

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud

844-768-1713

4075307 (2 OF 11)



\*2406619017\*

Doc# 2406619017 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/6/2024 11:31 AM

PAGE: 1 OF 44

The property identified as: PIN: 14-05-205-013-0000

Address:

Street: 6230 N KENMORE AVENUE

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60660

Lender: CIC MEZZANINE INVESTORS, L.L.C.

Borrower: GRANVILLE APARTMENTS LLC

Loan / Mortgage Amount: \$3,000,000.00

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.

S Y  
P 44  
S Y-1  
SC      
INT RV

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**THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING RETURN  
TO: CIC Mezzanine Investors, L.L.C.  
222 South Riverside Plaza, Suite 380  
Chicago, Illinois 60606  
Attention: Silvia Prado**

**THIS AREA FOR RECORDER'S  
USE ONLY**

**SECOND MORTGAGE AND SECURITY  
AGREEMENT WITH COLLATERAL ASSIGNMENT  
OF LEASES AND RENTS  
LOAN #8420-02075**

**THIS SECOND MORTGAGE AND SECURITY AGREEMENT WITH COLLATERAL ASSIGNMENT OF LEASES AND RENTS** (this "Mortgage") is dated February 29, 2024, between **GRANVILLE APARTMENTS LLC**, an Illinois limited liability company (the "Mortgagor"), and **CIC MEZZANINE INVESTORS, L.L.C.**, a Delaware limited liability company, having its principal place of business at 222 South Riverside Plaza, Suite 380, Chicago, IL 60606 (the "Mortgagee" herein).

**RECITALS**

**WHEREAS**, Mortgagor has executed and delivered to Mortgagee, a Ten Year Fixed Rate Note of even date herewith in the principal amount of **THREE MILLION AND NO/100 DOLLARS (\$3,000,000.00)** which bears interest at the rate, and is payable in installments on the dates, provided for therein, with a final payment, if not sooner paid, on September 1, 2034, and which note together with all notes delivered in substitution or exchange therefor are hereinafter collectively called the "Note"; and

**WHEREAS**, Mortgagee requires that the prompt payment of the Note, including the interest due in accordance with the terms thereof, and any additional indebtedness accruing to Mortgagee pursuant to the Note, be secured by this Mortgage.

**NOW, THEREFORE**, Mortgagor to secure payment of the indebtedness due or to become due pursuant to the Note, this Mortgage, and the performance of the covenants herein and therein contained to be performed, kept and observed by Mortgagor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged does hereby **MORTGAGE, GRANT and CONVEY** unto Mortgagee, its successors and

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assigns, the real estate situated in the **City of Chicago, County of Cook and State of Illinois**, as more particularly described in Exhibit A attached hereto and made a part hereof.

**TOGETHER** with all easements, rights of way, licenses, privileges, tenements, hereditaments and appurtenances belonging thereto and all rents, issues, proceeds and profits therefrom, including all right, title, estate and interest of Mortgagor therein at law or in equity.

**TOGETHER** with all buildings, structures and improvements now or hereafter erected thereon and all materials intended for construction, reconstruction, alteration and repair of such buildings, structures and improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the real estate immediately upon the delivery thereof to the premises, and also all machinery, apparatus, equipment, goods, systems and fixtures of every kind and nature now or hereafter located in or upon or affixed to said real estate or any part thereof, owned or hereafter acquired by Mortgagor and used or usable in connection with any present or future operation of the buildings on the real estate, including without limitation, all heating, lighting, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications, and power equipment, systems and apparatus, all gas, water and electrical equipment, systems and apparatus; all engines, motors, tanks, pumps, screens, storm doors, storm windows, shades, blinds, awnings, floor coverings, cabinets, partitions, conduits, ducts and compressors; and all items of furniture, furnishings, equipment and personal property owned by Mortgagor and used in the operation of said real estate; it being understood and agreed that all such machinery, equipment, apparatus, goods, systems and fixtures are or will become a part of the real estate and are acknowledged to be a portion of the security for the indebtedness secured hereby and covered by this Mortgage; and as to any of the aforesaid property which does not so form a part of the real estate or does not constitute a "fixture" [as defined in the Uniform Commercial Code of the State of Illinois (the "Code")], this Mortgage is hereby deemed to be a Security Agreement under the Code for the purpose of creating a security interest in such property, which Mortgagor hereby grants to Mortgagee as "Secured Party" (as defined in the Code); all of the foregoing, taken together with the real estate, are hereinafter sometimes collectively referred to as the "Mortgaged Premises".

**TO HAVE AND TO HOLD**, the Mortgaged Premises unto Mortgagee, its successors and assigns, forever, for the uses and purposes set forth herein. Mortgagor covenants that at the time of the execution and delivery of this Mortgage it holds fee simple title to the Mortgaged Premises and has the right and power, and has been duly authorized and directed, to grant, mortgage and convey the same in the manner and form herein provided; and that the Mortgaged Premises are free from all liens and encumbrances whatsoever excepting only the lien of general and special real estate taxes not yet due and payable; and the first mortgage lien to Walker & Dunlop, LLC, together with its successors and/or assigns, in the original principal amount of Twenty Five Million Three Hundred Seventy Four Thousand and

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No/100 Dollars (\$25,374,000.00) (the "First Mortgage Lien") which has been heretofore disclosed to and approved by Mortgagee; and that Mortgagor will defend the rights and privileges accruing to Mortgagee on account of this Mortgage forever against all lawful claims and demands whatsoever.

**THIS MORTGAGE IS GIVEN TO SECURE:** (i) payment of the indebtedness secured hereby; and (ii) the performance of each and every of the covenants, conditions and agreements contained in the Note, this Mortgage or in any other instrument to which reference is expressly made in this Mortgage.

MORTGAGOR, for itself, its successors and assigns, HEREBY COVENANTS AND AGREES WITH MORTGAGEE that:

**1. PAYMENT AND COMPLIANCE WITH NOTE.**

Mortgagor will duly and punctually pay all amounts due on the Note and any late charges required thereunder, and the principal of, and interest on, any Future Advances (as hereinafter defined) secured by this Mortgage and will otherwise comply with the terms and conditions of the Note, at the times and in the manner therein provided.

**2. OTHER PAYMENTS.**

If not required to be deposited with the holder of the First Mortgage Lien, Mortgagor will deposit monthly with Mortgagee or a depository designated by Mortgagee, in addition to the monthly installments of interest due on the Note, until the principal indebtedness evidenced by the Note is paid, the following:

- (a) a sum equal to the amount estimated by Mortgagee as sufficient together with the payment of approximately equal installments as will result in the accumulation of a sufficient amount of money to pay all Impositions (as hereinafter defined) falling due with respect to the Mortgaged Premises, at least thirty (30) days before the applicable due date; and
- (b) a sum equal to an installment of the premium or premiums that will become due and payable to renew the insurance required under paragraph 4 hereof. Each installment shall be in an amount which, with the payment of approximately equal installments as will result in the accumulation of a sufficient sum of money to pay all renewal premiums upon such policies of insurance with respect to the Mortgaged Premises, at least thirty (30) days before the expiration date or dates of the policy or policies to be renewed.

All such payments described in this paragraph 2 shall be held by Mortgagee or the depository designated by Mortgagee, in trust, without accruing of any obligation for the payment of interest

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thereon. When the indebtedness secured hereby has been paid in full, any remaining deposits shall be refunded to Mortgagor. The deposits required to be maintained hereunder are hereby pledged as additional security for the prompt payment of the Note and any other indebtedness secured hereby and shall be applied for the purposes herein expressed and shall not be subject to the direction or control of Mortgagor.

If the funds so deposited are insufficient to pay, when due, all Impositions or premiums as aforesaid, Mortgagor will deposit, within ten (10) days after receipt of demand therefor, such additional funds as may be necessary to pay such Impositions or premiums. If the funds deposited exceed the amounts required to pay such Impositions or premiums, the excess shall be applied to a subsequent deposit or deposits.

Neither Mortgagee nor any depositary designated by Mortgagee shall be liable for any failure to make the payments of insurance premiums or Impositions unless Mortgagor, while not in default hereunder, shall have requested Mortgagee or such depositary to make application of such deposits to the payment of the particular insurance premiums or Impositions, accompanied by the bills for such insurance premiums or Impositions. Notwithstanding the foregoing, Mortgagee may, at its option, make or cause the depositary to make any such application of the aforesaid deposits without any direction or request to do so by Mortgagor.

### 3. PAYMENT OF TAXES.

Unless reserves have been established for such impounds, Mortgagor shall pay, or cause to be paid, all taxes, assessments, general or special, and other charges levied on or assessed, placed, confirmed or made against the Mortgaged Premises, or which become a lien upon or against the Mortgaged Premises or any portion thereof or which become payable with respect thereto or with respect to the use, occupancy or possession thereof ("Impositions" herein). Mortgagor will furnish to Mortgagee a receipt evidencing payment of all applicable Impositions within sixty (60) days of the applicable due date. Mortgagor reserves the right to contest real estate tax payments provided Mortgagor gives written notice to Mortgagee of such contest and tenders to the Mortgagee such security for the payment of real estate taxes and protection of the security of this Mortgage as the Mortgagee may require not later than ten (10) business days prior to the due date for the tax.

