pursuant to the terms of this Section 2.9 during the term of this Mortgage, thereafter a subsequent transfer of a partnership interest, a beneficial interest, a corporate stock interest or a member interest in either the successor entity or in any entity which holds an ownership interest in such

# UNOFFICIAL COPY

successor entity shall constitute a conveyance for purposes of this Section 2.9, and the consent of Mortgagee shall be required.

(d) Notwithstanding the above restrictions, and provided no default or Event of Default (as such term is hereinafter defined) has occurred and is continuing hereunder, and no event has occurred, which, with notice or the passage of time or both could result in an Event of Default, so long as Guarantor, remains responsible for co-management control of the Mortgagor, except in the case of Guarantor's death, incapacity or disability, in which case Er Savas will become solely responsible for the management control of the Mortgagor, and maintains at least a Fifty-One Percent (51%) ownership interest in the Mortgagor, Estate Planning Transfers (as such term is hereafter defined) shall be permitted without Mortgagee's consent. For purposes hereof, "Estate Planning Transfers" shall mean transfers of interests in the Mortgagor by any member of the Mortgagor to their spouse or any lineal descendant of the member or their spouse or to any trust or partnership or limited liability company for the benefit of the member, their spouse or his or her lineal descendants.

## Section 2.10. Maintenance of Existence.

Mortgagor agrees to maintain its existence as a Limited Liability Company in good standing under the laws of the State of Illinois and not to dissolve, liquidate, wind-up, consolidate or merge during the term hereof, without, in each instance, the prior written consent of Mortgagee. Notwithstanding anything contained herein to the contrary and for so long as the Loan is outstanding, Mortgagor hereby represents, warrants and covenants to Mortgagee, that Mortgagor:

(a) does not own and shall not own any asset or property either in fee simple absolute or as the leasehold trustee, other than: (i) the Premises, and (ii) incidental personal property necessary for the ownership or operation of the Premises;

(b) shall not engage in any business other than the ownership, management and operation of the Premises and Mortgagor will conduct and operate its business as presently conducted and operated;

(c) shall not enter into any contract or agreement with any "Affiliate" (as such term is defined below) of Mortgagor, any constituent party of Mortgagor, any Guarantor, or any Affiliate of any constituent party or Guarantor, except upon terms and conditions that are intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any such party;

(d) has not incurred and shall not incur any indebtedness, secured or unsecured, direct or indirect, absolute or contingent (including guaranteeing any obligation), other than: (i) the Loan, (ii) unsecured trade and operational debt incurred in the ordinary course of business and (iii) debt incurred in the financing of equipment and other personal property used on the Premises, but, in no event, to exceed \$50,000.00. No indebtedness other than the Loan may be secured (subordinate or pari passu) by the Real Property;

# UNOFFICIAL COPY

(e) has not made and will not make any loans or advances to any third party (including any Affiliate or constituent party, any Guarantor or any Affiliate of any constituent party or Guarantor), and shall not acquire obligations or securities of its Affiliates;

(f) is solvent and reasonably expects to be able to pay its debts from its assets as the same shall become due;

(g) has done or caused to be done and shall do all things necessary to observe organizational formalities and preserve its existence, and will not, nor will any partner, member, shareholder, trustee, beneficiary, or principal amend, modify or otherwise change any provision of such party's organizational documents which pertains to the subject matter of this Section 2.10;

(h) shall continuously maintain its existence and right to do business in the state where the Real Property is located;

(i) will conduct and operate its business as presently conducted and operated;

(j) Mortgagor shall maintain all of its books, records, financial statements and bank accounts separate from those of its Affiliates and any constituent party of Mortgagor and shall file its own tax returns unless required otherwise by applicable law;

(k) shall maintain its books, records, resolutions and agreements as official records;

(l) shall be, and at all times shall hold itself out to the public as, a legal entity separate and distinct from any other entity (including any Affiliate of Mortgagor, any constituent party of Mortgagor, any Guarantor or any Affiliate of any constituent party or Guarantor), shall correct any known misunderstanding regarding its status as a separate entity, shall conduct business in its own name, shall not identify itself or any of its Affiliates as a division or part of the other and shall maintain and utilize separate checks;

(m) shall not, nor shall any constituent party, seek the dissolution, winding up, liquidation, consolidation or merger in whole or in part, of Mortgagor;

(n) has and reasonably expects to maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations;

(o) shall not commingle the funds and other assets of Mortgagor with those of any Affiliate, constituent party, Guarantor, or any Affiliate of any constituent party or Guarantor, or any other person;

(p) has and shall maintain its assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual assets from those of any Affiliate or constituent party, any Guarantor, or any Affiliate of any constituent party or Guarantor, or any other person;

# UNOFFICIAL COPY

(q) does not and shall not guarantee, become obligated for, or hold itself out to be responsible for the debts or obligations of any other person or entity or the decisions or actions respecting the daily business or affairs of any other person or entity;

(r) shall not permit any Affiliate or constituent party independent access to its bank accounts;

(s) shall pay the salaries of its own employees and maintain a sufficient number of employees in light of its contemplated business operations;

(t) shall not, nor shall any partner, member, shareholder, trustee, beneficiary or principal violate this Section 2.10 of the Mortgage.

As used herein, the term "**Affiliate**" shall mean with respect to any entity any person or entity which directly or indirectly through one or more intermediaries, controls, or is controlled by, or is under common control with, such entity. For purposes of this definition, "control" of an entity shall mean the power, direct or indirect: (a) to vote or direct the voting of 50% or more of the outstanding ownership interest of such entity; or (b) to direct or cause the direction of the management and policies of such entity, whether by contract or otherwise.

## **Section 2.11. Building Use.**

During the entire term of the Note and this Mortgage, Mortgagor agrees not to: (a) convert the Premises to condominium units of any kind; and (b) convert the Premises to any use other than as a shopping center. In that connection, Mortgagor covenants that the sale of units and/or recording of condominium documents on the Premises or any part thereof shall constitute an Event of Default hereunder.

## **Section 2.12. Compliance with Laws.**

Respecting the Premises and the use and operation thereof, the Mortgagor shall at all times cause the Premises to remain in substantial compliance with all federal, state and local laws and ordinances, and the Mortgagor is not, to the best of its knowledge, and shall not be at any time, in violation of any restrictive covenant or zoning, land use, environmental protection (including, without limitation, air pollution, water pollution, and inland and wetland proscriptions), health, occupation, safety or other law, regulation or order.

## **ARTICLE III** **INSURANCE AND ESCROWS**

### **Section 3.1. Insurance.**

Mortgagor shall obtain and keep in full force and effect during the term of this Mortgage at its sole cost and expense the following insurance:

(a) commercial property insurance written on a "Special (Cause of Loss) Form" basis with full replacement cost coverage and a covered event deductible not greater than \$50,000.00. In no event shall the property and improvements limit of the policy be less

# UNOFFICIAL COPY

than the outstanding Principal Balance of the Loan (unless prohibited by applicable law). If applicable, coverage for terrorism (certified and non-certified), flood, mold, earthquake, sprinkler and sprinkler leakage and boiler/machinery breakdown are required if available at a commercially reasonable premium as determined by Mortgagee. Also, this policy shall provide coverage for loss of business income (including rental value) for a twelve (12) month period and ordinance or law coverage. The insurance policy shall also name Mortgagee as mortgageholder and lenders loss payee in the event of a covered loss.

(b) commercial general liability insurance written on an "Occurrence Form" basis with coverage for bodily injury and property damage for claims arising from any insurable activity in, on or about the Premises. The limit of liability shall be not less than \$2,000,000.00 per occurrence/and \$3,000,000.00 per annual aggregate with a per occurrence deductible not greater than \$50,000.00. Such limits of liability may be satisfied by a combination of coverage under the primary commercial general liability policy and an umbrella/excess liability policy. Insurer shall grant the Mortgagee additional insured status on this policy.

(c) all other appropriate insurance as Mortgagee may require from time to time and in the amount Mortgagee may require from time to time.

All policies shall have a waiver of subrogation provision acceptable to Mortgagee.

Such insurance policies shall be written by insurance companies licensed to do business in the State where the Premises are located, having a minimum noncontingent rating in Best's Key Rating Guide of A-, with a financial class size of VIII (8) or better and shall otherwise be satisfactory to Mortgagee as to amount, form, deductibles and insurer, and must cover all risks Mortgagee requires. Mortgagor shall replace any required insurance in the event of insurer's insolvency or if the financial rating of the insurer shall fall below the required rating. Such insurance policies and endorsements: (a) shall be manually signed (unless waived by Mortgagee in writing); (b) shall name as the insured parties Mortgagor and Mortgagee as their interests may appear; (c) shall be in amounts sufficient to prevent Mortgagor from becoming a co-insurer of any loss thereunder; (d) shall bear a satisfactory first mortgagee clause in favor of Mortgagee with loss proceeds under any such policies to be made payable to Mortgagee; and (e) shall contain such other endorsements as Mortgagee may require. All required policies of insurance or acceptable certificates thereof, together with evidence of the payment of current premiums therefore, shall be delivered to Mortgagee and shall provide that Mortgagee shall receive at least thirty (30) days' advance written notice prior to cancellation, amendment or termination of any such policy of insurance. Mortgagor shall, within thirty (30) days prior to the expiration of any such policy, deliver other original policies of the insurer evidencing the renewal of such insurance together with evidence of the payment of current premiums therefore. Mortgagor shall at its expense furnish evidence of the replacement value of the improvements on the Premises in form satisfactory to Mortgagee on renewal of insurance policies or upon request of Mortgagee. Insurance coverage must at all times be maintained in proper relationship to such replacement value and must always provide for agreed amount coverage. Failure to maintain proper insurance shall be an Event of Default hereunder. In the event of a foreclosure of this Mortgage or any acquisition of the Premises by Mortgagee, all such policies and any proceeds payable therefrom, whether payable before or after a foreclosure sale, or during the period of redemption, if any, shall become the absolute

# UNOFFICIAL COPY

property of Mortgagee to be utilized at its discretion. In the event of foreclosure or the failure to obtain and keep any required insurance, Mortgagor empowers Mortgagee to effect insurance upon the Premises at Mortgagor's expense and for the benefit of Mortgagee in the amounts and types aforesaid for such period of time as Mortgagee deems appropriate, including a period of time covering the time of redemption from foreclosure sale, and if necessary therefore, to cancel any or all existing insurance policies. Mortgagor agrees to furnish Mortgagee copies of all inspection reports and insurance recommendations received by Mortgagor from any insurer. Mortgagee makes no representations that the above insurance requirements are adequate protection for a prudent company. If a tenant of Mortgagor is required to maintain insurance under any lease terms and provisions, Mortgagee will accept such policy or policies, provided the same meet the requirements hereinabove recited. In the event that the tenant fails to maintain such insurance, Mortgagor will obtain the policy or policies required herein.

## Section 3.2. Escrows.

Mortgagor shall deposit with Mortgagee, or at Mortgagee's written request, with its servicing agent, on the first (1st) day of each and every month, commencing with the date the first payment of interest and/or principal and interest shall become due on the Indebtedness, a deposit to pay the Impositions and insurance premiums (hereinafter collectively referred to as the "Charges") in an amount equal to:

(a) One-twelfth (1/12) of the annual Impositions next to become due upon the Premises; provided that, with the first such deposit, there shall be deposited in addition an amount as estimated by Mortgagee which, when added to monthly deposits to be made thereafter as provided for herein, shall assure to Mortgagee's satisfaction that there will be sufficient funds on deposit to pay the Impositions as they come due; plus

(b) One-twelfth (1/12) of the annual premiums on each policy of insurance required to be maintained hereunder; provided that with the first such deposit there shall be deposited, in addition, an amount equal to one-twelfth (1/12) of such annual insurance premiums multiplied by the number of months elapsed between the date premiums on each policy were last paid to and including the date of deposit; provided that the amount of such deposits shall be based upon Mortgagee's estimate as to the amount of Impositions and premiums of insurance next to be payable and may require that the full amount of such payment will be available to Mortgagee at least one month in advance of the due date. Mortgagee, or its servicing agent will, upon timely presentation to Mortgagee by Mortgagor of the bills therefor, pay the Charges from such deposits. Mortgagor agrees to cooperate and assist in obtaining of tax bills when requested by Mortgagee or its servicing agent. In the event the deposits on hand shall not be sufficient to pay all of the estimated Charges when the same shall become due from time to time, or the prior deposits shall be less than the currently estimated monthly amounts, then Mortgagor shall immediately pay to Mortgagee, or its servicing agent, on demand, any amount necessary to make up the deficiency. The excess of any such deposits shall be credited towards subsequent Charges.

If an Event of Default shall occur under the terms of this Mortgage, Mortgagee may, at its option, without being required so to do, apply any deposits on hand to the payment of Charges whether then due or not or to the Indebtedness, in such order and manner as Mortgagee may elect.

