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MORTGAGE

This Mortgage is made October 1, 1986, between FIRST NATIONAL BANK OF SKOKIE, as Trustee under a Trust Agreement dated September 11, 1986 and known as Trust 52215T, (hereinafter referred to as "Mortgagor") and FIRST NATIONAL BANK OF SKOKIE, a national banking association, having an office at 8008 Lincoln Avenue, Skokie, IL. 60077 (herein referred to as "Mortgagee").

W I T N E S S :

WHEREAS, Mortgagor is indebted to Mortgagee in the principal amount of \$1,400,000 together with interest thereon from and after the date hereof at the rates provided in that certain Mortgage Note ("Mortgage Note"), a copy of which is attached hereto as Exhibit "1";

WHEREAS, as a condition of making the loan evidenced by the aforesaid Mortgage Note, Mortgagee has required that Mortgagor mortgage the "Premises" (as hereinafter defined) to the Mortgagee, and Mortgagor has executed, acknowledged, and delivered this Mortgage to secure, in addition to the indebtedness evidenced by the aforesaid Mortgage Note, any and all sums, indebtedness and liabilities of any and every kind now or hereafter owing to or to become due to Mortgagee from Mortgagor.

Mortgagor does, by these presents, grant, convey, and mortgage unto Mortgagee, its successors and assigns forever, the Real Estate and all of their estates, rights, titles, and interests therein situate in the County of Cook and State of Illinois, legally described as:

PARCEL 1:

LOT 8 AND PART OF LOT 7, LYING WEST OF A LINE DRAWN 21 FEET EAST FROM AND PARALLEL TO THE WEST LINE OF SAID LOT 7 IN THE SUBDIVISION OF LOTS 9, 10, AND 11, IN BLOCK 4, IN STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM ALL OF SAID PREMISES THE NORTH 4 FEET THEREOF FOR ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 9 IN THE SUBDIVISION OF LOTS 9, 10, AND 11, IN BLOCK 4, OF STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PROPERTY

MORTGAGE

This Mortgage is made October 1, 1986, between FIRST NATIONAL BANK OF KROWE, as Lender under a Trust Agreement dated September 11, 1986 and known as TRUST DEED, (hereinafter referred to as "Mortgage") and FIRST NATIONAL BANK OF KROWE, a national banking association, having an office at 8008 Lincoln Avenue, Oakbrook, IL 60077 (herein referred to as "Mortgagee").

W I T N E S S

WHEREAS, Mortgagee is indebted to Mortgagee in the principal amount of \$1,400,000 together with interest thereon from and after the date hereof at the rates provided in last certain Mortgage Note ("Mortgage Note"), a copy of which is attached hereto as Exhibit "A";

WHEREAS, as a condition of making the loan evidenced by the above said Mortgage Note, Mortgagee has required the Mortgagor Mortgagee to "praise" (as hereinafter defined) to the Mortgagee, and Mortgagee has executed, acknowledged, and delivered to the Mortgagee to secure, in addition to the indebtedness evidenced by the above said Mortgage Note, any and all taxes, indebtedness and liabilities of any and every kind now or hereafter owing to or to become due to Mortgagee from Mortgagor.

Mortgagor does, by these presents, grant, convey, and compare and Mortgagee, its successors, and assigns forever, the Real Estate and all of their estates, rights, titles, and interests therein situated in the County of Cook and State of Illinois, locally described as:

PARCEL 1:

LOT 8 AND PART OF LOT 7, EXTRACTED OF A LIR DRAWN 21 FEBRUARY 1986 FROM AND BEING PART OF THE WEST LINE OF SAID LOT 7 IN THE 200-2 DIVISION OF TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID LAND PORTIONS THE NORTH A PART THEREOF FOR ALLOT) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 9 IN THE SUBDIVISION OF TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN OF SAID TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER 1/4 OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THE NORTH 4 FEET OF LOTS 7 AND 8 IN THE SUBDIVISION OF LOTS 9, 10, AND 11, IN BLOCK 4 IN STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No.: 17-03-106-014-0000
17-03-106-015-0000

Parcel 2
Parcel 1 + 3

Commonly known as: 20 E. Goethe Street, Chicago, IL

(sometimes herein referred to as the "Real Estate"), which Real Estate, together with the following described property, is collectively referred to as the "Premises", together with:

A. All right, title, and interest of Mortgagor, including any after-acquired title or reversion, in and to the beds of the ways, streets, avenues, and alleys adjoining the Premises.