### 4. INSURANCE.

A. Mortgagor will keep and maintain, at its sole cost and expense, insurance policies with respect to the Mortgaged Premises issued by insurance companies approved by Mortgagee and

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covering loss by perils, hazards, liabilities and other risks and casualties and in form and such amounts as required by Mortgagee. Each carrier providing the insurance coverages required by this Section 4.A shall be licensed in Illinois and have a rating of at least A- or better from A.M. Best's Rating Service. Policies (or evidence of insurance printed on ACCORD Form 27) in form and amounts reasonably satisfactory to Mortgagee, endorsed to protect Mortgagee's interest with the standard mortgagee clause or loss payable clause in favor of Mortgagee, shall be delivered to Mortgagee, together with evidence of renewals and the payment of premiums.

- (i) Mortgagor shall keep the improvements now existing or hereafter erected on Mortgaged Property insured for the "full insurable value" of the Mortgaged Property under a replacement cost form of insurance policy against loss or damage resulting from, fire, windstorms, explosions, and other hazards as may be required by Mortgagee;
- (ii) Comprehensive liability and property damage insurance; and
- (iii) Boiler and mechanical coverage;
- (iv) Law/ordinance insurance coverage; and
- (v) Such other insurance in amounts and against such insurable risks as Mortgagee may from time to time reasonably require.
- B. All policies of insurance required hereunder shall be in forms acceptable to Mortgagee and shall contain a provision requiring that the coverage evidenced thereby shall not be terminated or materially modified without thirty (30) days prior written notice to Mortgagee. Mortgagor will obtain waiver of subrogation endorsements where applicable. Mortgagor will deliver to Mortgagee the originals of all insurance policies, or certificates thereof with copies of the original policies, and all additional, renewal or replacement policies not less than thirty (30) days prior to their respective expiration dates.
- C. The Mortgagor hereby irrevocably assign to the Mortgagee all unearned premiums (current or future), and claims (current or future), of any policy or policies of insurance required to be maintained hereunder, or any renewals thereof, as further security for the payment of the indebtedness secured hereby. In the event of a foreclosure sale or other transfer of title to the Mortgaged Premises in extinguishment of the debt secured hereby, all right, title and interest of Mortgagor in and to any policy or policies of insurance then in force will pass to the

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purchaser or grantee thereof subject to the rights of the Mortgagee hereunder, if any.

- D. Unless provided with evidence of the insurance coverage required by herein, Mortgagee, may purchase the required insurance at the expense of Mortgagor such insurance coverage, may, but need not, protect the interest of the Mortgagor. The coverage purchased may, but need not, pay any claim made or any claim that is made by or against Mortgagor in connection with the Mortgaged Premises. Any costs for the purchase of such insurance for the Mortgaged Premises, will be the responsibility of the Mortgagor, including interest and other charges which may be imposed in connection with the placement of the insurance, until the effective date, the cancellation, or expiration of the insurance. The cost of such insurance will be added to the monthly payment or may be added to the total outstanding balance or obligation at Mortgagee's option. The cost of the insurance may be more than the cost of insurance the Mortgagor may be able to obtain.
- E. In the event of any loss to or damage of the Mortgaged Premises by fire or other casualty, Mortgagor will give immediate notice thereof to Mortgagee and Mortgagee may thereupon make proof of loss or damage if the same is not promptly made by Mortgagor or the holder of the First Mortgage Lien. Subject to the rights of the holder of the First Mortgage Lien, all proceeds of insurance shall be payable to Mortgagee and each insurance company with which a claim is filed is authorized and directed to make payment thereof directly to Mortgagee. Provided an Event of Default has not occurred or is existing, Mortgagor shall be authorized and empowered to settle, adjust or compromise any claim for loss, damage or destruction under any policy or policies of insurance; provided, however, that if the same is not effected by Mortgagor within ninety (90) days of such loss or damage, Mortgagee may settle, adjust or compromise such claim without notice to or the consent of Mortgagor. Subject to the rights of the holder of the First Mortgage Lien, all insurance proceeds shall, in the sole discretion of Mortgagee, be applied to the restoration, repair, replacement or rebuilding of the Mortgaged Premises or to and in reduction of any indebtedness secured by this Mortgage.

## 5. DAMAGE OR DESTRUCTION.

- A. In the event of damage to or destruction of the Mortgaged Premises, in whole or in part, Mortgagee shall make the proceeds received under any insurance policies available to Mortgagor for the rebuilding and restoration of the Mortgaged Premises, subject to the following conditions: (a) Mortgagor is

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not then in default under any of the terms, covenants and conditions of this Mortgage, or the Note; (b) all then-existing leases shall continue in full force and effect without reduction or abatement of rental (except during the period of untenability); (c) Mortgagee shall be given satisfactory proof that such improvements have been fully restored or that by the expenditure of such proceeds will be fully restored, free and clear of all liens, except as to the lien of this Mortgage and the First Mortgage Lien; (d) if such proceeds are insufficient to restore or rebuild the improvements, Mortgagor will deposit promptly with Mortgagee the amount deficient in order to restore or rebuild the improvements; (e) if Mortgagor fails within a reasonable period of time, subject to delays beyond its control, to restore or rebuild the improvements, then Mortgagee, at its option, may restore or rebuild the improvements, for or on behalf of Mortgagor and for such purposes may do all necessary acts, including using the funds deposited by Mortgagor pursuant to this Mortgage; (f) waiver of the right of subrogation shall be obtained from any insurer under such policies of insurance who, at that time, claims that no liability exists as to Mortgagor or the insured under such policies and (g) the excess of said insurance proceeds above the amount necessary to complete such restoration shall be applied as a credit upon any portion of the indebtedness secured hereby. In the event any of the foregoing conditions are not or cannot be satisfied, then Mortgagee may use or apply the proceeds as a credit upon any portion of the indebtedness hereby secured. Under no circumstances shall Mortgagee become personally liable for the fulfillment of the terms, covenants and conditions contained in any leases with respect to the Mortgaged Premises nor become obligated to take any action to restore the improvements comprising the Mortgaged Premises.

- B. In the event Mortgagee elects to apply such proceeds to restoring the improvements, such proceeds shall be made available, from time to time, upon Mortgagee being furnished with satisfactory evidence of the estimated cost of such restoration and with architect's certificates, waivers of lien, contractors' sworn statements and other evidence of cost and of payments as Mortgagee may reasonably require and approve, and if the estimated cost of the work exceeds ten percent (10%) of the original principal amount of the indebtedness secured hereby, with all plans and specifications for such rebuilding or restoration as Mortgagee may reasonably require and approve. No payment made prior to the final completion of the work shall exceed ninety percent (90%) of the value of the work performed, from time to time, and at all times the undisbursed balance of said proceeds remaining in the hands of the



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Mortgagee shall be at least sufficient to pay for the cost of completion of the work, free and clear of all liens.

## 6. CONDEMNATION.

- A. All awards heretofore or hereafter made or to be made to Mortgagor by any governmental or other lawful authority for any taking, by condemnation or eminent domain of the whole or any part of the Mortgaged Premises or any improvement located thereon or any easement therein or appurtenant thereto are hereby assigned by Mortgagor to Mortgagee, which award Mortgagee is hereby authorized to collect and receive from the condemnation authorities, and Mortgagee is hereby authorized to give appropriate receipts and acquittances therefor, and Mortgagee shall use or apply the proceeds of such award or awards in the same manner as is set forth in paragraph 5 above with respect to insurance proceeds received subsequent to a fire or other casualty affecting all or any part of the Mortgaged Premises. Mortgagor covenants and agrees to give immediate notice to Mortgagee of the actual or threatened commencement of any such proceedings under condemnation or eminent domain affecting all or any part of the Mortgaged Premises.
- B. In the event of any damage or taking by eminent domain of less than all of the Mortgaged Premises, Mortgagee shall make available the proceeds of any award received in connection with and in compensation for any such damage or taking for the purpose of rebuilding and restoring the Mortgaged Premises, subject to the terms and conditions set forth in subparagraph 5A, above. In the event any of the foregoing conditions are not or cannot be satisfied, then Mortgagee may use or apply the award as a credit against any portion of the indebtedness hereby secured. Under no circumstances shall Mortgagee become personally liable for the fulfillment of the terms, covenants, and conditions contained in any lease with respect to the Mortgaged Premises nor become obligated to take any action to restore the improvements.
- C. In the event Mortgagee elects to apply such award to restoring the improvements, the proceeds thereof shall be made available upon the terms and conditions set forth in subparagraph 5B, above.

## 7. MAINTENANCE OF MORTGAGED PREMISES.

Mortgagor shall keep and maintain, or cause to be kept and maintained, the Mortgaged Premises in good order, condition and repair and will make, or cause to be made, as and when necessary, all repairs, renewals and replacements, as and when necessary, structural and non-structural, exterior and interior, ordinary and

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extraordinary. Mortgagor shall refrain from and shall not permit or suffer the commission of waste in or about the Mortgaged Premises nor remove, demolish or alter the structural character of any improvements at any time erected on the Mortgaged Premises without the prior written consent of the Mortgagee. All rehabilitation to and construction performed in, on or about the Mortgaged Premises shall be in strict conformance with the provisions of paragraphs 5, 6, and 8 hereof.

To the extent required by Mortgagee or the holder of the First Mortgage Lien, Mortgagor will promptly repair, restore, replace or rebuild any part of the Mortgaged Premises which may be damaged or destroyed by fire or other casualty or taken under power of eminent domain.