# UNOFFICIAL COPY

When the Indebtedness has been fully paid any remaining deposits shall be returned to Mortgagor as its interest may appear. All deposits are hereby pledged as additional security for the Indebtedness, shall be held for the purposes for which made as herein provided, may be held by Mortgagee or its servicing agent, shall be held without allowance of interest thereon and without fiduciary responsibility on the part of Mortgagee or its agents and shall not be subject to the direction or control of Mortgagor. Neither Mortgagee nor its servicing agent shall be liable for any act or omission made or taken in good faith. In making any payments, Mortgagee or its servicing agent may rely on any statement, bill or estimate procured from or issued by the payee without inquiry into the validity or accuracy of the same. If the taxes shown in the tax statement shall be levied on property more extensive than the Premises, Mortgagee shall be under no duty to seek a tax division or apportionment of the tax bill, and any payment of taxes based on a larger parcel shall be paid by Mortgagor and Mortgagor shall expeditiously cause a tax subdivision to be made.

## ARTICLE IV UNIFORM COMMERCIAL CODE

### Section 4.1. Security Agreement.

This Mortgage shall constitute a security agreement as defined in the Uniform Commercial Code in effect in the State or Commonwealth wherein the Premises are located, as amended from time to time ("Code"), and Mortgagor hereby grants to Mortgagee a security interest within the meaning of the Code in favor of Mortgagee on its interest in the Improvements, Fixtures, Equipment and Personal Property, the Rents, Leases and Profits, the Judgments, Condemnation Awards and Insurance Proceeds and Other Rights, the Licenses, Permits, Equipment Leases and Service Agreements and the Proceeds described in Granting Clauses B, C, D, E, and F of this Mortgage ("Collateral").

### Section 4.2. Fixture Filing.

As to those items of Collateral described in this Mortgage that are, or are to become fixtures related to the real estate mortgaged herein, and all products and proceeds thereof, it is intended as to those items that THIS MORTGAGE SHALL BE EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING from the date of its filing in the real estate records of the County where the Premises are situated. This document covers goods which are or are to become fixtures. The name of the record owner of said real estate is Mortgagor set forth in Page 1 to this Mortgage. Information concerning the security interest created by this instrument may be obtained from Mortgagee, as secured party, at its address as set forth in Page 1 of this Mortgage. The address of Mortgagor, as debtor, is as set forth in Page 1 to this Mortgage. Mortgagor is a Limited Liability Company organized under the laws of the State of Illinois.

Except as specifically disclosed by Mortgagor to Mortgagee prior to the execution of this Mortgage, during the five (5) years and six months prior to the date of this Mortgage, Mortgagor has not been known by any legal name different from the one set forth in the first paragraph of this Mortgage, nor has Mortgagor been the subject of any merger, consolidation or other organizational reorganization during such period of time. Mortgagor hereby authorizes Mortgagee to cause any financing statement or fixture filing to be filed or recorded without the necessity of any signature of Mortgagor on such financing statement or fixture filing.

# UNOFFICIAL COPY

## **Section 4.3. Representations and Agreements.**

Mortgagor represents and agrees: (a) Mortgagor is and will be the true and lawful owner of the Collateral, subject to no liens, Charges, security interest and encumbrances other than the lien hereof and the Permitted Encumbrances; (b) the Collateral is to be used by Mortgagor solely for business purposes being installed upon the Premises for Mortgagor's own use or as the equipment and furnishings leased or furnished by Mortgagor, as landlord, to tenants of the Premises; (c) the Collateral will not be removed from the Premises without the consent of Mortgagee except in accordance with Section 4.4 hereof; (d) unless stated otherwise in this Mortgage the only persons having any interest in the Collateral are Mortgagor and Mortgagee and no financing statement covering any such property and any proceeds thereof is on file in any public office except pursuant hereto; (e) the remedies of Mortgagee hereunder are cumulative and separate, and the exercise of any one or more of the remedies provided for herein or under the Code shall not be construed as a waiver of any of the other rights of Mortgagee including having such Collateral deemed part of the realty upon any foreclosure thereof; (f) if notice to any party of the intended disposition of the Collateral is required by law in a particular instance, such notice shall be deemed commercially reasonable if given at least ten (10) days prior to such intended disposition and may be given by advertisement in a newspaper accepted for legal publications either separately or as part of a notice given to foreclose the real property or may be given by private notice if such parties are known to Mortgagee; (g) Mortgagor will from time to time provide Mortgagee on request with itemizations of all such Collateral on the Premises; (h) the filing of a financing statement pursuant to the Code shall never impair the stated intention of this Mortgage that all Improvements, Fixtures, Equipment and Personal Property described in Granting Clause B hereof are, and at all times and for all purposes and in all proceedings both legal or equitable shall be regarded as part of the real property mortgaged hereunder irrespective of whether such item is physically attached to the real property or any such item is referred to or reflected in a financing statement; (i) Mortgagor will on demand deliver all financing statements and/or continuations that may from time to time be required by Mortgagee to establish and perfect the priority of Mortgagee's security interest in such Collateral and all costs, including recording fees, shall be paid by Mortgagor; (j) Mortgagor shall give Mortgagee at least thirty (30) days prior written notice of any proposed change in Mortgagor's name, identity, state of registration for a registered organization, principal place of business, or structure and authorizes Mortgagee to file prior to or concurrently with such change all additional financing statements that Mortgagee may require to establish and perfect the priority of Mortgagee's security interest in the Collateral; and (k) by signing this Mortgage, Mortgagor authorizes Mortgagee to file such financing statements, either before, on or after the date hereof; as Mortgagee determines necessary or desirable to perfect the lien of Mortgagee's security interest in the Collateral. Mortgagor further authorizes Mortgagee to file such amendments or continuation statements as Mortgagee determines necessary or desirable from time to time to perfect or continue the lien of Mortgagee's security interest in the Collateral.

## **Section 4.4. Maintenance of Premises.**

Subject to the provisions of this Section, in any instance where Mortgagor in its reasonable discretion determines that any item subject to a security interest under this Mortgage has become inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary for the operation of the Premises, Mortgagor may, at its expense, remove and dispose of it and substitute and install other



# UNOFFICIAL COPY

items not necessarily having the same function, provided, that such removal and substitution shall be of comparable quality and shall not impair the operating utility and unity of the Premises. All substituted items shall become a part of the Premises and subject to the lien of this Mortgage. Any amounts received or allowed Mortgagee upon the sale or other disposition of the removed items of property shall be applied only against the cost of acquisition and installation of the substituted items. Nothing herein contained shall be construed to prevent any tenant or subtenant from removing from the Premises trade fixtures, furniture and equipment installed by it and removable by such tenant under its terms of the lease, on the condition, however, that all damages to the Premises resulting from or caused by the removal thereof be repaired at the sole cost of Mortgagee if such tenant shall fail to so repair.

## **Section 4.5. Pledge of Monies Held.**

Mortgagee hereby pledges to Mortgagee any and all monies now or hereafter held by Mortgagee or its servicing agent or escrow agent, including, without limitation, any sums deposited in the account for Charges in accordance with Section 3.2 hereof, any net Insurance Proceeds or condemnation awards deposited with Mortgagee in accordance with Sections 5.1 and 5.2 hereof (collectively, "**Deposits**"), as additional security for the Indebtedness until expended or applied as provided in this Mortgage.

## **ARTICLE V** **APPLICATION OF INSURANCE AND AWARDS**

### **Section 5.1. Damage or Destruction of the Premises.**

Mortgagee will give Mortgagee prompt notice of any damage to or destruction of the Premises, and hereby assigns, transfers, and sets over to Mortgagee the entire amount of Insurance Proceeds (hereinafter defined) for damages for all or any part of the Premises and in case of loss covered by policies of insurance, Mortgagee (whether before or after foreclosure sale) is hereby authorized at its option to settle and adjust any claim arising out of such policies and collect and receive the proceeds payable therefrom (the "**Insurance Proceeds**"). Upon receipt by Mortgagee of any Insurance Proceeds from an Insured Casualty, Mortgagee shall deliver the same to Mortgagee to be held and applied pursuant to the provisions of this Article 5. Any restoration, repair or rebuilding of the Improvements upon the Premises shall be to the same condition as prior to the Insured Casualty. Any expense incurred by Mortgagee in the adjustment and collection of Insurance Proceeds (including the cost of any independent appraisal of the loss or damage on behalf of Mortgagee) shall be reimbursed to Mortgagee first out of any such Insurance Proceeds. Except as specifically provided in Section 5.3 below, the Insurance Proceeds or any part thereof shall be applied to reduction of the Indebtedness then most remotely to be paid, whether due or not, or to the restoration or repair of the Premises, the choice of application to be solely at the discretion of Mortgagee. In the event Mortgagee does not make Insurance Proceeds available for restoration and applies the Insurance Proceeds to payment of the Indebtedness no Prepayment Premium shall be due on the Insurance Proceeds so applied, so long as there is no Event of Default. Notwithstanding the availability of the Insurance Proceeds, Mortgagee shall restore the Premises to its condition prior to the casualty.

# UNOFFICIAL COPY

## Section 5.2. Condemnation.

Mortgagor will give Mortgagee prompt notice of any action, actual or threatened, in Condemnation (as defined herein) or eminent domain and hereby assigns, transfers, and sets over to Mortgagee the entire proceeds of any award or claim for damages, or payments made in lieu thereof ("**Condemnation Proceeds**"), for all or any part of the Premises taken or damaged under the power of eminent domain or condemnation ("**Condemnation**"), Mortgagee being hereby authorized to intervene in any such action and to collect and receive from the condemning authorities and give proper receipts and acquittances for such Condemnation Proceeds. Mortgagor will not enter into any agreements with the condemning authority permitting or consenting to the taking of the Premises unless prior written consent of Mortgagee is obtained. Any expenses incurred by Mortgagee in intervening in such action or collecting Condemnation proceeds (including the cost of any independent appraisal) shall be reimbursed to Mortgagee first out of the Condemnation proceeds prior to other payments or disbursements. Mortgagor shall deliver all Condemnation proceeds to Mortgagee within five (5) days of receipt thereof and shall at Mortgagee's request direct the condemning authority to deliver the Condemnation proceeds to Mortgagee. The Condemnation proceeds or any part thereof shall be applied upon or in reduction of the Indebtedness then most remotely to be paid, whether due or not, or to the restoration or repair of the Premises, the choice of application to be solely at the discretion of Mortgagee. In the event Mortgagee does not make Condemnation proceeds available for restoration and applies the Condemnation proceeds to payment of debt, no Prepayment Premium shall be due on the Condemnation proceeds so applied so long as there is no Event of Default. Notwithstanding the availability of Condemnation proceeds, Mortgagor shall restore the Premises, to the extent possible, to its condition prior to the Condemnation.

## Section 5.3. Mortgagee to Make Insurance Proceeds Available Under Certain Conditions.

Notwithstanding the provisions of Section 5.1 above, in the event of any insured damage or destruction of the Premises or any part thereof (hereinafter an "**Insured Casualty**") and if, in the reasonable judgment of Mortgagee, the Premises can be restored to an architectural and economic unit of the same character and not less valuable than the same was prior to the Insured Casualty, then Mortgagee shall make the Insurance Proceeds available to Mortgagor for purposes of repairing and restoring the Premises, in accordance with the provisions of Section 5.4 hereof, provided:

- (a) The Improvements at the Premises can be restored to a complete architectural unit pursuant to plans and specifications acceptable to Mortgagee such that in Mortgagee's reasonable opinion the Premises and the Improvements have the same economic value and use after repair or restoration as prior to the Insured Casualty.
- (b) The insurers do not deny liability to the insured and the Insurance Proceeds are not paid by the insurer with reservation of rights.
- (c) The Insurance Proceeds are sufficient to complete such repair or restoration, or Mortgagor deposits with Mortgagee prior to commencing repair or restoration such additional amount as is necessary to assure completion.

# UNOFFICIAL COPY

(d) Disbursement of Insurance Proceeds is made pursuant to prudent construction lending procedures as reasonably determined by Mortgagee as set out below. At Mortgagee's election, the disbursements may be administered by the title insurer (or its agent) that issued the Mortgagee's Title Insurance Policy.

(e) The Insurance Proceeds shall be held by Mortgagee without interest, or at its option, deposited in a time deposit account of a financial institution whose accounts are insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund (NCUSIF) with immediate withdrawal rights.

(f) Mortgagee must receive adequate evidence at the time of disbursement that the cost of restoration has been incurred or paid and shall be given such lien protection as Mortgagee shall require including lien waivers and an endorsement to Mortgagee's title policy.

(g) No event of default under the terms of the Note, this Mortgage or the Loan Documents then exists beyond any applicable grace period provided for cure of the same in the Note, this Mortgage or the Loan Documents.