B. All and singular the tenements, hereditaments, easements, appurtenances, passages, liberties, and privileges thereof or in any way now or hereafter appertaining, including homestead and any other claim at law or in equity as well as any after-acquired title, franchise, or license, and the reversion and reversions and remainder and remainders thereof.

C. In accordance with the Collateral Assignment of Lease and Rents dated of even date herewith, all rents, issues, proceeds, and profits accruing and to accrue from the Premises; and

D. All buildings and improvements of every kind and description now or hereafter erected or placed thereon and all materials intended for construction, reconstruction, alteration, and repairs of such improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the Premises immediately upon the delivery thereof to the Premises, and all fixtures, equipment, materials and other types of personal property (other than that belonging to tenants) used in the ownership and operation of the improvement situated thereon with parking and other related facilities, in possession of Mortgagor and now or hereafter located in, on, or upon, or installed in or affixed to, the Real Estate legally described herein, or any improvements or structures thereon, together with all accessories and parts now attached to or used in connection with any such equipment, materials and personal property or which may hereafter, at any time, be placed in or added thereto, and also any and all replacements and proceeds of any such equipment, materials and personal property, together with the proceeds of any

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EXHIBIT 1

THE NORTH 1/2 PART OF SECTION 1 AND 2 IN THE SHERIDAN SUBDIVISION OF TOWN OF
AND 1/2 IN BLOCK 1 IN NORTH 1/2 SECTION 1 OF TOWN OF
CHICAGO IN THE NORTH 1/2 PART OF SECTION 1, TOWNSHIP 23 NORTH,
RANGE 14, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Government Index No.: 17-07-12-01-0000
17-07-12-01-0000

Company Name: 3011 South Dearborn, Chicago, Ill.

(Sometimes herein referred to as the "Real Estate"), which Real Estate
together with the following described property, is collectively referred
to as the "Premises", together with:

A. All right, title, and interest of the grantor, including
any after-acquired title or reversion, in and to the beds of
the water, streams, creeks, and ditches flowing through the Premises.

B. All and singular interest, including, but not limited to, easements,
appurtenances, franchises, licenses, and privileges issued or in
any way now or hereafter acquired, including, but not limited to,
any other estate or title as well as any after-acquired
title, franchise, or license, and the reversion and reversion
and contingent and executory interests;

C. In consideration of the total assignment of lease
and right of use hereunder, all rents, issues, pro-
fits, and profits, including but not limited to the Premises;

D. All title and interest of every kind and description
in and to the premises, including, but not limited to, all
interests, franchises, licenses, easements, appurtenances, and
other rights, including but not limited to, all of which
interests shall be deemed to be included within the Premises here-
under and shall be deemed to be the Premises, and all fixtures,
equipment, machinery and other contents of personal property (other
than that belonging to a tenant) and in the ownership and possession
of the grantor or any person claiming or claiming to be related
to the grantor, in possession of the premises, and now or hereafter located
on, or about, or attached to or in connection with, the Real Estate
and all other interests, franchises, licenses, appurtenances, and
other rights, including but not limited to, all of which shall be
deemed to be included within the Premises, and all fixtures,
equipment, machinery and other contents of personal property, together with the proceeds of any
materials and personal property, together with the proceeds of any

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of the foregoing; it being mutually agreed, intended, and declared, that all the aforesaid property shall, so far as permitted by law, be deemed to form a part and parcel of the Real Estate and for the purpose of this Mortgage to be Real Estate, and covered by this Mortgage; and as to any of the property aforesaid which does not so form a part and parcel of the Real Estate or does not constitute a "fixture" (as such term is defined in the Uniform Commercial Code), this Mortgage is hereby deemed to be, as well, a Security Agreement under the Uniform Commercial Code for the purpose of creating hereby a security interest in such property, which Mortgagor hereby grants to the Mortgagee as the Secured Party (as such term is defined in the Uniform Commercial Code).