Mortgagor grants to Mortgagee and any person authorized to act on behalf of Mortgagee the right to enter upon the Mortgaged Premises and inspect the same at all reasonable times, provided however, nothing contained herein shall be construed as an obligation on the part of Mortgagee to make such inspections.

## **8. COMPLIANCE WITH LAWS.**

Mortgagor shall promptly comply, or cause compliance with, all present and future laws, rules, ordinances, regulations and other requirements of each and every governmental authority having jurisdiction over the Mortgaged Premises with respect to the construction, rehabilitation, use or operation of the Mortgaged Premises or any portion thereof.

## **9. REPORTS.**

Mortgagee shall have the right to inquire and receive information regarding the Mortgagor or the Mortgaged Premises as the Mortgagee may reasonably require.

## **10. [INTENTIONALLY OMITTED]**

## **11. SALES, TRANSFER, ASSIGNMENT OR ADDITIONAL ENCUMBRANCE.**

If all or any part of the Mortgaged Premises or any interest therein is sold, transferred, pledged or conveyed or becomes subject to a contract or option for the sale, transfer, pledge or conveyance, or if the beneficial interest in or power of direction under the title holding trust of the Mortgaged Premises is sold, transferred, assigned, pledged or conveyed in whole or in part (including without limitation, a collateral assignment thereof to any person other than the Mortgagee) or if the owner of the Mortgaged Premises or the owner of said beneficial interest is a partnership, any change of the general partner or any change in or substitution or withdrawal of fifty percent

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(50%) or greater interest in the owner, or if the owner is a corporation, any sale, assignment, pledge or other transfer of fifty percent (50%) or more of the stock of the owner; or if the owner is a limited liability company, any change of the manager or controlling member or any change in or substitution or withdrawal of fifty percent (50%) or greater interest in the owner.

Any such sale, transfer, assignment, pledge, conveyance or substitute made without the Mortgagee's prior written consent shall give the Mortgagee the right, at its sole option, to accelerate the indebtedness secured by this Mortgage causing the full principal balance and accrued interest to be immediately due and payable.

## 12. LATE CHARGE.

In the event any installment of Interest or other amount due hereunder or under the Note shall be delinquent and remain unpaid for ten (10) days after the date such payment is due, there also shall be due, at the option of the Mortgagee, a late charge equal to five percent (5%) of the amount of such delinquency.

## 13. PREPAYMENT PRIVILEGE.

Privilege is reserved to prepay in whole or in one or more monthly installments of principal upon thirty (30) days' prior written notice to the Mortgagee without penalty, premium or charge.

## 14. PRIORITY OF LIEN: AFTER-ACQUIRED PROPERTY.

- A. This Mortgage is and will be maintained as a valid lien on the Mortgaged Premises and shall at all times be prior and superior to any other mortgage or trust deed securing any obligations now or hereafter becoming or falling due, except the First Mortgage Lien. Mortgagor will not, directly or indirectly, create or suffer or permit to be created, or to stand against the Mortgaged Premises, or any portion thereof, or against the rents, issues and profits therefrom, any lien, security interest, encumbrance or charge either prior or subordinated to or on a parity with the lien of this Mortgage, except the First Mortgage Lien.
- B. Mortgagor will keep and maintain the Mortgaged Premises free from all liens for monies due and payable to persons furnishing labor or providing materials to the Mortgaged Premises in connection with any rehabilitation, construction, modification, repair or replacement thereof. If liens shall be filed against the Mortgaged Premises, Mortgagor agrees to immediately cause the same to be discharged of record.

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- C. In no event shall Mortgagor do, or permit to be done, or omit to do, or permit the omission of, any act or thing, the doing of which, or omission to do which, would impair the security of this Mortgage. Mortgagor shall not initiate, join in or consent to any change in any private restriction or agreement materially changing the uses which may be made of the Mortgaged Premises or any part thereof without the prior written consent of Mortgagee first obtained.
- D. [Intentionally omitted]
- E. If any action or proceeding shall be instituted to evict Mortgagor to recover possession of the Mortgaged Premises or any part thereof or to accomplish any other purpose which would materially affect this Mortgage or the Mortgaged Premises, Mortgagor will immediately upon service of notice thereof, deliver to Mortgagee a true copy of each petition, summons, complaint, notice of motion, order to show cause or other process, pleadings, or papers, however designated, served in any such action or proceeding.

## 15. MORTGAGEE'S RIGHT TO CURE.

If Mortgagor shall default in the performance or observance of any term, covenant, condition or obligation required to be performed or observed by Mortgagor under this Mortgage, then, without waiving or releasing Mortgagor from any of its obligations hereunder, Mortgagee shall have the right, but shall be under no obligation, to make any payment and/or perform any act or take such action as may be appropriate to cause such term, covenant, condition or obligation to be promptly performed or observed on behalf of Mortgagor. All sums expended by Mortgagee in connection therewith, including without limitation reasonable attorney's fees and expenses, shall become immediately due and payable by Mortgagor upon written demand therefor with interest at the Default Interest Rate (as hereinafter defined) from the date of advancement by Mortgagee until paid and shall be secured by this Mortgage. Mortgagee shall have the same rights and remedies in the event of nonpayment of any such sums by Mortgagor as in the case of a default by Mortgagor in the payment of the indebtedness evidenced by the Note.

## 16. DEFAULT INTEREST RATE.

The "Default Interest Rate" shall mean interest at a rate equal to five percent (5%) above the then-current interest rate under the Note.

## 17. INDEMNIFICATION.

Mortgagor will protect, indemnify and save harmless Mortgagee from and against all liabilities, obligations, claims, damages, penalties,

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causes of action, costs and expenses (including without limitation reasonable attorney's fees and expenses), imposed upon or incurred by or asserted against Mortgagee by reason of (a) the ownership of the Mortgaged Premises or any interest therein or receipt of any rents, issues, proceeds or profits therefrom; (b) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Mortgaged Premises or any part thereof or on the adjoining sidewalks, curbs, vaults and vault space, if any, adjacent parking areas, streets or ways; (c) any use, nonuse or condition in, on or about the Mortgaged Premises or any part thereof or on the adjoining sidewalks, curbs, vaults and vault space, if any, the adjacent parking areas, streets or ways; (d) any failure on the part of Mortgagor to perform or comply with any of the terms of this Mortgage; or (e) performance of any labor or services or the furnishing of any materials of other Property in respect of the Mortgaged Premises or any part thereof. Any amounts payable to Mortgagee by reason of the application of this paragraph shall become immediately due and payable and shall bear interest at the Default Interest Rate from the date loss or damage is sustained by Mortgagee until paid. The obligations of Mortgagor under this paragraph shall survive any termination or satisfaction of this Mortgage.

## 18. ASSIGNMENT OF RENTS AND LEASES.

As additional security for the obligations secured by this Mortgage, Mortgagor hereby transfers and assigns to Mortgagee, all the rights, title and interest of Mortgagor as Lessors, in all existing leases, and all future leases made by Mortgagor with respect to the Mortgaged Premises, and all of the rents, issues, proceeds and profits therefrom; provided that Mortgagor shall have the right to collect and retain such rents so long as an Event of Default has not occurred or is existing. Notwithstanding the foregoing, the assignment of rents and leases made by Mortgagor hereunder shall be deemed a present assignment.

Mortgagee shall not be obligated to perform or discharge, nor does Mortgagee hereby undertake to perform or discharge, any obligation, duty or liability under any of such leases, and Mortgagor hereby agrees to indemnify and hold Mortgagee harmless of and from all liability, loss or damage which it may incur under said leases or under or by reason of the assignment thereof and all claims and demands whatsoever which may be asserted against Mortgagee. Should Mortgagee incur any liability, loss or damage under said leases or under or by reason of the assignment thereof, or in the defense of any claims or demands made in connection therewith, the amount thereof, including without limitation reasonable attorney's fees and expenses, shall be secured hereby, and shall become immediately due and payable upon demand with interest at the Default Interest Rate from the date of advancement by Mortgagee until paid.

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Upon the occurrence or existence of an Event of Default, Mortgagee, or any authorized agent of Mortgagee or any judicially-appointed receiver, shall be entitled to enter upon, take possession of and manage the Mortgaged Premises and to collect the rents therefrom including any rents past due. All rents collected by any of the foregoing parties shall be applied first to payment of the costs of management of the Mortgaged Premises and collection of rents, including without limitation receiver's fees, premiums or bonds and reasonable attorney's fees and expenses, and then to the sums secured by this Mortgage. Any such party shall be liable to account only for the rents actually received.