(h) Mortgagor shall pay any administrative expenses Mortgagee incurs related to the casualty including any such expenses for title insurance, administration of disbursements, inspections, architect's or reasonable attorneys' fees.

(i) At least Ninety-Five percent (95%) of the total leasable space in the Improvements has been leased by bona fide arm's length tenants which are not controlled or affiliated (directly or indirectly) with Mortgagor or Guarantor ("**Arm's Length Tenants**") at rates equal to or exceeding the average rental rates in effect immediately preceding the Insured Casualty for similar space in the Premises or other buildings with similar characteristics in the surrounding area.

(j) The restoration or repair shall be done under the supervision of an architect reasonably acceptable to Mortgagee and pursuant to plans and specifications reasonably approved by Mortgagee.

(k) The minimum appraised value of the Improvements as determined by a state certified appraiser acceptable to and approved by Mortgagee, after such restoration or repair shall result in a loan to value ratio not to exceed Fifty percent (50%).

(l) No right to use insurance proceeds for restoration shall be applicable during the six (6) months prior to the Maturity Date of the Note.

Notwithstanding anything to the contrary contained in this Section 5.3, if there is a total loss and a dispute concerning the Insurance Proceeds, Borrower shall have the right, for a period of six (6) months after the date of the Casualty, to prepay the Indebtedness at par plus three percent (3%).

# UNOFFICIAL COPY

## **Section 5.4. Disbursement of Insurance and Condemnation Proceeds.**

Should any insurance or condemnation proceeds be applied to the restoration or repair of the Premises in accordance with this Article V, the restoration or repair shall be done under the supervision of an architect reasonably acceptable to Mortgagee and pursuant to site and building plans and specifications reasonably approved by Mortgagee. The proceeds shall be held by Mortgagee for such purposes and will from time to time be disbursed by Mortgagee through a title company who issued the loan policy when the Loan proceeds were disbursed or other servicing agent acceptable to Mortgagee to defray the costs of such restoration or repair under such safeguards and controls as Mortgagee may require and in accordance with standard construction loan procedures. All costs and expenses associated with the disbursement of such proceeds shall be paid by Mortgagor. Prior to the payment or application of Insurance Proceeds or Condemnation Proceeds to the repair or restoration of the improvements upon the Premises, Mortgagee shall be entitled to receive the following:

- (a) Evidence that no Event of Default exists under any of the terms, covenants and conditions of this Mortgage, the Note, or the other Loan Documents.
- (b) Evidence that appropriate requirements set out in Section 5.3 have been met.
- (c) Satisfactory proof that such improvements or a portion of the improvements covered by Mortgagor's request for disbursement will be fully restored or in the process of being fully restored, free and clear of all liens, except the lien of this Mortgage. In the event such Insurance Proceeds or eminent domain award shall be insufficient to repair, restore or rebuild the said improvements, Mortgagor or its lessee shall deposit with Mortgagee, or a title company designated by Mortgagee, funds equaling such deficiency, which, together with the Insurance Proceeds or Condemnation Proceeds, shall be sufficient to restore, repair and rebuild the Premises.
- (d) A statement of Mortgagor's architect, certifying the extent of the repair and restoration completed to the date thereof, and that such repairs, restoration and rebuilding have been performed to date in conformity with the plans and specifications approved by Mortgagee, together with appropriate evidence of payment for labor or materials furnished to the Premises, and total or partial lien waivers substantiating such payments.
- (e) A waiver of subrogation from any insurer who claims that it has no claim as to Mortgagor or the then owner or other insured under the policy of insurance in question.
- (f) Such performance and payment bonds, and such insurance, in such amounts, issued by such company or companies and in such forms and substance, as are required by Mortgagee.

In the event Mortgagor shall fail to commence and diligently pursue the restoration, repair or rebuilding of the improvements upon the Premises, then Mortgagee, at its option, and upon not less than thirty (30) days written notice to Mortgagor, may commence to restore, repair or rebuild the said improvements for or on behalf of said Mortgagor, and its tenants, and for such purpose, may perform all necessary acts to accomplish such restoration, repair or rebuilding. In the event

# UNOFFICIAL COPY

Insurance Proceeds or Condemnation Proceeds shall exceed the amount necessary to complete the repair, restoration or the rebuilding of the improvements upon the Premises, such excess may, at Mortgagee's option, be applied on account of the last maturing installments of the Indebtedness, irrespective of whether such installments are then due and payable without application of a Prepayment Premium, or be returned to Mortgagor. In the event Mortgagor shall fail to commence and diligently pursue the restoration, repair or rebuilding of the improvements upon the Premises, and if Mortgagee does not restore, repair or rebuild the said improvements as herein provided, then Mortgagee may, at its option, apply all or any part of the Insurance Proceeds or Condemnation Proceeds on account of the last maturing installments of the Indebtedness whether then due or not, without application of a Prepayment Premium, or return the same to Mortgagor.

## **ARTICLE VI LEASES AND RENTS**

### **Section 6.1. Leases.**

Mortgagor will, at its own cost and expense, perform, comply with and discharge all of the obligations of Mortgagor under any leases and use its best efforts to enforce or secure the performance of each obligation and undertaking of the respective tenants under any such leases and will appear in and defend, at its own cost and expense, any action or proceeding arising out of or in any manner connected with Mortgagor's interest in any leases of the Premises. Mortgagor will not borrow against, pledge or assign any rentals due under the leases, nor consent to a subordination or assignment of the interest of the tenants thereunder to any party other than Mortgagee, nor with respect to Commercial Leases, accept the rents thereunder for more than one (1) month (except security deposits or non-refundable move-in fees) in advance or reduce the amount of rents and other payments thereunder. A "Commercial Lease" is a lease of part or all of the commercial space in the Premises (the "Commercial Space"). A Permitted Lease is any Lease between Mortgagor and a tenant which either: (a) (i) uses the standard form lease which has been delivered to and approved by the Mortgagee as the basis for all new Permitted Leases or renewals of existing Leases which would otherwise qualify as Permitted Leases without material modification unless such material modification has been approved in writing by the Mortgagee; (ii) is for less than twenty percent (20%) of the square footage area of the Commercial Space; (iii) is for a term of seven (7) years or less (with no renewal options); (iv) as to which Mortgagee is promptly furnished with a fully executed copy following execution thereof by mortgagor and the named tenant and (v) is with an Arm's Length Tenant; or (b) is a lease of space in that part of the Premises which is not the Commercial Space. As to any Commercial Lease which is not a Permitted Lease, the Mortgagor agrees that it will not modify, extend, renew, terminate, accept an early surrender of or in any way alter the terms of such Commercial Leases, nor permit a sublease of such Commercial Leases, nor waive, excuse, condone or in any manner release or discharge the tenants of or from their obligations, covenants and agreements to be performed without the prior written consent of the Mortgagee, which consent shall not be unreasonably withheld, conditioned or delayed. Except for Permitted Leases, Mortgagor will not enter into any additional Commercial Leases of all or any portion of the Commercial Space without the prior written consent of the Mortgagee, which consent shall not be unreasonably withheld, conditioned or delayed. In the event Mortgagee consents to the termination of a Commercial Lease, all termination fees in excess of \$100,000.00 paid in connect therewith shall be paid to Mortgagee but shall be available to Mortgagor for costs incurred in connection with leasing commissions, tenant improvements and

# UNOFFICIAL COPY

all other costs incurred in reletting the Commercial Space involved. In addition, Mortgagor covenants and agrees that, with respect to all Leases: (a) it shall lease all space on the Premises at market rental rates unless approved in writing by the Mortgagee and (b) any action taken with respect to any lease shall be taken in the ordinary course of Mortgagor's business in conformance with commercially reasonable, prudent and sound business practice. Mortgagor will deliver copies of all Commercial Lease amendments and new Commercial Leases to Mortgagee within thirty (30) days after execution. With respect to Leases other than Commercial Leases, Mortgagor will, upon written request of Mortgagee, deliver copies of the then existing Leases. Mortgagee's approval of any new Commercial Lease or amendment, termination or other modification for which Mortgagee's approval is required shall be deemed granted unless Mortgagee objects in writing within five (5) business days after Mortgagee's receipt of the proposed Commercial Lease, termination or other modification.

## **Section 6.2. Mortgagee's Right to Perform Under Leases.**

Should Mortgagor fail to perform, comply with or discharge any obligations of Mortgagor under any lease of all or any part of the Premises or should Mortgagee become aware of or be notified in writing by any tenant under any such lease of a failure on the part of Mortgagor to so perform, comply with or discharge its obligations under said lease, Mortgagee may, but shall not be obligated to, after written notice and failure to cure within ten (10) days by Mortgagor and without waiving or releasing Mortgagor from any obligation contained in this Mortgage, remedy such failure, and Mortgagor agrees to repay upon demand all sums incurred by Mortgagee in remedying any such failure including, without limitation, Mortgagee's reasonable attorneys' fees (including the fees and costs of experts) together with interest at the Default Rate (as defined in the Note). All such sums, together with interest as aforesaid shall become so much additional Indebtedness, but no such advance shall be deemed to relieve Mortgagor from any default hereunder.

## **Section 6.3. Assignment of Leases and Rents.**

(a) Mortgagor does hereby unconditionally and absolutely sell, assign and transfer unto Mortgagee all of the leases, rents, issues, income, Lease termination fees or similar charges and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any agreement or license for the use or occupancy of the Premises, whether now existing or entered into at any time during the term of this Mortgage, all guaranties of any lessee's obligations under any such lease and all security deposits, it being the intention of this Mortgage to establish an absolute transfer and assignment of all such leases and agreements and all of the rents and profits and other fees from the Premises and/or Mortgagor's operation or ownership thereof unto Mortgagee and Mortgagor does hereby appoint irrevocably Mortgagee as Mortgagor's true and lawful attorney in Mortgagor's name and stead, which appointment is coupled with an interest, to collect all of said rents and profits and other fees; provided, Mortgagor is hereby given a license by Mortgagee to collect and retain such rents and profits and other fees unless and until an Event of Default exists under this Mortgage. Mortgagor assigns to Mortgagee all guarantees of lessee's obligation under Commercial Leases, all Lease termination fees in excess of \$100,000.00 or proceeds from settlements relating to terminations of leases and all claims for damages arising from rejection of any lease under the bankruptcy laws.

# UNOFFICIAL COPY

Mortgagor agrees that notwithstanding the foregoing, so long as there is not an Event of Default, any Commercial Lease termination fees or similar payment (whether explicitly provided for in a Lease or by separate agreement of Mortgagor and tenant) made by a tenant in excess of \$100,000.00 shall be deposited with Mortgagee to be held in escrow by Mortgagee for use by Mortgagor in paying the costs of re-letting (such as leasing commissions or tenant improvement expenses) the space vacated. If there then exists an Event of Default hereunder, any Lease termination fees or similar payment may be applied as determined by Mortgagee in its sole discretion, including being applied to the unpaid principal of the Note (without Prepayment Premium). Upon the occurrence of an Event of Default and whether before or after the institution of legal proceedings to foreclose the lien hereof or before or after sale thereunder or during any period of redemption existing by law, forthwith, upon demand of Mortgagee, Mortgagor shall surrender to Mortgagee and Mortgagee shall be entitled to enter upon and take and maintain possession of the Premises and any leases thereunder and collect and retain any rents and profits from the Premises and hold, operate, manage and control the Premises and any such leases and to do such things in its discretion as may be deemed proper or necessary to enforce the payment or security of the rents and profits of the Premises and the performance of the tenants' obligations under any leases of the Premises, with full power to cancel or terminate any lease for any cause or on any grounds which would entitle Mortgagor to cancel the same and to elect to disaffirm any lease made subsequent to this Mortgage or subordinated to the lien hereof. All rents and payments received by Mortgagor after Mortgagee has exercised any of its rights under this assignment shall be held by Mortgagor in trust for Mortgagee and shall be delivered to Mortgagee immediately without demand.