TO HAVE AND TO HOLD, the same unto the Mortgagee and its successors and assigns forever, for the purposes and uses herein set forth.

Provided, however, that if the Mortgagor shall pay the principal and all interest as provided by the Mortgage Note, and shall pay all other sums herein provided for, or secured hereby, and shall well and truly keep and perform all of the covenants herein contained, then this Mortgage shall be released at the cost of the Mortgagor, otherwise to remain in full force and effect.

1. MORTGAGOR'S COVENANTS. To protect the security of this Mortgage, Mortgagor agrees and covenants with the Mortgagee that Mortgagor shall:

A. PAYMENT OF PRINCIPAL AND INTEREST. Pay promptly when due the principal and interest on the indebtedness evidenced by the Mortgage Note at the times and in the manner herein and in the Mortgage Note provided.

B. TAXES AND DEPOSITS THEREFOR. Pay immediately when first due and owing, all general taxes, special taxes, special assessments, water charges, sewer charges, and other charges which may be levied against the Premises, and to furnish to Mortgagee upon request therefor, duplicate receipts therefor within thirty (30) days after payment thereof. Mortgagor may, in good faith and with reasonable diligence, contest the validity or amount of any such taxes or assessments provided: (a) that such contest shall have the effect of preventing the collection of the tax or assessment so contested and the sale or forfeiture of said Premises or any part thereof, or any interest therein, to satisfy the same; (b) that Mortgagor has notified Mortgagee in writing of the intention of Mortgagor to contest the same, before any tax or assessment has been increased by any interest, penalties, or costs; and (c) that Mortgagor shall have deposited with Mortgagee at such place as Mortgagee may from time to time in writing appoint, a sum of money, bond, Letter of Credit or other security reasonably acceptable to Mortgagee which shall be sufficient in the reasonable judgment of the Mortgagee to pay in full such contested tax and assessment and all penalties and interest that might become due thereon, and shall keep said money on deposit or keep in effect said bond or Letter of Credit in an amount sufficient, in the

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of the foregoing, it being hereby agreed, intended, and declared that all the above-mentioned property shall, so far as permitted by law, be deemed to form a part and parcel of the real estate and for the purposes of this mortgage to be held, retained, and covered by this mortgage; and as to any of the above-mentioned property which does not so form a part and parcel of the real estate or does not constitute a "fixture" (as such term is defined in the Uniform Commercial Code), this mortgage is hereby intended to be, as well as a security agreement under the Uniform Commercial Code for the purpose of creating hereby a security interest in such property, which mortgage hereby creates in the mortgagee as the secured party (as such term is defined in the Uniform Commercial Code)...

TO HAVE AND TO HOLD, we the undersigned the mortgagee and its successors and assigns forever, for the purpose and uses herein set forth:

Provided, however, that if the mortgagor shall pay the principal and all interest as provided in the mortgage hereto, and shall pay all other sums herein provided for, or agreed to pay, and shall well and truly keep and perform all of the covenants herein contained, then this mortgage shall be released of the debt of the mortgagor, otherwise to remain in full force and effect.

1. MORTGAGOR'S COVENANTS. To protect the security of this mortgage, the mortgagor agrees and covenants that the mortgagor shall:

A. PAYMENT OF PRINCIPAL AND INTEREST. Pay promptly when due the principal and interest on this mortgage evidenced by the mortgage note at the times and in the manner herein and in the mortgage note provided.