## 19. EVENTS OF DEFAULT.

Each of the following shall constitute an event of default ("Event of Default"):

- A. If a default, other than the punctual payment of all sums due under the Note, shall occur in the performance or observance of any covenant, term, provision or condition of this Mortgage to be performed or observed by Mortgagor which default shall remain uncured after a date specified by Mortgagee in written notice to Mortgagor declaring such default but in no event shall such date be less than thirty (30) days from the effective date of such notice; or
- B. If an Event of Default (as therein defined) shall have occurred under the Note; or
- C. [Intentionally omitted]
- D. If an Event of Default (as therein defined) shall have occurred under the note or the mortgage evidencing and securing, respectively, the First Mortgage Lien, and such Event of Default remains uncured upon the lapse of the appropriate grace period, if any, provided therein; or
- E. [Intentionally omitted]
- F. If Mortgagor shall file a petition for protection from creditors under any of the provisions of the Federal Bankruptcy Code or State Insolvency laws or any creditor of Mortgagor shall file an involuntary petition against Mortgagor under any of the provisions of the Federal Bankruptcy Code or State Insolvency laws which is not dismissed within sixty (60) days after the filing of such involuntary petition; or

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- G. If Mortgagor shall make a further assignment of the rents, issues or profits of the Mortgaged Premises, or any part thereof, without the prior written consent of Mortgagee; or
- H. If any representation or warranty made by Mortgagor in this Mortgage, or made heretofore or contemporaneously herewith by Mortgagor in any other instrument, agreement or written statement in any way related hereto or to the loan transaction with which this Mortgage is associated, shall prove to have been false or incorrect in any material respect on or as of the date when made and such falsity or incorrectness shall materially affect the security of this Mortgage; or
- I. If a lien for the performance of work or the supplying of materials is filed against the Mortgaged Premises and is not promptly discharged by Mortgagor; or
- J. If the Mortgaged Premises becomes subject to any lien not previously approved by Mortgagee, or any action by any holder of a junior lien, whether approved by Mortgagee or not, to take possession, to collect rents, to foreclose, or to otherwise enforce rights against Mortgagor or the Mortgaged Premises; or
- K. [Intentionally omitted]; or
- L. Except with respect to that certain Mortgage made by Borrower in favor of Walker & Dunlop, LLC, together with its successors and/or assigns, entered into as of the date hereof, if all or any part of the Mortgaged Premises or any interest therein is sold, transferred, pledged or conveyed or become subject to a contract or option for sale or if the beneficial interest in or power of direction under the title holding trust of the Mortgaged Premises is sold, transferred, assigned, pledged, or conveyed, in whole or in part (including without limitation a collateral assignment thereof to any person other than Mortgagee), or if the owner of said beneficial interest is a partnership, any change in or substitution or withdrawal of fifty percent (50%) or greater interest in the owner, or if the owner is a corporation, any sale, assignment, pledge or other transfer of fifty percent (50%) or more of the stock of said owner; or
- M. If the Mortgagor becomes insolvent; or
- N. [Intentionally omitted]; or
- O. [Intentionally omitted]

then, in any such event, at the option of the Mortgagee, the entire unpaid balance due on the Note and all accrued and

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unpaid interest thereon, and any other sums secured hereby shall become due and payable and thereafter each of said amounts shall bear interest at the Default Interest Rate. All costs and expenses incurred by, or on behalf of, Mortgagee (including without limitation reasonable attorney's fees and expenses) occasioned by an Event of Default by Mortgagor hereunder shall become immediately due and payable and shall bear interest at the Default Interest Rate from the date of advancement until paid. After the occurrence or existence of an Event of Default, Mortgagee may institute, or cause to be instituted, proceedings for the realization of its rights under this Mortgage or the Note.

## 20. RIGHTS, POWERS AND REMEDIES OF MORTGAGEE.

Upon the occurrence or existence of an Event of Default, Mortgagee may at any time thereafter, at its election and to the extent permitted by law:

- A. Proceed at law or in equity to foreclose the lien of this Mortgage as against all or any part of the Mortgaged Premises and to have the same sold under the judgment or decree of a court of competent jurisdiction.
- B. Advertise the Mortgaged Premises or any part thereof for sale and thereafter sell, assign, transfer and deliver the whole, or from time to time any part, of the Mortgaged Premises, or any interest therein, at private sale or public auction, with or without demand upon Mortgagor, for cash, on credit or in exchange for other property, for immediate or future delivery, and for such price on such other terms as Mortgagee may, in its discretion, deem appropriate or as may be required by law. The exercise of this power of sale by Mortgagee shall be in accordance with the provisions of any statute of the state in which the Mortgaged Premises are located, now or thereafter in effect, which authorizes the foreclosure of a mortgage by power of sale or any statute expressly amending the foregoing;
- C. Enter upon and take possession of the Mortgaged Premises or any part thereof by force, summary proceedings, ejectment or otherwise, and remove Mortgagor, and all other persons and property therefrom, and take actual possession of the Mortgaged Premises, or any part thereof, personally or by its or their respective agents or attorneys, together with all documents, books, records, papers and accounts of Mortgagor and may exclude Mortgagor, its respective agents or servants, wholly therefrom and may, as attorney in fact and agent of Mortgagor, or in its or their own name and stead and under the powers herein granted: (i) hold, operate, manage and control the Mortgaged Premises and conduct the business thereof,



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either personally or by its agents, and with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper to necessary to enforce the payment or security of the avails, rents, issues and profits of the Mortgaged Premises, including actions for recovery of rents, actions in forcible detainer and actions in distress for rent, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter, without notice to Mortgagor; (ii) cancel or terminate any lease or sublease for any cause or on any ground which would entitle Mortgagor to cancel the same; (iii) elect to disaffirm any lease or sublease made subsequent to this Mortgage or subordinated to the lien hereof; (iv) extend or modify any then existing leases and make new leases, which extensions, modifications and new leases may provide for terms to expire, or for options to lessees to extend or new terms to expire, beyond the maturity date of the indebtedness hereunder and the issuance of a deed or deeds to a purchaser at a foreclosure sale, it being understood and agreed that any such leases, and the options of other such provisions contained therein, shall be binding upon Mortgagor and all persons whose interest in the Mortgaged Premises are subject to the lien hereof and also upon the purchaser or purchasers at any foreclosure sale, notwithstanding any discharge of the mortgage indebtedness, satisfaction of any foreclosure decree or issuance of any certificate of sale or deed to any purchaser; (v) make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Mortgaged Premises as Mortgagee may deem judicious to insure and reinsure the Mortgaged Premises and all risks incidental to Mortgagee's possession, operation and management thereof and to receive all avails, rents, issues and profits. Mortgagee shall not be under any liability for or by reason of such entry, taking of possession, removal, holding, operation or management, except that any amounts so received shall be applied as hereinafter provided in this paragraph; and

- D. Make application for the appointment of a receiver for the Mortgaged Premises, whether such receivership be incident to a proposed sale of the Mortgaged Premises or otherwise, and Mortgagor hereby consents to the appointment of a receiver and agrees not to oppose any such appointment and, further, agrees that Mortgagee may be appointed the receiver of the Mortgaged Premises. Each receiver shall have the power to take possession and maintain control over the Mortgaged Premises and to collect the rents, issues and profits during the pendency of a foreclosure suit, as well as during any further times when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues, and

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profits and all other powers which may be necessary or are useful for the protection, possession, control, management, and operation of the Mortgaged Premises during the whole of said period. To the extent permitted by law, any receiver may be authorized by the court to extend or modify any then-existing leases and to make new leases, which extensions, modifications and new leases may provide for terms to expire beyond that maturity date of the indebtedness secured hereunder, it being understood and agreed that any such leases and the options or other provisions contained therein shall be binding upon Mortgagor and all persons whose interests in the Mortgaged Premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any discharge of the mortgage indebtedness, satisfaction of any foreclosure decree or issuance of any certificate of sale or deed to any purchaser.

Mortgagor agrees that Mortgagee may be a purchaser of the Mortgaged Premises or any part thereof or any interest therein at any sale whether pursuant to foreclosure, power of sale or otherwise, and may apply upon the purchase price the indebtedness secured hereby. Any purchaser at a sale of the Mortgaged Premises shall acquire good title to the property so purchased, free of the lien of this Mortgage and free of all rights of redemption in Mortgagor. The receipt of the officer making the sale under judicial proceedings or of Mortgagee shall be sufficient discharge to the purchaser for the purchase money and such purchaser shall not be responsible for the proper application thereof.

Mortgagor hereby waives, to the extent permitted by law, the benefit of all appraisement, valuation, stay, extension, reinstatement and redemption laws now or hereafter in force and all rights of marshalling in the event of any sale hereunder of the Mortgaged Premises or any part thereof or any interest therein. Further, Mortgagor hereby expressly waives any and all rights or redemption from sale under any Order or Judgments of foreclosure of this Mortgage on behalf of Mortgagor, the trust estate and all persons beneficially interested therein and each and every person acquiring any interest in or title to the Mortgaged Premises subsequent to the date of this Mortgage and on behalf of all persons to the extent permitted by the provisions of Section 5/15-1601(b), Code of Civil Procedure of Illinois, or any statute enacted in substitution thereof.