(b) Mortgagee shall not be obligated to perform or discharge any obligation or liability of the landlord under any of said leases and Mortgagor shall and does hereby agree to indemnify and hold Mortgagee harmless of and from any and all actual expenses, liability, loss or damage which it might incur under said leases or under or by reason of this Mortgage. Any amounts incurred by Mortgagee in connection with its rights hereunder, including actual costs, expenses and actual reasonable attorneys' fees (including the actual fees and costs of experts), shall bear interest thereon at the Default Rate, shall be additional Indebtedness and Mortgagor shall reimburse Mortgagee therefor immediately upon demand. Mortgagee may apply any of said rents and profits received to the costs and expenses of collection, including receivers' fees and reasonable attorneys' fees (including the actual fees and costs of experts), to the payment of taxes, assessments and insurance premiums and expenditures for the upkeep of the Premises, to the performance of the landlord's obligations under the lease, to the performance of any of Mortgagor's covenants hereunder, and to any Indebtedness in such order as Mortgagee may determine. The entering upon and taking possession of the Premises, the collection of such rents and profits and the application thereof as aforesaid shall not cure or waive any Event of Default under this Mortgage nor in any way operate to prevent Mortgagee from pursuing any other remedy which it may now or hereafter have under the terms of this Mortgage nor shall it in any way be deemed to constitute Mortgagee a mortgagee-in-possession. The rights hereunder shall in no way be dependent upon and shall apply without regard to whether the Premises are in danger of being lost, materially injured or damaged or whether the Premises are adequate to discharge the Indebtedness. Mortgagor represents and agrees that no rent has been or will be paid by any person in possession of any portion of the Premises

# UNOFFICIAL COPY

for more than one installment in advance and that the payment of none of the rents to accrue for any portion of the Premises has been or will be waived, released, reduced, discounted, or otherwise discharged or compromised by Mortgagor. Mortgagor waives any right of set off against any person in possession of any portion of the Premises. Mortgagor further agrees that Mortgagor will not execute or agree to any subsequent assignment of any of the rents or profits from the Premises without the prior written consent of Mortgagee. The rights contained herein are in addition to and shall be cumulative with the rights given in that certain Assignment of Leases and Rents ("Assignment of Leases") dated of even date herewith from Mortgagor to Mortgagee, assigning any leases, rents and profits of the Premises. To the extent inconsistent with the terms of this Article VI, the terms of the Assignment of Leases shall control.

## ARTICLE VII RIGHTS OF MORTGAGEE

### Section 7.1. No Claim Against Mortgagee.

Nothing contained in this Mortgage shall constitute any consent or request by Mortgagee, express or implied, for the performance of any labor or services or for the furnishing of any materials or other property in respect of the Premises or any part thereof, nor as giving Mortgagor or any party in interest with Mortgagor any right, power or authority to contract for or permit the performance of any labor or services or the furnishing of any materials or other property in such fashion as would create any personal liability against Mortgagee in respect thereof or would permit the making of any claim that any lien based on the performance of such labor or services or the furnishing of any such materials or other property in such fashion as would create any personal liability against Mortgagee in respect thereof or would permit the making of any claim that any lien based on the performance of such labor or services or the furnishing of any such materials or other property is prior to the lien of this Mortgage.

### Section 7.2. Inspection.

Subject to providing at least twenty-four (24) hours (or longer if required under the terms of a Commercial Lease) advance written notice to tenant under the Commercial Leases and applicable law, Mortgagee or its authorized representatives shall have the right to enter the Premises at all times during normal business hours for the purpose of inspecting the same; provided Mortgagee shall have no duty to make such inspections and shall not incur any liability or obligation for making or not making any such inspections.

### Section 7.3. Dishonored Payments.

In the event any funds for any two (2) or more monthly payments in any twelve (12) month period are not paid to Mortgagee when due, Mortgagee shall have the right, at its sole option, to require that all future payments be made in a form other than as is presently prescribed in the Note. For example, Mortgagee may at any time require payment by preauthorized Automated Clearinghouse transaction, by certified check, by wire transfer or other method of delivering immediately available funds.



# UNOFFICIAL COPY

## **Section 7.4. Releases; Resort to Other Security.**

Without affecting the liability of any party liable for payment of any Indebtedness or performance of any obligation contained herein and without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee shall have the right, at any time and without notice to or the consent of Mortgagor or any party in interest with respect to the Premises or the Note, to: (a) release any person liable for payment of all or any part of the Indebtedness or for performance of any obligation herein; (b) make any agreement extending the time or otherwise altering the terms of payment of all or any part of the Indebtedness or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof; (c) accept any additional security; (d) release or otherwise deal with any property, real or personal, including any or all of the Premises, including making partial releases of the Premises; or (e) resort to any security agreements, pledges, contracts of guarantee, assignments of rents and leases or other securities, and exhaust any one or more of said securities and the security hereunder, either concurrently or independently and in such order as it may determine.

## **Section 7.5. Waiver of Appraisal, Homestead, Marshaling.**

Mortgagor hereby waives to the full extent lawfully allowed the benefit of any homestead, appraisal, evaluation, stay and extension laws now or hereinafter in force. Mortgagor hereby waives any rights available with respect to marshaling of assets so as to require the separate sales of any portion of the Premises, or as to require Mortgagee to exhaust its remedies against a specific portion of the Premises before proceeding against the other and does hereby expressly consent to and authorize the sale of the Premises or any part thereof as a single unit or parcel. To the extent permitted by applicable law, Mortgagor, on behalf of Mortgagor and all other persons or entities acquiring any interest in the Premises subsequent to the date of this Mortgage, also hereby waives any and all rights of reinstatement and redemption from sale under any order or decree of foreclosure pursuant to rights herein granted.

## **ARTICLE VIII** **EVENTS OF DEFAULT AND REMEDIES**

### **Section 8.1. Events of Default.**

The occurrence of any of the following shall be deemed an event of default under this Mortgage (each hereinafter referred to as an "**Event of Default**"):

(a) Any principal, interest, or Prepayment Premium payable under the terms of the Note is not paid on or before the third (3rd) day after the date the same is due (whether at the stated maturity or at a date fixed for any installment payment or any accelerated payment date or otherwise); or

(b) Any other sum of money required to be paid pursuant to the terms of the Note, this Mortgage or any other Loan Document is not paid on the date the same is due and such default is not remedied within three (3) business days after notice thereof by Mortgagee; or

# UNOFFICIAL COPY

(c) Mortgagor shall fail to comply with any non-monetary term, covenant or condition of the Note, this Mortgage or any other Loan Document other than a default described in Sections 8.1(a), 8.1(b) and 8.1(d) through 8.1(i) and such default shall continue for a period of thirty (30) days after written notice to Mortgagor from Mortgagee specifying the nature of such default; provided, however, that if such default is of a nature that it cannot be cured, in Mortgagee's good faith reasonable discretion, within such thirty (30) day period, then Mortgagor shall not be in default hereunder if it commences good faith efforts to cure the default within such thirty (30) day period, demonstrates continuous diligent efforts to cure the default in a manner satisfactory to Mortgagee and, within a reasonable time, not to exceed ninety (90) days after the date of the original written notice of default, completes the cure of such default; or

(d) Mortgagor shall fail to comply with any term, covenant or condition contained in Sections 2.9, 2.10 or 3.1 of this Mortgage; or

(e) Any representation or warranty made to Mortgagee by or on behalf of Mortgagor, any person or entity holding an ownership interest in Mortgagor of more than fifty-one percent (51%) (individually and collectively, if more than one, "**Principal**") or any person or entity guaranteeing any portion of the obligations of Mortgagor (individually and collectively, if more than one, "**Guarantor**") by execution of a separate Guaranty concerning the Loan (a "**Guarant**") in connection with the Loan secured hereby proves to be untrue; or

(f) If: (i) Mortgagor, any Principal or any Guarantor shall commence any case, proceeding or other action: (A) under any existing or future law of any jurisdiction, domestic or foreign, relating to bankruptcy, insolvency or relief of debtors, seeking to have an order for relief entered with respect to it, or seeking to adjudicate it a bankrupt or insolvent, or seeking reorganization, adjustment, liquidation, dissolution or other relief with respect to it or its debts, or (B) seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its assets, or Mortgagor, any Principal or any Guarantor shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against Mortgagor, any Principal or any Guarantor any case, proceeding or other action of a nature referred to in clause (i) above which (A) results in the entry of an order for relief or any such adjudication or appointment or (B) remains undismissed or undischarged for a period of sixty (60) days; or (iii) there shall be commenced against Mortgagor, any Principal or any Guarantor any case, proceeding or other action seeking issuance of a warrant of attachment, execution, distraint or similar process against all or any substantial part of its assets which results in the entry of any order for any such relief which shall not have been vacated, discharged, or stayed or bonded pending appeal within sixty (60) days from the entry thereof; or (iv) Mortgagor, any Principal or any Guarantor shall take any action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii), or (iii) above; or (v) Mortgagor, any Principal or any Guarantor shall generally not, or shall be unable to, or shall admit in writing its inability to, pay its debts as they become due ; or

(g) Any judgment in excess of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) is entered in any court against Mortgagor, any Principal or any Guarantor and

# UNOFFICIAL COPY

is not satisfied in full within thirty (30) days after all rights to appeal from the same have expired, or any writ of execution or attachment or similar process is issued or levied against any part of the Premises or any interest therein; or

(h) Mortgagor or any Guarantor shall fail to comply with any term, covenant or condition of the Environmental Indemnity Agreement (executed by such Guarantor and Mortgagor of even date herewith) or the Guaranty, which default shall have extended beyond any period of grace provided therein; or

(i) Any Guarantor shall die or be dissolved and Mortgagor either (i) has failed to notify Mortgagee of such death or dissolution within thirty (30) days thereof or (ii) has failed to provide Mortgagee with an acceptable substitute guarantor, in the sole judgment of Mortgagee, who shall have executed a Guaranty and an Environmental Indemnity in the forms of those executed by the Guarantors, before the earlier to occur of (A) ninety (90) days from the date of such person's death or entity's dissolution or (B) the date on which the first distribution of assets has been made from such person's estate or entity's assets to any devisee, heir or other beneficiary. With respect to a replacement Guarantor, Mortgagee will accept a person that has a net worth of not less than Twelve Million and 00/100 Dollars (\$12,000,000.00) and liquid assets of One Million and 00/100 Dollars (\$1,000,000.00) so long as the proposed replacement Guarantor satisfied Mortgagee's other customary underwriting criteria.

## **Section 8.2. Remedies.**

Upon the occurrence of any Event of Default, Mortgagor agrees that Mortgagee may take such action, without notice or demand, as it deems advisable to protect and enforce its rights against Mortgagor and in and to the Premises, including, but not limited to, the following actions, each of which may be pursued concurrently or otherwise, at such time and in such order as Mortgagee may determine, in its sole discretion, without impairing or otherwise affecting the other rights and remedies of Mortgagee:

(a) declare the entire unpaid principal balance of the Note together with all other Indebtedness, which Indebtedness shall include a Prepayment Premium or Default Premium when required pursuant to Paragraph 8 of the Note, calculated in accordance with Paragraph 8.b. and 8.f. of the Note, with the date of the Event of Default being assumed to be the date of prepayment of the Indebtedness, to be immediately due and payable which unpaid sums shall bear interest at the Default Rate from the due date until paid; and/or

(b) with or without entry, institute proceedings, by judicial action, advertisement or such other statutory procedures as are available in the state where the Premises is located, for the complete or partial foreclosure of this Mortgage under any applicable provision of law in which case the Premises or any interest therein may be sold for cash or upon credit in one or more parcels or in several interests or portions and in any order or manner, any partial foreclosure to be subject to the continuing lien and security interest of this Mortgage for the balance of the Indebtedness not then due, unimpaired and without loss of priority; and/or

# UNOFFICIAL COPY

(c) sell for cash or upon credit the Premises or any part thereof and all estate, claim, demand, right, title and interest of Mortgagor therein and rights of redemption thereof, pursuant to power of sale, judicial decree or otherwise, at one or more sales, as an entirety or in one or more parcels; and/or

(d) institute an action, suit or proceeding in equity for the specific performance of any covenant, condition or agreement contained herein, in the Note or in the other Loan Documents; and/or

(e) recover judgment on the Note either before, during or after any proceedings for the enforcement of this Mortgage or the other Loan Documents; and/or

(f) apply for the appointment of a receiver, trustee, liquidator or conservator of the Premises, without notice and without regard for the adequacy of the security for the Indebtedness and without regard for the solvency of Mortgagor, any principal or any Guarantor or of any other person, firm or other entity liable for the payment of the Indebtedness in accordance with and in the manner prescribed by applicable law in the state where the Premises is located and in accordance with the terms of Section 8.5 below; and/or

(g) enter into or upon the Premises, either personally or by its agents, nominees or attorneys and dispossess Mortgagor and its agents and servants therefrom without liability for trespass, damages or otherwise and exclude Mortgagor and its agents or servants wholly therefrom, and take possession of all books, records and accounts relating thereto and Mortgagor agrees to surrender possession of the Premises and of such books, records and accounts to Mortgagee upon demand and thereupon Mortgagee may exercise all rights and powers of Mortgagor with respect to the Premises including, without limitation:

(i) the right to use, operate, manage, control, insure, maintain, repair, restore and otherwise deal with all and every part of the Premises and conduct the business thereat; and/or

(ii) the right to make or complete any construction, alterations, additions, renewals, replacements and improvements to or on the Premises as Mortgagee deems advisable; and/or

(iii) the right to make, cancel, enforce or modify Leases, subject to the terms thereof, obtain and evict tenants, and demand, sue for, collect and receive all rents of the Premises and every part thereof, all subject to the terms of the Leases and rights of the tenants thereunder;

(h) require Mortgagor to pay monthly in advance to Mortgagee, or any receiver appointed to collect the rents, the fair and reasonable rental value for the use and occupation of such part of the Premises as may be occupied by Mortgagor; and/or

# UNOFFICIAL COPY

(i) require Mortgagor to vacate and surrender possession of the Premises to Mortgagee or to such receiver and, in default thereof, Mortgagor may be evicted by summary proceedings or otherwise; and/or

(j) apply the receipts from the Premises, any Charges and interest thereon and/or any unearned Insurance Premiums paid to Mortgagee upon the surrender of any insurance policies maintained pursuant to Section 3.1 hereof (it being agreed that Mortgagee shall have the right to surrender such insurance policies upon the occurrence of an Event of Default), to the payment of the Indebtedness, in such order, priority and proportions as Mortgagee shall deem appropriate in its sole discretion; and/or

(k) exercise any and all rights and remedies granted to a secured party upon default under the Uniform Commercial Code in accordance with the terms of Section 8.6 below, including, without limiting the generality of the foregoing:

(i) the right to take possession of the Collateral or any part thereof, and to take such other measures as Mortgagee may deem necessary for the care, protection and preservation of the Collateral, and

(ii) request Mortgagor at its expense to assemble the Collateral and make it available to Mortgagee at a convenient place acceptable to Mortgagee. Any notice of sale, disposition or other intended action by Mortgagee with respect to the Collateral sent to Mortgagor in accordance with the provisions hereof at least ten (10) days prior to such action, shall constitute commercially reasonable notice to Mortgagor. Upon any foreclosure or other sale of the Premises pursuant to the terms hereof, Mortgagee may bid for and purchase the Premises and shall be entitled to apply all or any part of the Indebtedness as a credit against the purchase price.