B. TAXES AND TITLE MATTERS. Pay immediately when due the taxes and other charges, including assessments, taxes, charges, costs, interest, and other charges which may be levied against the premises, and to forward to the mortgagee upon request therefor, duplicate receipts therefor within thirty (30) days after payment thereof. Mortgagee may, in good faith and with reasonable diligence, contact the mortgagee or any other person or organization providing (a) that such receipt shall have the effect of extinguishing the obligation of the mortgagor to pay such taxes, and the rate or forfeiture of said mortgage of any part thereof, or to recover thereon, so as to satisfy the same; (b) that mortgagee has mailed mortgage in violation of the intention of this paragraph to contact the mortgagee, or any tax or assessment has been factored by the mortgagee, including, of course, and (c) that mortgagee shall have the right to recover any tax or assessment which may have been paid by the mortgagee, and to retain the same, less the amount of credit which mortgagee has paid to the mortgagee to pay in full such mortgage tax and assessment and all penalties and interest which might become due thereon, and shall keep said copy on deposit in escrow in effect said bond or letter of credit in an amount sufficient, in the

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reasonable judgment of the Mortgagee, to pay in full such contested tax and assessment; and all penalties and interest that might become due thereon, and shall keep on deposit an amount so sufficient at all times, increasing such amount to cover additional penalties and interest whenever, in the reasonable judgment of the Mortgagee, such increase is advisable. In case the Mortgagor, after demand is made upon it by Mortgagee, shall fail to prosecute such contest with reasonable diligence or shall fail to maintain sufficient funds on deposit as hereinabove provided, the Mortgagee may, at its option upon notice to Mortgagor, apply the monies and/or liquidate the securities deposited with Mortgagee, in payment of, or on account of, such taxes and assessments, or any portion thereof then unpaid, including the payment of all penalties and interest thereon. If the amount of the money and/or security so deposited shall be insufficient as aforesaid for the payment in full of such taxes and assessments, together with all penalties and interest thereon, the Mortgagor shall forthwith upon demand, either (i) deposit with the Mortgagee a sum which, when added to the funds then on deposit, shall be sufficient to make such payment in full, or, (ii) in case the Mortgagee shall have applied funds on deposit on account of such taxes and assessments, restore said deposit to an amount reasonably satisfactory to Mortgagee. Provided Mortgagor is not then in default hereunder, the Mortgagee shall, upon the final disposition of such contest and upon Mortgagor's delivery to Mortgagee of an official bill for such taxes, apply the money so deposited in full payment of such taxes and assessments or that part thereof then unpaid, together with all penalties and interest due thereon and return on demand the balance of of said deposit, if any, to Mortgagor.

C. INSURANCE.

(1) Hazard. Keep the improvements now existing or hereafter erected on the Premises insured under a replacement cost form of insurance policy against loss or damage resulting from fire, windstorm, and other hazards as may be required by Mortgagee, and to pay promptly, when due, any premiums on such insurance, provided however, Mortgagee may make such payments on behalf of Mortgagor. All insurance shall be in form and content as reasonably approved by the Mortgagee (which shall be carried in companies reasonably acceptable to Mortgagee) and the policies and renewals marked "PAID", shall be delivered to the Mortgagee at least thirty (30) days before the expiration of the old policies and shall have attached thereto standard noncontributing mortgage clause(s) in favor of and entitling Mortgagee to collect any and all of the proceeds payable under all such insurance, as well as standard waiver of subrogation endorsement, if available. Mortgagor shall not carry separate insurance, concurrent in kind or form and contributing in the event of loss, with any insurance required hereunder. In the event of any casualty loss, Mortgagor will give immediate notice by mail to the Mortgagee.