The proceeds of any sale of the Mortgaged Premises or any part thereof or interest therein, whether pursuant to foreclosure or power of sale or otherwise, and all amounts received by Mortgagee by reason or any possession, operation or management of the Mortgaged Premises or any part thereof,

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together with any other sums at the time held by Mortgagee, shall be applied in the following order:

**First:** To all costs and expenses of the sale of the Mortgaged Premises or any part thereof or any interest therein, or entering upon, taking possession of, removal from, holding, operating and managing the Mortgaged Premises or any part thereof, together with (a) the costs and expenses of any receiver of the Mortgaged Premises or any part thereof, appointed pursuant hereto; (b) the reasonable fees and expenses of attorneys, accountants and other professionals employed by Mortgagee or those engaged by any receiver; and (c) any indebtedness, taxes, assessments or other charges prior to the lien of this Mortgage, which Mortgagee may consider necessary or desirable to pay;

**Second:** To any indebtedness secured by this Mortgage at the time due and payable, other than the indebtedness with respect to the Note at the time outstanding;

**Third:** To all amounts of principal and interest due and payable on the Note at the time of receipt of proceeds (whether at maturity or on a date fixed for any installment payment or by declaration of acceleration or otherwise), including late charges, and interest at the Default Interest Rate on any overdue principal and (to the extent permitted under applicable law) on any overdue interest, and in case such sums shall be insufficient to pay in full the amount so due and unpaid upon the Note, then, first, to the payment of all amounts of interest and late charges at the time due and payable and, second, to the payment of all amounts of principal; and

**Fourth:** The balance, if any, to the person or entity then entitled thereto pursuant to applicable state law.

E. Enter upon the Mortgaged Premises and (i) complete, or cause to be completed, the rehabilitation of and construction on the improvements situated thereon in accordance with plans heretofore approved by or on behalf of the Mortgagee and employ all necessary personnel, at the risk, cost and expense of Mortgagor; (ii) discontinue any work commenced with respect to rehabilitation of and construction on the improvements or change any course of action previously undertaken and not be

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bound by any limitations or requirements of time; (iii) assume any construction contract made by Mortgagor in any way relating to the rehabilitation of the improvements and take over and use all, or any part of the labor, materials, supplies and equipment contracted for by Mortgagor, whether or not previously incorporated into the improvements; and (iv) in connection with any rehabilitation or construction of the improvements undertaken by Mortgagee pursuant to the provisions of this subparagraph, engage builders, contractors, architects, and engineers and others for the purpose of completing the rehabilitation or construction of the improvements, pay, settle, or compromise all bills or claims which may become liens against the Mortgaged Premises or which have been or may be incurred in any manner in connection with completing the rehabilitation or construction of the improvements, and taken or refrain from taking any action hereunder as Mortgagee may from time to time deem necessary. Mortgagor shall be liable to Mortgagee for all sums paid or incurred to complete the improvements whether the same shall be paid or incurred pursuant to the terms of this subparagraph or otherwise and all payments made or liabilities incurred by Mortgagee hereunder of any kind whatsoever shall be paid by Mortgagor to Mortgagee, upon demand, with interest at the Default Interest Rate from the date of advancement by Mortgagee until paid, and all such payments shall be additional indebtedness secured by this Mortgage.

- F. Apply any monies or securities on deposit with Mortgagee or any depository designated by Mortgagee as required to be maintained under this Mortgage to secure the obligations of Mortgagor under the Note, or this Mortgage in such order and manner as Mortgagee may elect.

## 21. FEES AND EXPENSES.

If Mortgagee shall incur or expend any sums, including, without limitation, reasonable attorney's fees and expenses, whether or not in connection with any action or proceeding, in order to sustain the lien of this Mortgage or its priority, or to protect or enforce any of Mortgagee's rights hereunder, or to recover any indebtedness secured hereby, all such sums shall become immediately due and payable by Mortgagor with interest at the Default Interest Rate. All such sums shall be secured by this Mortgage and be a lien on the Mortgaged Premises prior to any right, title, interest or claim in, to or upon the Mortgaged Premises attaching or accruing subsequent to the lien of this Mortgage. Without limiting the generality of the foregoing, in any suit to foreclose the lien hereof there shall be allowed and included as additional indebtedness secured hereby in the judgments for sale all costs and expenses which may be paid or incurred by or on behalf of Mortgagee for reasonable attorney's fees,

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appraiser's fees, receiver's costs and expenses, insurance, taxes, outlays for documentary and expert evidence, costs for preservation of the Mortgaged Premises, stenographer's charges, searches and examinations, guarantee policies and similar data and assurances with respect to title as Mortgagee may deem reasonably necessary either to prosecute such suit or evidence to bidders at any sale which may be had pursuant to such judgments the true condition of the title to or value of the Mortgaged Premises or for any other reasonably necessary purpose. The amount of any such costs and expenses which may be paid or incurred after the judgment for sale is entered may be estimated and the amount of such estimate may be allowed and included as additional indebtedness secured hereby in the Judgment for sale.

## 22. EXERCISE OF RIGHTS BY MORTGAGEE.

In the event that Mortgagee (a) grants any extension of time or forbearance with respect to the payment of any indebtedness secured by this Mortgage; (b) takes other or additional security for the payment thereof; (c) waives or fails to exercise any right granted herein, or under the Note; (d) grants any release, with or without consideration of the whole or any part of the security held for the payment of the indebtedness secured hereby; (e) amends or modifies in any respect with the consent of Mortgagor any of the terms and provisions hereof or of the Note then, and in any such events, such act or omission to act shall not release Mortgagor under any covenant of this Mortgage, the Note, nor preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted upon the occurrence or existence of an Event of Default or otherwise and shall not in any way impair or affect the lien or priority of this Mortgage. No right or remedy of Mortgagee shall be exclusive of, but shall be in addition to, every other right or remedy now or hereafter existing at law or in equity. No delay in exercising, or omission to exercise, any right or remedy, accruing upon the occurrence or existence of an Event of Default shall impair any such right or remedy, or shall be construed to be a waiver of any such default, or acquiescence therein, nor shall it affect any subsequent default of the same or a different nature. Every such right or remedy may be exercised concurrently or independently and when and as often as may be deemed expedient by Mortgagee.

## 23. BOOKS AND RECORDS.

Mortgagor shall keep and maintain at all times at the Mortgagor's address stated below, or at such other place as Mortgagee may approve in writing, complete and accurate books of accounts and records adequate to reflect correctly the results of the operation of the Mortgaged Premises and copies of all written contracts, leases and other instruments which affect the Mortgaged Premises. Such books, records, contracts, leases and other instruments shall be

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subject to examination and inspection at any reasonable time by Mortgagee. Annually, and at any other time upon the Mortgagee's written request, the Mortgagor shall furnish to Mortgagee, on or before April 30th of each year, the following: (i) a current balance sheet; (ii) Annual Income and Expense Statement of the Mortgaged Premises; (iii) a rent schedule for the property as of January 1st showing the name of each tenant, space occupied, lease expiration date, rent payable and rent paid; (iv) current personal financial statements, each in reasonable detail and certified by the Mortgagor as being true and accurate, and, if Mortgagee shall require, certified to by an independent certified public accountant.

## 24. BUSINESS PURPOSE.

Mortgagor warrants that the proceeds of the Note will be used for the purposes specified in Paragraph 815 ILCS 205/4(1)(c) of the Illinois Statutes and that the indebtedness secured hereby constitutes a "business loan" within the purview of said section.

## 25. TAXES ON MORTGAGE OR NOTE.

In the event of the passage of any law which deducts from the value of real property, for purposes of taxation, any lien thereon and which in turn, imposes a tax whether directly or indirectly, on this Mortgage or on the Note, and if Mortgagor is prohibited by law from paying the whole of such tax in addition to every other payment required hereunder, or if Mortgagor, although permitted to pay such tax, fail to do so in a timely fashion, then, in such event, at the option of the Mortgagee, and upon not less than ninety (90) days' prior written notice from Mortgagee to Mortgagor, the entire unpaid principal balance due on the Note and all accrued and unpaid interest thereon, and any other sums secured hereby, shall become immediately due and payable and thereafter, and each of said amounts shall bear interest at the Default Interest Rate.

## 26. SUBORDINATION.

This is a junior mortgage on the Premises and is subject and subordinate in each and every respect to any and all rights of any kind created by:

That certain mortgage from Mortgagor to Walker & Dunlop, LLC (together with its successors and/or assigns, "Senior Lender") and recorded prior hereto in the Office of the Cook County Recorder of Deeds, securing a note of even date therewith in the principal amount of \$25,374,000.00 in favor of Senior Lender.

At the option of Mortgagee, this Mortgage shall become subject and subordinate (except with respect to priority of entitlement to

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insurance proceeds or any award in condemnation) to any and all leases of all or any part of the Mortgaged Premises upon the execution by Mortgagee of a unilateral declaration of subordination and the recording thereof in the Office of the Recorder of Deeds of **Cook County, Illinois.**

## 27. FUTURE ADVANCES.

It is further covenanted and agreed by the parties hereto that this Mortgage also secures the payment of and includes all future advances as shall be made by Mortgagee or its successors or assigns, to and for the benefit of Mortgagor, to the same extent as if such future advances were made on the date of the execution of this Mortgage ("Future Advances"). The total amount of indebtedness that may be secured by this Mortgage may decrease or increase from time to time and shall include any and all disbursements made by Mortgagee for the payment of taxes, levies or insurance on the Mortgaged Premises with interest on such disbursements at the Default Interest Rate and for reasonable attorney's fees and court costs incurred in the collection of any or all such sums. All future advances shall be wholly optional with Mortgagee and the same shall bear interest at the same rate as specified in the Note unless said interest rate shall be modified by subsequent agreement. The total amount of the indebtedness that may be secured by this Mortgage shall not exceed the amount of \$4,500,000.00.

## 28. MODIFICATION.

No change, amendment, modification, cancellation or discharge hereof, or any part hereof, shall be valid unless in writing and signed by the parties hereto or their respective successor and assigns.