In the event of a sale, by foreclosure, power of sale, or otherwise, of less than all of the Premises, this Mortgage shall continue as a lien and security interest on the remaining portion of the Premises unimpaired and without loss of priority. Notwithstanding the provisions of this Section 8.2 to the contrary, if any Event of Default as described in clause (i), (ii) or (iv) of Subsection 8.1(f) shall occur, the entire unpaid Indebtedness shall be automatically due and payable, without any further notice, demand or other action by Mortgagee.

### **Section 8.3. Application of Proceeds.**

The proceeds and avails of any disposition of the Premises, or any part thereof, or any other sums collected by Mortgagee pursuant to the Note, this Mortgage or the other Loan Documents, may be applied by Mortgagee to the payment of the Indebtedness in such priority and proportions as Mortgagee in its discretion shall deem proper.

### **Section 8.4. Right to Cure Defaults.**

Upon the occurrence of any Event of Default, Mortgagee may, but without any obligation to do so and without notice to or demand on Mortgagor and without releasing Mortgagor from any obligation hereunder and without curing or being deemed to have cured any default hereunder, make or do the same in such manner and to such extent as Mortgagee may deem necessary to

# UNOFFICIAL COPY

protect the security hereof. Mortgagee is authorized to enter upon the Premises for such purposes, or appear in, defend, or bring any action or proceeding to protect its interest in the Premises or to foreclose this Mortgage or collect the Indebtedness, and the actual cost and expense thereof (including reasonable attorneys' fees (including the actual fees and costs of experts) to the extent permitted by law), with interest as provided in this Section 8.4, shall constitute a portion of the Indebtedness and shall be due and payable to Mortgagee upon demand. All such actual costs and expenses incurred by Mortgagee in remedying such Event of Default or such failed payment or act or in appearing in, defending, or bringing any such action or proceeding shall bear interest at the Default Rate, for the period after notice from Mortgagee that such actual cost or expense was incurred to the date of payment to Mortgagee. All such actual costs and expenses incurred by Mortgagee, together with interest thereon calculated at the Default Rate shall be deemed to constitute a portion of the Indebtedness and be secured by this Mortgage and the other Loan Documents and shall be immediately due and payable upon demand by Mortgagee therefor.

## **Section 8.5. Receiver.**

Upon the occurrence of an Event of Default, Mortgagee shall be entitled as a matter of right without notice and without regard to the solvency or insolvency of Mortgagor, or the existence of waste of the Premises or adequacy of the security of the Premises, and without giving bond to apply for the appointment of a receiver in accordance with the statutes and law made and provided for who shall collect the rents, and all other income of any kind; manage the Premises so to prevent waste; execute leases within or beyond the period of receivership, pay all expenses for normal maintenance of the Premises and perform the terms of this Mortgage and apply the rents, issues, income and profits to the actual costs and expenses of the receivership, including reasonable attorneys' fees (including the actual fees and costs of experts), to the repayment of the Indebtedness and to the operation, maintenance and upkeep and repair of the Premises, including payment of taxes on the Premises and payments of premiums of insurance on the Premises and any other rights permitted by law. Mortgagor does hereby irrevocably consent to such appointment. The receiver may, to the extent permitted under applicable law, without notice, enter upon and take possession of the Premises, or any part thereof, by force, summary proceedings, ejectment or otherwise, and remove Mortgagor or any other person or entity and any personal property therefrom, and may hold, operate and manage the same, receive all rents, earnings, incomes, issues and proceeds and do the things the receiver finds necessary to preserve and protect the Premises, whether during pendency of foreclosure, during a redemption period, if any, or otherwise.

## **Section 8.6. Rights Under Uniform Commercial Code.**

In addition to the rights available to a mortgagee of real property, Mortgagee shall also have all the rights, remedies and recourse available to a secured party under the Code including the right to proceed under the provisions of the Code governing default as to any Collateral as defined in this Mortgage which may be included on the Premises or which may be deemed nonrealty in a foreclosure of this Mortgage or to proceed as to such Collateral in accordance with the procedures and remedies available pursuant to a foreclosure of real estate.

# UNOFFICIAL COPY

## **Section 8.7. Right to Discontinue Proceedings.**

In the event Mortgagee shall have proceeded to invoke any right, remedy or recourse permitted under this Mortgage and shall thereafter elect to discontinue or abandon the same for any reason, Mortgagee shall have the unqualified right to do so and in such event Mortgagor and Mortgagee shall be restored to their former positions with respect to the Indebtedness in which case this Mortgage and all rights, remedies and recourse of Mortgagee shall continue as if such action or exercise of a right had not been invoked.

## **Section 8.8. Waivers.**

(a) Mortgagor also waives the benefit of all laws now existing or that may hereinafter be enacted providing for: (i) any appraisal before sale of any portion of the Premises; and (ii) in any way extending the time for the enforcement and collection of the Note or this Mortgage or creating or extending a period of redemption from any sale made in collecting said debt. To the full extent Mortgagor may do so under applicable law, Mortgagor agrees that Mortgagor will not at any time insist upon, plead, claim or take the benefit or advantage of any law now or hereafter enforced providing for any appraisal, evaluation, stay, extension or redemption and Mortgagor, to the extent permitted by law, waives and releases all rights of redemption, valuation, appraisal, stay of execution, notice of election to mature or declare due the whole of this Mortgage and marshaling in the event of foreclosure of the liens hereby created.

(b) Acceptance by Mortgagee of any payment which is less than payment in full of all amounts due and payable at the time of such payment shall not constitute a waiver of Mortgagee's right to demand payment of the balance due, or any other rights of Mortgagee at that time or any subsequent time.

## **Section 8.9. Default Interest and Late Charges.**

Mortgagor acknowledges that, without limitation to any of Mortgagee's rights or remedies set forth in this Mortgage, Mortgagee has the right following an Event of Default to demand interest on the principal amount of the Note at the Default Rate and late payment charges in accordance with the terms of the Note.

## **ARTICLE IX** **RIGHTS CUMULATIVE**

### **Section 9.1. Cumulative Rights.**

The rights and remedies of Mortgagee as provided in this Mortgage, the Note and any other Loan Document and the warranties contained herein or therein shall be cumulative and concurrent, may be pursued singly, successively or together at the sole discretion of Mortgagee, may be exercised as often as occasion for their exercise shall occur and in no event shall the failure to exercise any such right or remedy be construed as a waiver or release of such right or remedy. No remedy under this Mortgage, the Note or any other Loan Document conferred upon or reserved to Mortgagee is intended to be exclusive of any other remedy provided in this Mortgage, the Note or any other Loan Document or provided by law, but each shall be cumulative and shall be in addition

# UNOFFICIAL COPY

to every other remedy given under this Mortgage, the Note or any other Loan Document or now or hereafter existing at law or in equity or by statute.

## **Section 9.2. Mortgagor Not Released.**

No delay or omission by Mortgagee in the exercise of any rights or remedies arising under this Mortgage, the Note or any other Loan Document at any time following the happening of an Event of Default shall constitute a waiver of the right of Mortgagee to exercise such rights and remedies at a later time by reason of such Event of Default or by reason of any subsequently occurring Event of Default.

## **ARTICLE X** **HAZARDOUS MATERIALS**

### **Section 10.1. Definitions.**

As used in this Mortgage, the following terms shall have the following meanings:

(a) The term “**Hazardous Substances or Wastes**” includes but is not limited to any and all substance (whether solid, liquid or gas) defined, listed, or otherwise classified as pollutants, hazardous wastes, hazardous substances, hazardous materials, extremely hazardous wastes, mold, or words of similar meaning or regulatory effect under any present or future Environmental Laws or that may have a negative impact on human health or the environment including, but not limited to, petroleum and petroleum products, asbestos and asbestos-containing materials, polychlorinated biphenyls, lead, radon, radioactive materials, flammables, explosives and mold.

(b) The term “**Environmental Law**” means any present and future federal, state and local laws, statutes, ordinances, rules, regulations and the like, as well as common law, relating to protection of human health or the environment, relating to Hazardous Substances or Wastes, relating to liability for or costs of Remediation or prevention of Releases of Hazardous Substances or Wastes or relating to liability for or costs of other actual or threatened danger to human health or the environment. The term Environmental Law includes, but is not limited to, the following statutes, as amended any successor thereto, and any regulations promulgated pursuant thereto, and any state or local statutes, ordinances, rules, regulations and the like addressing similar issues: the Comprehensive Environmental Response, Compensation and Liability Act; the Emergency Planning and Community Right-to-Know Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act (including, but not limited to, Subtitle I relating to underground storage tanks); the Solid Waste Disposal Act; the Clean Water Act; the Clean Air Act; the Toxic Substances Control Act; the Safe Drinking Water Act; the Occupational Safety and Health Act; the Federal Water Pollution Control Act; the Federal Insecticide, Fungicide and Rodenticide Act; the Endangered Species Act; the National Environmental Policy Act; and the River and Harbors Appropriation Act. The term Environmental Law also includes, but is not limited to, any present and future federal, state and local laws, statutes, ordinances, rules, regulations and the like, as well as common law which conditions transfer of property upon a negative declaration or other approval of a



# UNOFFICIAL COPY

governmental authority of the environmental condition of the Real Property, requires notification or disclosure of Releases of Hazardous Substances or Wastes or other environmental condition of the Premises to any governmental authority or other person or entity, whether or not in connection with transfer of title to or interest in property, imposes conditions or requirements in connection with permits or other authorization for lawful activity, relates to nuisance, trespass or other causes of action related to the existence of Hazardous Materials or Wastes located on the Premises, and relates to wrongful death, personal injury, or property or other damage as a result of the existence of any Hazardous Materials or Wastes on the Premises.

(c) The term “**Release**” with respect to any Hazardous Substances or Wastes includes, but is not limited to, any release, deposit, discharge, emission, leaking, leaching, spilling, seeping, migrating, injecting, pumping, pouring, emptying, escaping, dumping, disposing or other movement of Hazardous Substances or Wastes.

(d) The term “**Remediation**” includes but is not limited to any response, remedial, removal, or corrective action; any activity to clean up, detoxify, decontaminate, contain or otherwise remediate any Hazardous Substances or Wastes; any actions to prevent, cure or mitigate any Release of any Hazardous Substances or Wastes; any action to comply with any Environmental Laws or with any permits issued pursuant thereto; any inspection, investigation, study, monitoring, assessment, audit, sampling and testing, laboratory or other analysis, or evaluation relating to any Hazardous Substances or Wastes or to anything referred to herein.

(e) The term “**Legal Action**” means any claim, suit or proceeding, whether administrative or judicial in nature.

(f) The term “**Indemnified Parties**” includes Mortgagee, any subsidiary, affiliated entity, parent entity, director, officer, employee or agent of Mortgagee, any person or entity who is or will have been involved in the origination of the Loan, any person or entity who is or will have been involved in the servicing of the Loan, any person or entity in whose name the encumbrance created by this Mortgage is or will have been recorded, persons and entities who may hold or acquire or will have held a full or partial interest in the Loan, including, but not limited to, custodians, trustees and other fiduciaries who hold or have held a full or partial interest in the Loan for the benefit of third parties.