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reasonable judgment of the Mortgages, to pay in full such contracted tax and assessment; and all penalties and interest that might become due thereon, and shall keep on hand an amount so sufficient at all times, increasing such amount to cover additional penalties and interest when ever, in the reasonable judgment of the Mortgages, such increase is advisable. In case the Mortgages, after demand as made here in, fail to pay, the Mortgages shall be deemed to have failed to pay, and shall fail to maintain sufficient funds on deposit as hereinabove provided, the Mortgages may, at its option upon notice to the Mortgages, apply the entire and/or a portion of the securities deposited with the Mortgages, in payment of, or in satisfaction of, such taxes and assessments, or any portion thereof that may be due, including the payment of all penalties and interest thereon. If the amount of the money and/or securities so deposited shall be insufficient to pay the taxes and interest on such taxes and assessments, together with all penalties and interest thereon, the Mortgages shall, forthwith upon demand, either (i) deposit with the Mortgages a sufficient amount to pay the taxes and interest on such taxes and assessments, or (ii) in case the Mortgages shall have applied funds on deposit on account of such taxes and assessments, restore said deposit to an amount reasonably sufficient to pay the taxes and assessments, together with all penalties and interest thereon, and upon the Mortgages's delivery to the Mortgages of an official bill for such taxes, apply the money so deposited in full payment of such taxes and assessments or that part thereof that may be due, together with all penalties and interest due thereon and return to demand the balance of said deposit, if any, to the Mortgages.

C. INSURANCE.

(1) Hazard. The improvements now existing or hereinafter erected on the premises covered by a replacement cost form of insurance policy against loss or damage resulting from fire, windstorm, and other hazards as may be required by the Mortgages, and to pay promptly, when due, any premiums for such insurance, provided however, the Mortgages may make such payments on behalf of the Mortgages. All insurance shall be in form and content as reasonably required by the Mortgages (which shall be carried in compliance therewith) and shall be delivered to the Mortgages and renewals marked "Mortgages", shall be delivered to the Mortgages at least thirty (30) days before the expiration of the old policies and shall have attached thereto attached noncontributing mortgage clauses) in favor of and entitling the Mortgages to collect any and all of the proceeds payable under all such insurance, as well as standard clauses of subrogation endorsement, if available. The Mortgages shall not carry separate insurance, concurrent in kind or form and contributing in the event of loss, with any insurance required hereunder. In the event of any casualty loss, the Mortgages will give immediate notice by mail to the Mortgages.

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(2) Liability and Business Interruption Insurance. Carry and maintain comprehensive public liability insurance and business interruption (or loss of rentals) insurance as may be required from time to time by the Mortgagee in forms, amounts, and with companies reasonably satisfactory to the Mortgagee. Such liability policy and business interruption insurance shall name Mortgagee as an additional insured party thereunder. Certificates of such insurances, premiums prepaid, shall be deposited with the Mortgagee and shall contain provision for thirty (30) days' notice to the Mortgagee prior to any cancellation thereof.

D. PRESERVATION AND RESTORATION OF PREMISES AND COMPLIANCE WITH GOVERNMENTAL REGULATIONS. Not permit any building or other improvement on the Premises to be materially altered, removed, or demolished, nor shall any fixtures or appliances on, in, or about said buildings or improvements be severed, removed, sold, or mortgaged, without the prior written consent of Mortgagee, and in the event of the demolition or destruction in whole or in part of any of the fixtures, chattels, or articles of personal property covered hereby or by any separate security agreement given in conjunction herewith, the same shall be replaced promptly by similar fixtures, chattels, and articles of personal property at least equal in quality and condition to those replaced, free from any security interest in or encumbrances thereon or reservation of title thereto. Subject to the provisions of Paragraph 19 hereof, Mortgagor shall promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed. The buildings and improvements shall be so restored or rebuilt so as to be of at least equal value and substantially the same character as prior to such damage or destruction.

Mortgagor further agrees to permit, commit, or suffer no waste, impairment, or deterioration of the Premises or any part or improvement thereof; to keep and maintain the Premises and every part thereof in good repair and condition, subject to ordinary wear and tear, to effect such repairs as the Mortgagee may reasonably require, and, from time to time, to make all needful and proper replacements and additions thereto so that said buildings, fixtures, machinery, and appurtenances will, at all times, be in good condition, fit and proper for the respective purposes for which they were originally erected or installed; to comply with all statutes, orders, requirements or decrees relating to said Premises as provided in any notice given by any federal, state, or municipal authority; and to observe and comply with all conditions and requirements necessary to preserve and extend any and all rights, licenses, permits (including, but not limited to, zoning variances, special exceptions, and nonconforming uses) privileges, franchises, and concessions which are applicable to the Premises or which have been granted to or contracted for by Mortgagor in connection with any existing or presently contemplated use of the said Premises.