## 29. NOTICES.

Any notices, demands or other communications given pursuant to the terms hereof shall be in writing and shall be delivered by personal service or sent by certified or registered mail, return receipt requested, postage prepaid or by facsimile transmission with confirmation of transmission, addressed to the party(ies) at the address(es) set forth below or at such other address within the United States as either party shall have theretofore designated in writing to the other. Any such notice, demand, or other communication shall be deemed received on the date specified on the receipt, if delivered by personal service, on the third business day after the date of mailing, if delivered by registered or certified mail or on the date of the confirmation of the facsimile transmission, if by facsimile transmission.

**NOTICES TO MORTGAGOR: GRANVILLE APARTMENTS LLC  
220 North Green Street**

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**Chicago, Illinois 60607  
Attention: Charles Young**

**NOTICES TO MORTGAGEE: CIC MEZZANINE INVESTORS,  
L.L.C.  
Attn: Stacie Young, President  
222 South Riverside Plaza, Suite**

380

**Chicago, IL 60606**

**30. FURTHER ASSURANCES.**

Mortgagor, at its expense, will execute, acknowledge and deliver such instruments and take actions as Mortgagee from time to time may reasonably request for the further assurance to Mortgagee of the properties and rights now or hereafter subjected to the lien hereof or assigned hereunder or intended so to be.

**31. TIME IS OF THE ESSENCE OF THIS AGREEMENT.**

**32. BINDING ON SUCCESSORS AND ASSIGNS.**

Subject to the provisions hereof restricting or limiting Mortgagor's 's rights of assignment and transfer, all of the terms, covenants, conditions and agreements herein set forth shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

**33. APPLICABLE LAW.**

This Mortgage shall be governed by the laws of the State of Illinois, which laws shall also govern and control the construction, enforceability, validity and interpretation of this Mortgage.

**34. SEVERABILITY.**

Every provision hereof is intended to be severable. If any provision of this Mortgage is determined by a court of competent jurisdiction to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the other provisions hereof, which shall remain binding and enforceable.

**35. DEFEASANCE.**

If Mortgagor shall pay the principal and interest due under the Note in accordance with the terms thereof, and if they shall pay all other sums payable under this Mortgage and the Security Agreement, then this Mortgage and the estate and rights hereby created shall cease, terminate and become void, and thereupon Mortgagee, upon the written request and at the expense of Mortgagor, shall execute and deliver to Mortgagor such instruments, as shall be required to



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evidence of record the satisfaction of this Mortgage and the lien thereof.

## 36. HAZARDOUS SUBSTANCES.

To the best of Mortgagor's knowledge upon diligent investigation the Mortgaged Premises and the use and operation thereof are currently in compliance and will remain in compliance with all applicable environmental, health and safety laws, rules and regulations. There are, to the best of Mortgagor's knowledge, upon diligent investigation, no environmental, health or safety hazards. To the best of Mortgagor's knowledge upon diligent investigation the Mortgaged Premises have never been used for a sanitary land fill, dump or for the disposal, generation or storage of any Hazardous Substances deposited or located in, under or upon the Mortgaged Premises, or any parcels adjacent thereto, or on or affecting any part of the Mortgaged Premises or the business or operations conducted thereon, including, without limitation, with respect to the disposal of Hazardous Substances. To the best of Mortgagor's knowledge upon diligent investigation, no underground storage tanks are or have been located on the Mortgaged Premises. To the best of Mortgagor's knowledge upon diligent investigation: (a) no portion of the Mortgaged Premises is presently contaminated by any Hazardous Substances and (b) no storage, treatment or disposal of any Hazardous Substance has occurred on or in the Mortgaged Premises. Mortgagor has not received written notice of, and to the best of Mortgagor's knowledge after diligent inquiry, there are no pending or threatened actions or proceedings (or notices of potential actions or proceedings) from any governmental agency or any other entity regarding the condition or use of the Mortgaged Premises or regarding any environmental, health or safety law. The Mortgagor has not received any notice of any Hazardous Substance in, under or upon the Mortgaged Premises or of any violation of any environmental protection laws or regulations with respect to the Mortgaged Premises or has any knowledge which would provide a basis for any such violation with respect to the Mortgaged Premises. Mortgagor will promptly notify Mortgagee of any notices and any pending or threatened action or proceeding in the future, and Mortgagor will promptly cure and have dismissed with prejudice any such actions and proceedings to the satisfaction of Mortgagee.

Mortgagor covenants and agrees that, throughout the term of the Loan, no Hazardous Substances will be used by any person for any purpose upon the Mortgaged Premises or stored thereon in violation of applicable statute, rule or regulation. Mortgagor hereby indemnifies and holds Mortgagee harmless of and from all loss, cost (including reasonable attorney's fees), liability and damage whatsoever incurred by Mortgagee by reason of any violation of any applicable statute or regulation for the protection of the environment which occurs subsequent to the date of this Mortgage upon the

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Mortgaged Premises, or by reason of the imposition of any governmental lien for the recovery of environmental cleanup costs expended by reason of such violation. Mortgagor's obligation to Mortgagee under the foregoing indemnity shall be without regard to fault on the part of Mortgagor with respect to the violation of law which results in liability to Mortgagee. The release of this Mortgage shall in no event terminate or otherwise affect the indemnity contained in this paragraph.

Hazardous Substances is defined herein as any toxic or hazardous wastes, pollutants, or substances, including, without limitation, asbestos, PCBs, petroleum products and by-products, substances defined as "hazardous substances" or "toxic substances" or similarly identified in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sec. 9601, et. seq., Hazardous Materials Transportation Act, 49 U.S.C. Sec. 1802, et. seq., The Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901, et. seq., The Toxic Substance Control Act of 1976, as amended, 15 U.S.C. Sec. 2601, et. seq., Clean Water Act, 42 U.S.C. Sec. 7401, et. seq. or in any other applicable federal, state or local Environmental Laws.

## 37. MORTGAGOR FUNDS.

To the best of Mortgagor's knowledge after making due inquiry, neither Mortgagor nor any party related to or affiliated with Mortgagor, nor any person or entity providing funds to Mortgagor (i) is under investigation by any governmental authority for, or has been charged with, or convicted of, money laundering, drug trafficking, terrorist related activities, any crimes which in the United States would be predicate crimes to money laundering, or any violation of any Anti Money Laundering Laws, (ii) has been assessed civil or criminal penalties under any Anti-Money Laundering Laws (as defined herein); or (iii) has had any of its funds seized or forfeited in any action under any Anti Money Laundering Laws. For purposes of this Subsection, the term "Anti-Money Laundering Laws" shall mean laws, regulations, executive orders, and sanctions, state and federal, criminal and civil, that (1) limit the use of and/or seek the forfeiture of proceeds from illegal transactions; (2) limit commercial transactions with designated countries or individuals believed to be terrorists, narcotics dealers or otherwise engaged in activities contrary to the interests of the United States; (3) require identification and documentation of the parties with whom a Financial Institution conducts business; or (4) are designed to disrupt the flow of funds to terrorist organizations. Such laws, regulations, executive orders and sanctions shall be deemed to include the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism, the USA PATRIOT Act of 2001, Pub. L. No. 107-56 (the "Patriot Act"), the Bank Secrecy Act, 31 U.S.C. Section 5311 et. seq., the Trading with

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the Enemy Act, 50 U.S.C. App. Section 1 et. seq., the International Emergency Economic Powers Act, 50 U.S.C. Section 1701 et. seq., and the sanction regulations promulgated pursuant thereto by the Office of Foreign Asset Control ("OFAC"), as well as laws relating to prevention and detection of money laundering in 18 U.S.C. Sections 1956 and 1957.

## **38. MORTGAGOR COMPLIANCE WITH PATRIOT ACT.**

Mortgagor is in compliance with any and all applicable provisions of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT ACT) of 2001, as the same may be amended from time to time, and corresponding provisions of future laws.

## **39. REGULATORY AGREEMENT.**

Mortgagor acknowledges and confirms that the Mortgagee applied for and received an allocation of funds from the Community Development Financial Institutions Fund ("CDFI Fund"), a division of the United States Department of Treasury, from the CDFI Funds Capital Magnet Fund program, for use by Mortgagee to make investments to support the development, preservation, rehabilitation or purchase of affordable housing for low-income households in accordance with the Assistance Agreement between the Mortgagee and the CDFI Fund, and that said funds are included in the monies loaned to Mortgagor and evidenced by the Note. To induce the Mortgagee to loan the Note proceeds to the Mortgagor, the Mortgagor has executed, delivered and agree to comply with the provisions of the Regulatory Agreement attached hereto, and made a part hereof, as Exhibit B.

Nothing herein contained shall modify or discharge the personal liability expressly assumed by Mortgagor of the obligations hereby secured.

**- SIGNATURE PAGE FOLLOWS-**

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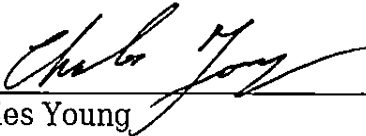
**IN WITNESS WHEREOF**, Mortgagor has executed this Mortgage as of the day and year first above written.