(g) The term “**Losses**” includes any losses, damages, costs, actual fees, expenses, claims, suits, judgments, awards, liabilities (including, but not limited to, strict liabilities), obligations, debts, diminutions in value, fines, penalties, charges, costs of Remediation (whether or not performed voluntarily), amounts paid in settlement, foreseeable and unforeseeable consequential damages, litigation costs, reasonable attorneys’ fees (including the fees and costs of experts), engineers’ fees, environmental consultants’ fees, and investigation costs (including, but not limited to, costs for sampling, testing and analysis of soil, water, air, building materials, and other materials and substances whether solid, liquid or gas), of whatever kind or nature, and whether or not incurred in connection with any judicial or administrative proceedings, actions, claims, suits, judgments or awards.

# UNOFFICIAL COPY

## **Section 10.2. Environmental Representations and Warranties.**

To the best of Mortgagor's knowledge, after due inquiry: (a) there are no Hazardous Substances or Wastes (except Permitted Substances as hereinafter defined) or underground storage tanks in, on, under, or from the Premises, except those that are both: (i) in compliance with all Environmental Laws and with permits issued pursuant thereto, and (ii) fully disclosed to Mortgagee in writing pursuant to the written report(s) resulting from the environmental assessment(s) of the Premises delivered to Mortgagee (such report(s) are identified in Exhibit "B" attached hereto and are referred to below collectively as the "**Environmental Report**"); (b) there are no past, present or threatened Releases of Hazardous Substances or Wastes in, on, under or from the Premises except as described in the Environmental Report; (c) there is no threat of any Release of Hazardous Substances or Wastes migrating to the Premises except as described in the Environmental Report; (d) there is no past or present non-compliance with Environmental Laws, or with permits issued pursuant thereto, in connection with the Premises, except as described in the Environmental Report; (e) Mortgagor does not know of, and has not received, any written notice or other communication from any person or entity (including, but not limited to, a governmental entity) relating to Hazardous Substances or Wastes or Remediation thereof, of possible liability of any person or entity pursuant to any Environmental Law, other environmental conditions in connection with the Premises, or any actual or potential administrative or judicial proceedings in connection with any of the foregoing; and (f) Mortgagor has truthfully and fully provided to Mortgagee, in writing, any and all information relating to conditions in, on, under or from the Premises that is known to Mortgagor and that is contained in files and records of Mortgagor including, but not limited to, any reports relating to Hazardous Substances or Wastes in, on, under, from or adjacent to the Premises and/or to the environmental condition of the Premises.

## **Section 10.3. Environmental Covenants.**

Mortgagor covenants and agrees that: (a) all uses and operations on or of the Premises by Mortgagor or any other person or entity shall be in compliance with all Environmental Laws and permits issued pursuant thereto; (b) there shall be no Releases of Hazardous Substances or Wastes in, on, under or from the Premises by Mortgagor or anyone controlled by, controlling or under common control with Mortgagor; (c) Mortgagor shall keep the Premises free and clear of all liens and other encumbrances imposed pursuant to any Environmental Law, whether due to any act or omission of Mortgagor or any other person or entity ("**Environmental Liens**"); (d) Mortgagor shall, at its sole cost and expense, perform any environmental site assessment or other investigation of environmental conditions in connection with the Premises, pursuant to any written request of Mortgagee and share with Mortgagee the reports and other results thereof, and Mortgagee and other Indemnified Parties shall be entitled to rely on such reports and other results thereof (provided that such request is based on Mortgagee's reasonable belief that there are Hazardous Substances or Wastes in or under the Premises which are not in compliance with Environmental Laws); (e) Mortgagor shall, at its sole cost and expense, comply with all written requests of Mortgagee to (i) effectuate Remediation of any condition (including, but not limited to, a Release of a Hazardous Substance) in, on, under or from the Premises; (ii) comply with any Environmental Law; (iii) comply with any directive from any governmental authority; and (iv) take any other action necessary or appropriate for protection of human health or the environment; (f) Mortgagor shall not do or allow any tenant or other user of the Premises to do any act that materially increases

# UNOFFICIAL COPY

the dangers to human health or the environment, poses an unreasonable risk of harm to any person or entity (whether on or off the Premises), impairs or may impair the value of the Premises, is contrary to any requirement of any insurer, constitutes a public or private nuisance, constitutes waste, or violates any covenant, condition, agreement or easement applicable to the Premises; and (g) Mortgagor shall immediately notify Mortgagee in writing of: (i) any presence (except the presence of Permitted Substances, as hereinafter defined) or Releases or threatened Releases of Hazardous Substances or Wastes in, on, under, from or migrating towards the Premises, (ii) any non-compliance with any Environmental Laws related in any way to the Premises, (iii) any actual or potential Environmental Lien, (iv) any required or proposed Remediation of environmental conditions relating to the Premises, and (v) any written or oral notice or other communication of which Mortgagor becomes aware from any source whatsoever (including, but not limited to, a governmental entity) relating in any way to Hazardous Substances or Wastes or Remediation thereof, possible liability of any person or entity pursuant to any Environmental Law, other environmental conditions in connection with the Premises, or any actual or potential administrative or judicial proceedings in connection with anything referred to in this Mortgage. As used in this Mortgage, "**Permitted Substances**" shall mean Hazardous Substances and Wastes which are present in, on or at the Premises and are (y) in compliance with all Environmental Laws (and with permits issued pursuant thereto when required by any Environmental Law) and (z) used by Mortgagor in the cleaning, maintenance and operation, at the Premises or used by tenants of the Premises in the normal course of their business in the Premises and in compliance with business operations permitted by applicable zoning and land use laws.

#### **Section 10.4. Mortgagee's Right to Inspect and Conduct Testing.**

The Indemnified Parties and any other person or entity designated by Indemnified Parties (including, but not limited to, any receiver, any representative of a governmental entity and any environmental consultant), shall have the right but not the obligation to enter upon the Premises at all reasonable times to assess any and all aspects of the environmental condition of the Premises and its use including, but not limited to, conducting any environmental assessment or audit (the scope of which shall be determined in Mortgagee's sole and absolute discretion) and taking samples of soil, groundwater or other water, air or building materials, and conducting other invasive testing, provided that it is based on Mortgagee's reasonable belief that there are Hazardous Substances or Wastes in or under the Premises which are not in compliance with Environmental Laws. Mortgagor shall cooperate with and provide access to the Indemnified Parties and any such person or entity designated by the Indemnified Parties. All such investigations shall be performed at Mortgagor's sole cost and expense.

#### **Section 10.5. Indemnification.**

Mortgagor covenants and agrees at its sole cost and expense, to protect, defend, indemnify, release and hold Indemnified Parties harmless from and against any and all Losses imposed upon or incurred by or asserted against any Indemnified Parties and directly or indirectly arising out of or in any way relating to any one or more of the following: (a) the past, present or future presence, Release or threatened Release of any Hazardous Substances or Wastes in, on, above, or under the Premises; (b) any past, present or threatened non-compliance or violations of any Environmental Laws (or permits issued pursuant to any Environmental Laws) in connection with the Premises or operations thereon; (c) any legal or administrative processes or proceedings or judicial proceedings

# UNOFFICIAL COPY

in any way connected with any matter addressed in this Mortgage; (d) any personal injury, wrongful death, or property or other damage arising under any statutory or common law or tort law theory concerning Hazardous Substances or Wastes; and (e) any misrepresentation or inaccuracy in any representation or warranty or material breach or failure to perform any covenants or other obligations in this Mortgage or any covenants which are related to Hazardous Substances or Wastes or Environmental Law.

## **ARTICLE XI** **MISCELLANEOUS**

### **Section 11.1. Release of Mortgage.**

When all Indebtedness has been paid, this Mortgage and all assignments herein contained shall, except as otherwise provided herein, terminate and shall be released by Mortgagee at Mortgagor's expense.

### **Section 11.2. Time of the Essence.**

Time is of the essence with regard to the performance of the obligations of Mortgagor in this Mortgage and each and every term, covenant and condition herein by or applicable to Mortgagor.

### **Section 11.3. Governing Law.**

This Mortgage and the rights and obligations of all parties hereunder shall be governed by and construed in accordance with the laws of the State or Commonwealth in which the Premises are located.

### **Section 11.4. Jurisdiction.**

The parties hereto irrevocably: (a) agree that any suit, action or other legal proceeding arising out of or relating to this Mortgage may be brought in a court of record in the state or commonwealth in which the Premises is located or in the courts of the United States of America located in such state or commonwealth; (b) consent to the non-exclusive jurisdiction of each such court in any suit, action or proceeding; and (c) waive any objection which it may have to the laying of venue of any such suit, action or proceeding in any of such courts and any claim that any such suit, action or proceeding has been brought in an inconvenient forum. Nothing contained herein shall prevent Mortgagee from bringing any action or exercising any rights against any security given to Mortgagee by Mortgagor, or against Mortgagor personally, or against any property of Mortgagor, within any other state. Commencement of any such action or proceeding in any other state or commonwealth shall not constitute a waiver of the agreement as to the laws of the state which shall govern the rights and obligations of Mortgagor and Mortgagee hereunder.

### **Section 11.5. Interest Limitation.**

All agreements between Mortgagor and Mortgagee are hereby expressly limited so that in no contingency or event whatsoever, whether by reason of acceleration of maturity of the Indebtedness or otherwise, shall the amount paid or agreed to be paid to Mortgagee for the use,

# UNOFFICIAL COPY

forbearance, loaning or detention of the Indebtedness exceed the maximum permissible under applicable law. If from any circumstances whatsoever, fulfillment of any provisions of this Mortgage, the Note or of the other Loan Documents at any time given shall exceed the maximum permissible under applicable law, then, the obligation to be fulfilled shall automatically be reduced to an amount which complies with applicable law, and if from any circumstances Mortgagee should ever receive as interest an amount which would exceed the highest lawful rate of interest, such amount which would be in excess of such lawful rate of interest shall be applied to the reduction of the principal balance evidenced hereby and not to the payment of interest. This provision shall control every other provision of all agreements between Mortgagor and Mortgagee and shall also be binding upon and available to any subsequent holder of the Note. All sums paid or agreed to be paid to Mortgagee for the use, forbearance, or detention of the Indebtedness shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the full stated term of the Note until payment in full so that the rate or amount of interest on account of the Indebtedness does not exceed the maximum lawful rate of interest from time to time in effect and applicable to the Indebtedness for so long as the Indebtedness is outstanding.

## **Section 11.6. Use of Loan and Premises.**

Mortgagor represents and warrants to Mortgagee that the Indebtedness evidenced by the Note is a business loan transacted solely for the purpose of carrying on the business of Mortgagor and not a consumer transaction, that the Premises does not constitute the homestead of Mortgagor, and that the Premises are not used for agricultural purposes.

## **Section 11.7. Captions.**

The captions to the sections of this Mortgage are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary, by implication or otherwise, any of the provisions of this Mortgage.

## **Section 11.8. Notices.**

Any notice which any party hereto may desire or may be required to give to any other party shall be in writing and either: (a) mailed by certified mail, return receipt requested; or (b) sent by an overnight carrier which provides for a return receipt. Any such notice shall be sent to the respective party's address as set forth above in this Mortgage or to such other address as such party may, by notice in writing, designate as its address. Any such notice shall constitute service of notice hereunder three (3) days after the mailing thereof by certified mail or one (1) day after the sending thereof by overnight carrier.

## **Section 11.9. Severability.**

The parties hereto intend and believe that each provision of this Mortgage comports with all applicable local, state and federal laws and judicial decisions. However, if any provision or any portion of any provision contained in this Mortgage is held by a court of law to be invalid, illegal, unlawful, void or unenforceable as written in any respect, then it is the intent of all parties hereto that such portion or provision shall be given force to the fullest possible extent that it is legal, valid and enforceable, that the remainder of this Mortgage shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion or provision was not contained therein, and the rights,

# UNOFFICIAL COPY

obligations and interests of Mortgagor and Mortgagee under the remainder of this Mortgage shall continue in full force and effect.

## **Section 11.10. Successors and Assigns.**

This Mortgage and each and every covenant, agreement and other provision hereof shall be binding upon Mortgagor and its successors and assigns, including, without limitation each and every person or entity that may, from time to time, be record owner of the Premises or any other person having an interest therein, shall run with the land and shall inure to the benefit of Mortgagee and its successors and assigns. As used herein the words "successors and assigns" shall also be deemed to include the heirs, representatives, administrators and executors of any natural person who is a party to this Mortgage. Nothing in this Section shall be construed to constitute consent by Mortgagee to assignment of this Mortgage by Mortgagor.

## **Section 11.11. No Oral Modification.**

This Mortgage may not be modified or discharged orally, but only by an agreement in writing signed by Mortgagor and Mortgagee.