**MORTGAGOR:**

**GRANVILLE APARTMENTS LLC**, an Illinois limited liability company

By: **GRANVILLE MGR LLC**, a Delaware limited liability company  
Its: Manager & Member

By: **EXEMPLAR CAPITAL LLC**, an Illinois limited liability company  
Its: Manager

By:   
Name: Charles Young  
Its: Manager

Property of Cook County Clerk's Office

CY

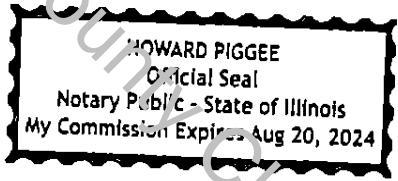
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STATE OF ILLINOIS     )  
                                  )     SS:  
COUNTY OF COOK     )

I, Howard A Piggee, Notary Public of the County and State aforesaid, certify that Charles Young, known to me to be the Manager of Exemplar Capital LLC, an Illinois limited liability company, known to me to be the Manager of Granville MGR LLC, a Delaware limited liability company, known to me to be the Manager and Member of Granville Apartments LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument as his free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official stamp or seal, this 28 day of February 2024.

[Signature]  
\_\_\_\_\_  
Notary Public



CY

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT 1042704, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 6230 N. Kenmore Avenue, Chicago, Illinois 60660

PERMANENT INDEX NUMBER(S): 14-05-205-013-0000

THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

CIC MEZZANINE INVESTORS, L.L.C.  
ATTN: SILVIA PRADO  
222 SOUTH RIVERSIDE PLAZA, STE 380  
CHICAGO, IL 60606-312-258-0070

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## EXHIBIT B REGULATORY AGREEMENT

Property of Cook County

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

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

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**THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING RETURN  
TO: Applegate & Thorne-Thomsen, P.C.  
425 S. Financial Place, Suite 1900  
Chicago, Illinois 60605  
Attention: Nicholas J. Brunick  
Permanent Tax Index  
Identification No.: 14-05-205-013-0000  
See Exhibit A  
Property Address:  
6230 N. Kenmore Avenue  
Chicago, Illinois 60660**

## REGULATORY AGREEMENT

**THIS REGULATORY AGREEMENT** (this "Agreement"), made and entered into as of this 29<sup>th</sup> day of February 2024, by and between **GRANVILLE APARTMENTS LLC**, an Illinois limited liability company ("Owner"), and **COMMUNITY INVESTMENT CORPORATION**, an Illinois nonprofit corporation ("CIC"),

### WITNESSETH:

**WHEREAS**, CIC applied for and received an allocation of funds ("CMF Funds") from the Community Development Financial Institutions Fund ("CDFI Fund"), a division of the United States Department of Treasury, from the CDFI Fund's Capital Magnet Fund program, as set forth in 12 C.F.R. Part 1807 ("CMF Regulations") for use by CIC to make investments to support the development, preservation, rehabilitation or purchase of affordable housing for low-income households in accordance with the Assistance Agreement with an effective date of January 9, 2017 between CIC and the CDFI Fund (the "Assistance Agreement"); and

**WHEREAS**, Owner is the owner a fee interest in certain real property upon which a residential building consisting of 134 residential units (the "Units") has been constructed, legally described in **Exhibit A** attached to and made a part of this Agreement (the "Land"), located at 6230 N. Kenmore Avenue, Chicago, Illinois 60660. The Land and the improvements now or hereinafter constructed on it (including the Units) are collectively referred to in this Agreement as the "Property". Any defined terms not defined herein shall be as defined in the Loan Documents (defined below) between the Owner and CIC dated as of even date herewith; and

**WHEREAS**, Owner desires to obtain from CIC a loan utilizing CMF Funds in the amount of **THREE MILLION AND NO/100 DOLLARS**

**CERTAIN OF THE PROVISIONS HEREOF MAY CONTINUE IN  
EFFECT NOTWITHSTANDING THE PAYMENT IN FULL OF THE  
LOAN**



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**(\$3,000,000.00)** (the "Loan"). Proceeds from the Loan shall be utilized by Owner for uses in conformance with the CMF Regulations; the Loan is and will be evidenced by that certain Promissory Note of even date herewith (the "Note"), secured by, among other things, a second (2nd) mortgage on the Property (the "Mortgage") and by security interests in certain personal property, and by other additional documents evidencing, governing and securing the rights and remedies of CIC (collectively, with the Note, and Mortgage, the "Loan Documents"); and

**WHEREAS**, as an inducement to CIC to make the Loan, Owner has agreed to enter into this Agreement and consents to be regulated and restricted by CIC as provided in it, and as provided for in the Assistance Agreement, the CMF Regulations, and the Housing and Economic Recovery Act of 2008, as amended, Public Law 110-289, section 1131 (the "Act") and the rules, regulations, policies and procedures of the CDFI Fund promulgated under the Act, all as they may be amended and supplemented from time to time, as applicable.

**NOW, THEREFORE**, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

1. **Incorporation**. The foregoing recitals are incorporated in this Agreement by this reference.

2. **Act and Rules**. Owner agrees that at all times its acts regarding the Property shall be in conformance with the applicable provisions of the Act, the CMF Regulations, the Assistance Agreement and the rules, regulations, policies and procedures of the CDFI Fund promulgated under the Act, all as they may be amended and supplemented from time to time.

3. **Representations, Covenants, and Agreements**. Owner further represents and agrees that:

a. At all times, Owner shall be in compliance with the terms and provisions of the Loan Documents;

b. At least twenty percent (20%) of the Units as of the date of this Agreement (the "Affordable Units"), meaning a total of 27 units, shall be occupied by Tenants (as defined in **Paragraph 8** hereof) whose income, at the time of such Tenant's initial occupancy, does not exceed the income limits for Low Income Tenants (as defined in **Paragraph 8** hereof) and the remaining Units may be leased to tenants at market rents;

c. If, at any time, less than twenty percent (20%) of the Units

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are Affordable Units, the next available Unit must be rented to (or held vacant and available for immediate occupancy by) Low Income Tenants;

d. For the Affordable Units, the rents paid by Low Income Tenants shall not exceed thirty percent (30%) of the imputed income limitation of a Low Income Tenant, with adjustments for the number of bedrooms in the Affordable Unit as set forth in Section 42(g)(2)(C) of the Internal Revenue Code of 1986, as amended, provided, however, that if Owner receives a rental subsidy for the Affordable Unit pursuant to a Housing Assistance Payments ("HAP") Contract with the Chicago Housing Authority ("CHA") or any other federal, state, or local rental subsidy, including but not limited to a Housing Choice Voucher ("HCV"), payments made to Owner or a tenant pursuant to such HAP Contract, HCV or other rental subsidy shall not be considered rent paid by a Low Income Tenant for purposes of complying with this paragraph d;

e. On forms approved by CIC, Owner shall obtain from each prospective Low Income Tenant prior to his or her admission to the Property and by each September 30 of each year during each Low Income Tenant's tenancy, a certification of income (the "Certification"). Owner shall submit such Certifications to CIC in the manner prescribed by CIC;

f. In the manner prescribed by CIC, Owner shall obtain written evidence substantiating the information given on such Certifications and shall submit such evidence substantiating the information to CIC in the manner prescribed by CIC. Within thirty (30) days after the end of each calendar year, Owner shall certify to CIC that, at the time of such certification and during the preceding calendar year, Owner was in compliance with the requirements of this **Paragraph 3**, or, if Owner is not or has not been in compliance with such requirements, Owner shall give notice to CIC of its failure to comply and the corrective action Owner is taking or has taken;

g. Owner shall annually submit a rent roll for the Affordable Units for CIC's approval which includes the rent charged to each Low Income Tenant (the "Rent Schedule"), and the Owner shall not change the Rent Schedule for the Affordable Units without CIC's approval;

h. Owner shall comply with any and all requirements related to any HAP Contract with CHA or any other rental subsidy that Owner or a tenant may obtain to benefit the Property;

i. Owner shall obtain all federal, state and local governmental approvals required by law for its acquisition, ownership and operation

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of the Property; and

j. Owner shall not evict any Tenant from the Property without good cause.

4. **Acts Requiring CIC Approval.** Except as permitted pursuant to the other Loan Documents, Owner shall not, without the prior written approval of CIC, which may be given or withheld in CIC's sole discretion:

a. Convey, transfer or encumber the Property or any part of it, or permit the conveyance, transfer or encumbrance of the Property or any part of it; or

b. Convey, assign or transfer any right to manage, or receive the rents and profits from, the Property; or

c. Change the Rent Schedule for the Affordable Units.

5. **Non-Discrimination in Housing.**

a. Owner shall not, in the selection of Tenants, in the provision of services, or in any other manner unlawfully discriminate against any person on the grounds of race, color, creed, religion, sex, age, unfavorable military discharge, ancestry, handicap, national origin, marital status, familial status or because the prospective Tenant is receiving governmental rental assistance.

b. Owner shall comply with all of the provisions of Title VI of the Civil Rights Act of 1964; Title IX of the Education Amendments of 1972; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975; the Drug Abuse Office and Treatment Act of 1972; the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970; sections 523 and 527 of the Public Health Service Act of 1912; and Title VIII of the Civil Rights Act of 1968; and all other provisions of federal, state and local law relating to non-discrimination.

6. **Violation of Agreement by Owner.** Upon violation of any of the provisions of this Agreement by Owner, CIC may give notice of such violation to Owner as provided in **Exhibit B** attached to and made a part hereof. If such violation is not corrected to the satisfaction of CIC within thirty (30) days after such notice, CIC may declare a default under this Agreement; however if such condition is not reasonably curable within thirty (30) days despite Owner's reasonable efforts to cure it, Owner shall have sixty (60) additional days to cure such default, so long as (i) that cure is commenced within such initial thirty (30) day period, (ii) Owner continues to diligently

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pursue such cure in good faith, (iii) CIC's security for the Loan is not, in the sole judgment of CIC, impaired as a result of the existence of such failure, (iv) a monetary default does not exist, and (v) the cure period contained herein does not extend the cure period, if any, contained in the Loan Agreement; after the expiration of such ninety (90) day period, CIC may declare a default under this Agreement (Notwithstanding the cure periods contained herein, if the Loan Agreement provides for less time period or no time period for a cure of a Default hereunder, the provisions of the Loan Agreement shall control), effective on the date of notice of such declaration of default to Owner, and upon such default, and so long as such default is continuing, CIC may do the following:

a. Declare the whole of the indebtedness under the Note immediately due and payable and then proceed to exercise the rights and remedies set forth in any Loan Document; or

b. Apply to any court, state or federal, for specific performance of this Agreement or for an injunction against any violation of this Agreement. Because the injury to CIC arising from a default under any of the terms of this Agreement would be irreparable and the amount of damages would be difficult to ascertain, Owner acknowledges and agrees that CIC's remedies at law, in the event of a violation of this Agreement, would be inadequate.

CIC's remedies are cumulative and the exercise of one shall not be deemed an election of remedies, nor foreclose the exercise of CIC's other remedies. No waiver by CIC of any breach of this Agreement shall be deemed to be a waiver of any other or subsequent breach. The failure or delay of CIC in exercising any of its rights under this Agreement in any one or more instances, or the exercise of less than all of its rights in any one or more instances, shall not be deemed or construed as a waiver of any such rights.

7. **Termination of Liabilities**. In the event of a sale or other transfer of the Property, all of the duties, obligations, undertakings and liabilities of Owner or other transferor (the "Transferor") under the terms of this Agreement shall thereafter cease and terminate as to the Transferor, except as to any acts or omissions or obligations to be paid or performed by the Transferor that occurred or arose prior to such sale or transfer. As a condition precedent to the termination of the liability of the Transferor under this Agreement, the transferee of the Property (a "New Owner"), as a condition precedent to its admission as a New Owner, shall meet with CIC and assume in writing, on the same terms and conditions as apply to the Transferor, all of the duties and obligations of the Transferor arising under this Agreement from and after the date of such sale or transfer. Such assumption shall be in form and substance acceptable to CIC. Any such New Owner shall not be obligated with respect to matters or events that occur or

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arise before its admission as a New Owner.

## 8. Definitions.

a. "Low Income Tenant". As used in this Agreement, the phrase "Low Income Tenant" means a single person, family or unrelated persons living together whose adjusted income is less than or equal to fifty percent (50%) of the area median income.

b. "Tenant". As used in this Agreement, the word "Tenant" means a person, family or unrelated persons leasing a Unit in the Property.

9. Term of Agreement; Covenants Run with Property. The covenants and agreements set forth in this Agreement shall encumber the Property and be binding on any New Owner and any other future owners of the Property and the holder of any legal, equitable or beneficial interest in it for a period of fifteen (15) years (commencing on the date hereof), irrespective of whether the Loan has been repaid in full or forgiven voluntarily by CIC or tendered by any party following an acceleration by CIC of the Note or enforcement by CIC of its remedies in connection with the Loan Documents, provided, however, at the election of CIC, this Agreement may terminate upon transfer of the Property following foreclosure or in lieu of foreclosure.

Owner expressly acknowledges that its undertakings and agreements stated in this Agreement are given to induce CIC to make the Loan and that continued performance of the covenants and agreements set forth in this Agreement for the period set forth in the previous paragraph is a condition precedent to the willingness of CIC to make the Loan, even if the Loan has been repaid prior to its maturity date.

10. Amendment of Agreement. This Agreement shall not be altered or amended without the prior written approval of all of the parties hereto.

11. Execution of Conflicting Documents. Owner warrants that it has not executed, and it agrees that it shall not execute, any other agreement with provisions contradictory, or in opposition, to the provisions of this Agreement, and that, in any event, the requirements of this Agreement are and shall be paramount and controlling as to the rights and obligations set forth in such other agreement and supersede any other requirements in conflict with this Agreement. To the extent this Agreement conflicts with any provisions or requirements set forth in any other Loan Document, CIC shall determine which provision controls.

12. Partial Invalidity. If any term, covenant, condition or provision

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of this Agreement, or its application to any circumstance, shall, at any time or to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, or the application of it to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such determination and each term, covenant, condition and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

**13. Successors.** Subject to the provisions of **Paragraph 7** hereof, this Agreement shall bind, and the benefits shall inure to, the parties to this Agreement, their legal representatives, successors in office or interest and assigns; however, Owner may not assign this Agreement, or any of its obligations under this Agreement, without the prior written approval of CIC.

**14. Indemnification of CIC.** Owner agrees to defend and indemnify and hold harmless CIC from and against any and all damages, including, but not limited to, any past, present or future claims, actions, causes of action, suits, demands, liens, debts, judgments, losses, costs, liabilities and other expenses, including, but not limited to, reasonable attorneys' fees, costs, disbursements, and other expenses, that CIC may incur or suffer by reason of or in connection with the Property, except if arising solely due to CIC's gross negligence, willful misconduct or after CIC takes possession of the Premises. Owner further agrees that CIC, if it so chooses, shall have the right to select its own counsel with respect to any such claims.

**15. Gender.** The use of the plural in this Agreement shall include the singular; the singular shall include the plural; and the use of any gender shall be deemed to include all genders.

**16. Captions.** The captions used in this Agreement are used only as a matter of convenience and for reference and in no way define, limit or describe its scope or intent.

**17. Notices.** Notices under this Agreement shall be given as provided in **Exhibit B** hereof.

**18. Counterparts.** This Agreement may be executed in counterparts, and each counterpart shall, for all purposes for which an original of this Agreement must be produced or exhibited, be the Agreement, but all such counterparts shall constitute one and the same instrument.

(THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY)

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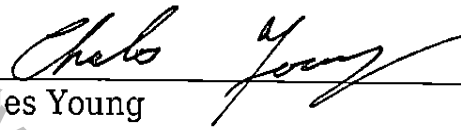
**IN WITNESS WHEREOF**, the undersigned have caused this Agreement to be executed by their authorized representatives.

**OWNER:**

**GRANVILLE APARTMENTS LLC**, an Illinois limited liability company

By: **GRANVILLE MGR LLC**, a Delaware limited liability company  
Its: Manager & Member

By: **EXEMPLAR CAPITAL LLC**, an Illinois limited liability company  
Its: Manager

By:   
Name: Charles Young  
Its: Manager

**CIC:**

**COMMUNITY INVESTMENT CORPORATION**

By: \_\_\_\_\_  
John Crane, Senior Vice President

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Its: Manager & Member

By: **EXEMPLAR CAPITAL LLC**, an Illinois limited liability company  
Its: Manager

By: \_\_\_\_\_  
Name: Charles Young  
Its: Manager

**CIC:**

**COMMUNITY INVESTMENT CORPORATION**

By: \_\_\_\_\_  
John Crane, Senior Vice President

Property of Cook County Clerk's Office



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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that John Crane, personally known to me to be a Senior Vice President of Community Investment Corporation, and personally known to me to be 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 and delivered the said instrument in his capacity as Senior Vice President of Community Investment Corporation as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of Feb, 2024.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

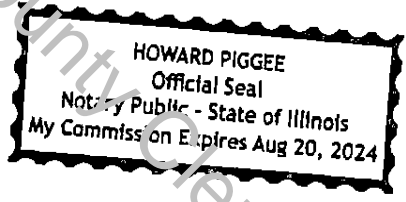
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STATE OF ILLINOIS    )  
                                  )    SS:  
COUNTY OF COOK    )

I, Howard Piggee, Notary Public of the County and State aforesaid, certify that Charles Young, known to me to be the Manager of Exemplar Capital LLC, an Illinois limited liability company, known to me to be the Manager of Granville MGR LLC, a Delaware limited liability company, known to me to be the Manager and Member of Granville Apartments LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument as his free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official stamp or seal, this 28 day of February, 2024.

Howard Piggee  
Notary Public



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## EXHIBIT A LEGAL DESCRIPTION OF REAL ESTATE

LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT 1042704, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 6230 N. Kenmore Avenue, Chicago, Illinois 60660

PERMANENT INDEX NUMBER(S): 14-05-205-013-0000

THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

CIC MEZZANINE INVESTORS, L.L.C.  
ATTN: SILVIA PRADO  
222 SOUTH RIVERSIDE PLAZA, STE 380  
CHICAGO, IL 60606-312-258-0070

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## EXHIBIT B NOTICE PROVISIONS

Any notice, demand, request or other communication that any party may desire or may be required to give to any other party under this document shall be given in writing, at the addresses set forth below, by any of the following means: (a) personal service; (b) overnight courier; or (c) registered or certified United States mail, postage prepaid, return receipt requested.

If to CIC:

Community Investment Corporation  
222 South Riverside Plaza, Suite 380  
Chicago, Illinois  
Attention: President

with copies to:

Applegate & Thorne-Thomsen, P.C.  
440 S. LaSalle Street, Suite 1900  
Chicago, Illinois 60605  
Attention: Nicholas J. Brunick

If to Owner:

GRANVILLE APARTMENTS LLC  
220 North Green Street  
Chicago, Illinois 60607  
Attention: Charles Young