## **Section 11.12. Indemnity.**

Mortgagor agrees to indemnify, protect, hold harmless and defend Mortgagee from and against any and all losses, liabilities, suits, actions, obligations, fines, damages, judgments, penalties, claims, causes of action, charges, costs and expenses (including reasonable attorneys' fees, the fees and costs of experts, disbursements and court costs prior to trial, at trial and on appeal) which may be imposed on, incurred or paid by, or asserted against Mortgagee by reason or on account of, or in connection with or arising from, (i) the construction, reconstruction or alteration of the Premises, (ii) any action or inaction of Mortgagor or any tenant of any portion of the Premises or any of their respective agents, contractors, subcontractors, servants, directors, officers, employees, licensees or invitees, or (iii) any accident, injury, death or damage to any person or property occurring in, on or about the Premises or any street, drive, sidewalk, curb or passageway adjacent thereto, except to the extent that the same results solely and directly from the gross negligence or willful misconduct of Mortgagee. Any amount payable to Mortgagee under this Section shall be due and payable upon demand therefor and receipt by Mortgagor of a statement from Mortgagee setting forth in reasonable detail the amount claimed and the basis therefor. Mortgagor's obligations under this Section shall survive the repayment or any other satisfaction of the Note and shall not be affected by the absence or unavailability of insurance covering the same or by the failure or refusal of any insurance carrier to perform any obligation on its part under any such policy of insurance. If any claim, action or proceeding is made or brought against Mortgagee which is subject to the indemnity set forth in this Section, Mortgagor shall resist or defend against the same, in its own name or, if necessary, in the name of Mortgagee, by attorneys for Mortgagor's insurance carrier (if the same is covered by insurance) approved by Mortgagee or otherwise by attorneys retained by Mortgagor and approved by Mortgagee. Notwithstanding the foregoing, Mortgagee, in its discretion, if it disapproves of the attorneys provided by Mortgagor or Mortgagor's insurance carrier, may engage its own attorneys to resist or defend, or to assist therein, and Mortgagor shall pay or, on demand, shall reimburse Mortgagee for the payment of, all reasonable fees and disbursements of said attorneys.

# UNOFFICIAL COPY

## **Section 11.13. Representations of Mortgagor.**

Mortgagor affirmatively represents and warrants that the written terms of the Loan Documents, and each of them, accurately reflect the mutual understanding of Mortgagor and Mortgagee, as to all matters addressed therein, and Mortgagor further represents and warrants that there are no other agreements or understandings, written or oral, which exist between Mortgagor and Mortgagee relating to the matters addressed in the Loan Documents.

## **Section 11.14. Mortgagee's Expenses,**

Should Mortgagee make any payments hereunder or under the Note or under any other Loan Documents or incur any liability, loss or damage under or by reason of this Mortgage, the Note or any other Loan Documents, or in the defense of any claims or demands, the amount thereof, and all actual costs and expenses, including all filing, recording, and title fees and any other expenses relating to the Indebtedness, including without limitation filing fees for UCC continuation statements and any expense involving modification thereto, reasonable attorneys' fees (including the fees and costs of experts), and any and all costs and expenses incurred in connection with making, performing, or collecting the Indebtedness or exercising any of Mortgagee's rights under the Note, this Mortgage or any other Loan Documents, including reasonable attorneys' fees (including the actual fees and costs of experts), the cost of appraisals and the cost of any environmental inspections in connection therewith, and all claims for brokerage and finder's fees which may be made in connection with the making of the Loan, together with interest thereon, at the Default Rate, shall become part of the Indebtedness and shall be secured by this Mortgage and the other Loan Documents and Mortgagor hereby agrees to reimburse Mortgagee therefor immediately upon demand. Such sums, costs and expenses shall be, until so paid, part of the Indebtedness and Mortgagee shall be entitled, to the extent permitted by law, to receive and retain the full amount of the Indebtedness in any action for redemption by Mortgagor, for an accounting for the proceeds of a foreclosure sale or of Insurance Proceeds or for apportionment of an eminent domain damage award.

## **Section 11.15. Mortgagee's Right to Counsel.**

(a) If Mortgagee retains attorneys to enforce any of the terms of the Loan Documents or because of the breach by Mortgagor of any of the terms hereof or of any of the other Loan Documents, or for the recovery of any Indebtedness, Mortgagor shall pay to Mortgagee reasonable attorneys' fees (including the fees and costs of experts) and all costs and expenses, whether or not an action is actually commenced and the right to such reasonable attorneys' fees (including the fees and costs of experts) and all costs and expenses shall be deemed to have accrued on the date such attorneys are retained, shall include fees and costs in connection with litigation, arbitration, mediation, bankruptcy and/or administrative proceedings, and shall be enforceable whether or not such action is prosecuted to judgment and shall include all appeals. Reasonable attorneys' fees (including the fees and costs of experts) and expenses shall for purposes of this Mortgage include all paralegal, electronic research, legal specialists and all other costs in connection with that performance of Mortgagee's attorneys.

# UNOFFICIAL COPY

(b) If Mortgagee is, by reason of being the holder of this Mortgage, made a party defendant of any litigation, action, proceeding, (including without limitation condemnation or insurance loss matters) concerning this Mortgage or the Premises or any part thereof or therein, or the construction, maintenance, operation or the occupancy or use thereof by Mortgagor, then Mortgagor shall indemnify, defend and hold Mortgagee harmless from and against all liability by reason of said litigation, including reasonable attorneys' fees (including the fees and costs of experts) and all costs and expenses incurred by Mortgagee in any such litigation or other proceedings, whether or not any such litigation or other proceedings is prosecuted to judgment or other determination.

## **Section 11.16. Other Representations and Warranties.**

All statements contained in the Loan Commitment or in any loan application, certificate or other instrument delivered by or on behalf of Mortgagor to Mortgagee or Mortgagee's representatives in connection with the Indebtedness shall constitute representations and warranties made by Mortgagor hereunder. Such representations and warranties made hereunder and thereunder shall survive the delivery of this Mortgage, and any misrepresentations thereunder shall be deemed as misrepresentations hereunder.

## **Section 11.17. Survival of Representations Warranties and Covenants.**

All representations, covenants and warranties contained herein or in any of the other Loan Documents shall survive the delivery of the Note, this Mortgage and all other Loan Documents executed in connection herewith and the provisions hereof shall continue to inure to the benefit of Mortgagee, its successors and assigns.

## **Section 11.18. Waiver of Jury Trial.**

**MORTGAGEE BY ITS ACCEPTANCE HEREOF AND MORTGAGOR HEREBY VOLUNTARILY, KNOWINGLY AND INTENTIONALLY WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING ARISING UNDER 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.**

## **Section 11.19. Minimum Requirement.**

Mortgagor recognizes that the requirements imposed upon Mortgagor hereunder, including, without limitation, insurance requirements, are minimum requirements as determined by Mortgagee and do not constitute a representation that the requirements are complete or



# UNOFFICIAL COPY

adequate. Mortgagor understands that it is Mortgagor's duty and responsibility to act prudently and responsibly at all times for Mortgagor's protection and for the protection of the Premises.

## **Section 11.20. Reproduction of Documents.**

This Mortgage and all documents relating thereto, specifically excluding the Note but including, without limitation, consents, waivers and modifications which may hereafter be executed, financial and operating statements, certificates and other information previously or hereafter furnished to Mortgagee, may be reproduced by Mortgagee by any photographic, photostatic, microfilm, micro-card, miniature photographic or other similar process and Mortgagee may destroy any original document ("**Master**") so reproduced. Mortgagor agrees and stipulates that any such reproduction is an original and shall be admissible in evidence as the Master in any judicial or administrative proceeding (whether or not the Master is in existence and whether or not such reproduction was made or preserved by Mortgagee in the regular course of business) and any enlargement, facsimile or further reproduction of such a reproduction shall be no less admissible.

## **Section 11.21. Change of Law.**

In the event of the enactment, following the date hereof, of any law in the State of Illinois deducting from the value of Premises, for the purpose of taxation, the amount of any lien, encumbrance or Imposition or imposing upon Mortgagee the payment of the whole or any part thereof or changing, in any way, the laws relating to the taxation of mortgages or debts secured by mortgages or the manner of collection of liens, encumbrances or Impositions, so as to affect this Mortgage, Indebtedness or Mortgagee, Mortgagor shall, in any such event, upon demand by Mortgagee, pay such liens, encumbrances or Impositions or reimburse Mortgagee therefor; PROVIDED, HOWEVER, that if, in the opinion of counsel for Mortgagee, it may be unlawful to require Mortgagor to make such payment or the making of such payment may result in the payment of interest beyond the maximum amount permitted by law, then, and in such event, Mortgagee may elect, by notice in writing given to Mortgagor, to declare Indebtedness and all interest due and owing thereon to be and become due and payable within six (6) months from the giving of such notice. Notwithstanding the foregoing, it is understood and agreed that Mortgagor is not obligated to pay any part of Mortgagee's federal or state income tax.

## **ARTICLE XII** **STATE SPECIFIC PROVISIONS**

Certain provisions/sections of this Mortgage and certain additional provisions/sections that are required by laws of the State or Commonwealth in which the Premises are located may be amended, described and/or otherwise set forth in more detail on Exhibit "C" attached hereto, which such Exhibit by this reference, is incorporated into and made a part of this Mortgage. In the event of any conflict between such state law provisions and any provision herein, the state law provisions shall control.

## **ARTICLE XIII** **TENANCY IN COMMON COVENANTS**

Each TIC shall satisfy the requirements of Section 2.10 hereof and have a single member. The ownership interests of the TICs comprising Mortgagor are governed by the terms and

# UNOFFICIAL COPY

conditions of that certain Limited Co-Ownership Agreement Dated May 26, 2021 (the "TIC Agreement"). Mortgagor represents and warrants that the TIC Agreement is the only agreement that affects each TIC's ownership interest in the Property. Mortgagor shall not modify or amend the TIC Agreement without the prior written consent of Mortgagee. The TIC Agreement shall at all times provide for each of the following:

1. Appoint one TIC party as the manager/representative for all TIC parties;
2. Authorize the manager/representative TIC party to be the sole contact and notice party on behalf of the other TIC parties for purposes of the Loan;
3. Authorize the manager/representative TIC party to act on behalf of all of the TIC parties in dealing with Mortgagee concerning the Loan;
4. Stipulate that the Property may not be partitioned;
5. Stipulate that the TIC Agreement may not be amended in any material respect without Lender's prior written consent; and
6. Provide that if a TIC party becomes a debtor in a bankruptcy proceeding, any one of more of the other TIC parties shall have the right to purchase the bankrupt TIC party's interest at fair market value based on an independent appraisal.

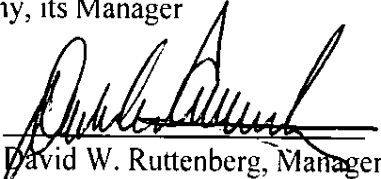
***[REMAINDER OF PAGE INTENT ONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW]***

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed as of the date first above written.

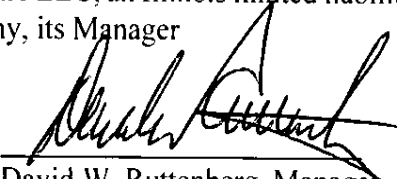
**HALSTED-CLYBOURN COMMERCIAL LLC**, an Illinois limited liability company

By: LakeNare LLC, an Illinois limited liability company, its Manager

By:   
David W. Ruttenberg, Manager

**NAREHNC LLC**, an Illinois limited liability company

By: LakeNare LLC, an Illinois limited liability company, its Manager

By:   
David W. Ruttenberg, Manager

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

STATE OF Illinois }  
 } ss.  
 COUNTY OF Cook }

The undersigned a notary public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that, David W. Ruttenberg, the Manager of LakeNare LLC, an Illinois limited liability company, the Manager of HALSTED-CLYBOURN COMMERCIAL LLC, an Illinois limited liability company, and NAREHNC LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the aforementioned entity for the uses and purposes therein set forth.

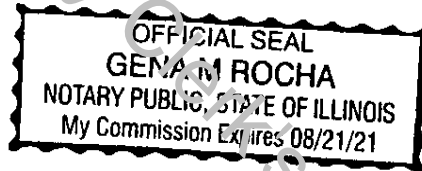
GIVEN under my hand and official seal, this 2<sup>ND</sup> day of JUNE, 2021.

GENA M. ROCHA  
 Notary Signature

Commission Expires:

8/21/21

Print Name: GENA M. ROCHA



# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

COMMERCIAL PROPERTY - BELOW RESIDENTIAL:

THAT PART OF LOTS 37 THROUGH 42 (EXCEPT THE SOUTH 11 FEET OF SAID LOTS 38 THROUGH 42) TOGETHER WITH THAT PART OF THE VACATED ALLEY ADJOINING SAID LOTS TAKEN AS A TRACT IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 37 WHICH IS 124.75 FEET NORTH OF THE SOUTH LINE OF SAID LOTS 38 THROUGH 42; THENCE NORTH 89° 58' 06" WEST ALONG LINE PARALLEL WITH THE SOUTH LINE OF LOTS 38 THROUGH 42 A DISTANCE OR 100.35 FEET; THENCE NORTH 80° 08' 47" WEST 2.0 FEET; THENCE SOUTH 00° 00' 30" EAST 114.09 FEET TO THE NORTH LINE OF THE SOUTH 11.0 FEET OF LOT 38 THROUGH 42; THENCE SOUTH 89° 58' 06" EAST ALONG SAID LINE 102.47 FEET TO THE EAST LINE OF LOT 38 AFORESAID; THENCE NORTH 00° 05' 07" WEST ALONG SAID EAST LINE 113.75 FEET TO THE POINT OF BEGINNING.

(EXCEPT FROM SAID TRACT)

RESIDENTIAL ABOVE 24.81 C.C.D. THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 24.81 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89° 58' 06" WEST ALONG THE SOUTH LINE OF SAID TRACT 102.47 FEET; THENCE NORTH 00° 00' 30" WEST 114.09 FEET TO A NORTH LINE OF SAID TRACT; THENCE SOUTH 80° 08' 47" EAST ALONG SAID NORTH LINE 2.0 FEET TO A BEND THEREIN; THENCE SOUTH 89° 58' 06" EAST ALONG SAID NORTH LINE 100.35 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00° 05' 07" EAST ALONG SAID EAST LINE 113.75 FEET TO THE POINT OF BEGINNING;

AND ALSO, EXCEPT,

RESIDENTIAL -ELEVATOR LOBBY:

THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 14.31 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 24.81 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS; BEGINNING AT A NORTHEAST CORNER OF SAID TRACT, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF ALLEY AS OPENED WITH THE WEST LINE OF NORTH HALSTED STREET; THENCE SOUTH 00° 05' 07" EAST ALONG THE EAST LINE THEREOF 13.88 FEET; THENCE SOUTH 89° 56' 20" WEST 34.68 FEET; THENCE NORTH 00° 02' 34" WEST 5.16 FEET; THENCE NORTH 89° 57' 26" EAST 5.98 FEET; THENCE NORTH 00° 03' 07"

# UNOFFICIAL COPY

WEST 8.76 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89° 58' 06" EAST 28.69 FEET TO THE POINT OF BEGINNING;

AND ALSO, EXCEPT,

## RESIDENTIAL - TRASH ROOM:

THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 14.31 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 24.81 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT A NORTHEAST CORNER OF SAID TRACT, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF ALLEY AS OPENED WITH THE WEST LINE OF NORTH HALSTED STREET; THENCE NORTH 89° 58' 06" WEST ALONG THE NORTH LINE THEREOF 37.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 58' 06" WEST ALONG SAID NORTH LINE 11.86 FEET; THENCE SOUTH 00° 03' 40" EAST 7.19 FEET; THENCE NORTH 89° 57' 26" EAST 11.86 FEET; THENCE NORTH 00° 03' 40" WEST 7.17 FEET TO THE POINT OF BEGINNING;

AND ALSO, EXCEPT,

## RESIDENTIAL - SHARED PUMP ROOM:

THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 14.31 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 24.81 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF LOT 37 AFORESAID 124.75 FEET NORTH OF THE SOUTH LINE OF LOT 38 IN SAID SUBDIVISION; THENCE NORTH 89° 58' 06" WEST PARALLEL WITH THE SOUTH LINE OF LOT 38 AFORESAID 23.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 07" EAST 8.76 FEET; THENCE SOUTH 89° 57' 26" WEST 3.16 FEET; THENCE NORTH 00° 02' 34" WEST 0.80 FEET; THENCE SOUTH 89° 57' 26" WEST 5.54 FEET; THENCE NORTH 00° 03' 40" WEST 7.98 FEET; THENCE SOUTH 89° 58' 06" EAST 8.70 FEET TO THE POINT OF BEGINNING;

AND ALSO, EXCEPT,

## RESIDENTIAL -ACCESS STAIRWELL:

THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 14.31 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 24.81 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE EAST LINE OF LOT 37 AFORESAID 124.75 FEET NORTH OF THE SOUTH LINE OF LOT 38 IN SAID SUBDIVISION; THENCE NORTH 89° 58' 06" WEST PARALLEL WITH THE SOUTH LINE OF LOT 38 AFORESAID 49.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 40" EAST, 7.19 FEET; THENCE NORTH 89° 57' 26" EAST, 11.86 FEET; THENCE SOUTH 00° 03' 40" EAST, 0.81 FEET; THENCE NORTH

# UNOFFICIAL COPY

89° 57' 26" EAST, 5.54 FEET; THENCE SOUTH 00° 02' 34" EAST, 0.80 FEET; THENCE SOUTH 89°57'26" WEST, 2.82 FEET; THENCE SOUTH 00°02' 34" EAST, 4.21 FEET; THENCE SOUTH 89°57'26" WEST, 33.62 FEET; THENCE NORTH 00° 03'40" WEST, 13.03 FEET; THENCE SOUTH 89° 58' 06" EAST, 19.04 FEET TO THE POINT OF BEGINNING);

AND ALSO, EXCEPT,

COMMERCIAL - SKY LIGHT AREA:

THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE OF 40.02 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89° 58' 06" WEST ALONG THE SOUTH LINE OF SAID TRACT 44.73 FEET; THENCE NORTH 00° 01' 54" EAST 27.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 58' 58" WEST 13.04 FEET; THENCE NORTH 00° 00' 27" WEST 48.88 FEET; THENCE NORTH 89° 58' 58" EAST 13.04 FEET; THENCE SOUTH 00° 00' 27" EAST 48.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

AND ALSO, EXCEPT,

COMMERCIAL - REMAINDER EAST OF CENTER LINE 18 FT. ALLEY:

THAT PART OF LOTS 37 THROUGH 42, BOTH INCLUSIVE, THE EAST WEST 10 FOOT ALLEY LYING SOUTH OF LOT 37 AND NORTH OF LOT 38 THROUGH 42 AND THE EAST HALF OF THE 18 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOTS 37, 42 AND THE EAST/WEST 10 FOOT ALLEY AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 38 WHICH IS 11.00 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 58' 06" WEST 102.47 FEET ALONG THE NORTH LINE OF THE SOUTH 10.00 FEET OF LOTS 38 THROUGH 42 AFORESAID TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89° 58' 06" WEST 31.05 FEET TO THE CENTER LINE OF THE 18 FOOT ALLEY AFORESAID; THENCE NORTH 00° 07' 00" WEST 119.51 FEET; THENCE SOUTH 80° 08' 47" EAST 31.74 FEET; THENCE SOUTH 00° 00' 30" EAST 114.09 FEET TO THE POINT OF BEGINNING ALL IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALSO, EXCEPT,

COMMERCIAL- REMAINDER WEST OF CENTER LINE 18 FT. ALLEY:

THAT PART OF LOTS 43 THROUGH 49, INCLUSIVE AND THAT PART OF LOT 165 AND THAT PART OF THE WEST HALF OF THE 18 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT TO LOTS 43, 48 AND 49 AND THE 10 FOOT EAST/WEST VACATED ALLEY ADJACENT TO LOTS 43 TO 48 IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, TOGETHER WITH THAT PART OF VACATED NORTH DAYTON STREET, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF

# UNOFFICIAL COPY

THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 11 FEET OF SAID LOTS 43 THROUGH 47, INCLUSIVE, EXTENDED EAST WITH THE EAST LINE OF THE WEST HALF OF THE 18 FOOT VACATED ALLEY, AFORESAID; THENCE NORTH 89° 58' 06" WEST, ALONG SAID NORTH LINE AND THE EASTERLY AND WESTERLY EXTENSION THEREOF 165.36 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 165; THENCE NORTH 44° 51' 57" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 165 AND THE SOUTHEASTERLY EXTENSION THEREOF, 155.97 FEET TO THE WESTERLY MOST CORNER THEREOF; THENCE NORTH 45° 08' 03" EAST, ALONG THE NORTHWESTERLY LINE OF LOT 165, AFORESAID, 94.00 FEET TO A POINT 6.00 FEET SOUTHWESTERLY OF THE NORTHERLY MOST CORNER THEREOF AS MEASURED ALONG SAID LINE; THENCE SOUTH 16° 55' 49" EAST, 51.23 FEET LOT 165 AS NORTHWESTERLY MEASURED ALONG THE EAST LINE, THEREOF; THENCE NORTH 00° 08' 54" WEST, ALONG THE EAST LINE OF LOT 165, AFORESAID, 1.58 FEET; THENCE SOUTH 89° 58' 06" EAST, PARALLEL WITH THE NORTH LINE OF WEST NORTH AVENUE 46.51 FEET; THENCE SOUTH 44° 58' 06" EAST, 2.83 FEET; THENCE SOUTH 89° 57' 32" EAST, 99.56 FEET ALONG A LINE DRAWN THROUGH A POINT IN THE WEST LINE OF SAID LOT 49 AT A DISTANCE OF 20.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 80° 08' 47" EAST, 46.23 FEET ALONG A LINE DRAWN THROUGH A POINT IN THE EAST LINE OF SAID LOT 48 AT A DISTANCE OF 132.04 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 43 TO THE EAST LINE OF THE WEST HALF OF THE 18 FOOT VACATED ALLEY, AFORESAID; THENCE SOUTH 00° 07' 00" EAST, ALONG SAID EAST LINE, 119.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THOSE PORTIONS OF PARCEL 1 DESIGNATED AS "COMMERCIAL PROPERTY- BELOW RESIDENTIAL" AND COMMERCIAL PROPERTY SKY LIGHT AREA", AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 2, 2006 AS DOCUMENT NUMBER 0627522115 AND RE-RECORDED FEBRUARY 16, 2007 AS DOCUMENT NUMBER 0704709041, OVER, UPON, ACROSS AND THROUGH PORTIONS OF THE CONDOMINIUM PARCEL AS LOCALLY DESCRIBED THEREIN, FOR SUPPORT; MAINTENANCE, REPAIR, REPLACEMENT OR RECONSTRUCTION OF COMMERCIAL IMPROVEMENTS; PEDESTRIAN INGRESS AND EGRESS; EXTERIOR SIGNAGE AND ELECTRICAL FACILITIES; USE OF FACILITIES; AND MAINTAINING ENCROACHMENTS, AS MORE PARTICULARLY DESCRIBED IN ARTICLE III, SECTION 3.01 (A) THROUGH (F).



# UNOFFICIAL COPY

Common Address: 800-824 W. North Avenue, Chicago, IL 60642

PIN: 14-32-425-045-0000  
14-32-426-030-0000  
14-32-426-031-0000  
14-32-426-032-0000  
14-32-426-033-0000  
14-32-426-034-0000  
14-32-426-035-0000  
14-32-426-085-0000  
14-32-426-086-0000

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

**UNOFFICIAL COPY**

**EXHIBIT "B"**  
**ENVIRONMENTAL REPORTS**

Phase I Environmental Site Assessment dated April 2, 2021, prepared by AEI Consultants as Project No. 436209.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "C" APPLICABLE STATE LAW

C-1 Maximum Indebtedness. Notwithstanding anything contained herein to the contrary, in no event shall the Indebtedness exceed an amount equal to Thirteen Million Dollars and 0/100ths Dollars (\$13,000,000.00); provided, however, in no event shall the Mortgagee be obligated to advance funds in excess of the face amount of the Note.

C-2 Collateral Protection Insurance. Unless Mortgagor provides Mortgagee with evidence of the insurance coverage required by the Mortgage, Mortgagee may purchase insurance at Mortgagor's expense to protect Mortgagee's interests in Mortgagor's Premises. This insurance may, but need not, protect Mortgagor's interests. The coverage that Mortgagee purchases may not pay any claim that Mortgagor makes or any claim that is made against Mortgagor in connection with the Premises. Mortgagor may later cancel any insurance purchased by Mortgagee, but only after providing Mortgagee with evidence that Mortgagor has obtained insurance as required by this paragraph. If Mortgagee purchases insurance for the Premises, Mortgagor will be responsible for the costs of that insurance, including interest and any other charges Mortgagee may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to the total outstanding balance of the Indebtedness. The cost of the insurance may be more than the cost of insurance Mortgagor may be able to obtain on its own.

C-3 Selection and Appointment of Receiver. In lieu of taking possession of the Premises following an Event of Default, in any judicial foreclosure proceeding, Mortgagee may require that the Court appoint a receiver. Mortgagee may select the receiver that it requests the Court to appoint and Mortgagor waives any right to object to either the appointment or selection of the receiver sought to be appointed by Mortgagee.