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(3) Liability and Business Interruption Insurance. Every

and maintain comprehensive public liability insurance and business interruption (or loss of business) insurance as may be required from time to time by the Board of Health, and with companies reasonably satisfactory to the Board of Health. Such liability policy and business interruption insurance shall cover the insured party, its insured party partners, and all other persons, and shall contain a provision for thirty (30) days prior to the date of cancellation thereof.

D. PRESERVATION AND RESTORATION OF BUILDINGS AND OTHER REAL PROPERTY.

Improvement on the premises to be airtight, cleaned, removed, or demolished, nor shall any fixtures or appliances on, in, or about said buildings or improvements be removed, removed, or damaged, without the prior written consent of the Board of Health, and in the event of the demolition or destruction in whole or in part of any of the fixtures, chattels, or articles of personal property covered hereby, or by any separate security agreement, the same shall be replaced or repaired by the insured, and in the event of any loss or damage to any security interest in or condition to these premises, the insured shall be bound to the same. Subject to the provisions of paragraph 10 hereof, the insured shall promptly repair, replace, or rebuild any such improvements now or hereafter on the premises which may become damaged or destroyed. The buildings and improvements shall be repaired or rebuilt as to be of at least equal value and substantially the same character as prior to such damage or destruction.

Notwithstanding to whomsoever the premises are conveyed, the insured shall be bound to repair, replace, or rebuild any such improvements now or hereafter on the premises which may become damaged or destroyed. The buildings and improvements shall be repaired or rebuilt as to be of at least equal value and substantially the same character as prior to such damage or destruction.

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E. CREATION OF LIENS AND TRANSFER OF OWNERSHIP.

(1) Not create, suffer, or permit to be created or filed against the Premises, any mortgage lien or other lien whether superior or inferior to the lien of this Mortgage. The Mortgagor may either (i) cause title insurance to be issued insuring that any such liens will not affect the priority of the lien of this Mortgage, or (ii) contest any lien claim arising from any work performed, material furnished, or obligations incurred by Mortgagor upon furnishing Mortgagee security and indemnification reasonably satisfactory to Mortgagee for the final payment and discharge thereof; or

(2) Neither permit the Premises, or the beneficial interest in Mortgagor, in whole or in part, to be alienated, transferred, conveyed or assigned to any person or entity, nor permit the Lease specifically identified in the Collateral Assignment of Lease(s) and Rent(s), executed and delivered by Mortgagor to Mortgagee in connection herewith, to be assigned by the Lessor or the Lessee therein identified.

Any waiver by Mortgagee of the provisions of this Paragraph shall not be deemed to be a waiver of the right of Mortgagee to insist upon strict compliance with the provisions of this Paragraph in the future.

2. MORTGAGEE'S PERFORMANCE OF DEFAULTED ACTS. In case of default herein, Mortgagee may, but need not, at any time after the giving of any notice and the lapse of any time thereafter which may be required by Paragraph 11 hereof, and subject to the provisions of this Mortgage make any payment or perform any act herein required of Mortgagor in any form and manner deemed expedient by Mortgagee, and Mortgagee may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise, or settle any tax lien or other prior or junior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting the Premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other monies advanced by Mortgagee to protect the Premises and the lien hereof, shall be so much additional indebtedness secured hereby, and shall become immediately due and payable by Mortgagor to Mortgagee without notice and with interest thereon at the Default Interest Rate as defined herein. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagor.

3. EMINENT DOMAIN. So long as any portion of the principal balance evidenced by the Mortgage Note remains unpaid, any and all awards heretofore or hereafter made or to be made to the present and all subsequent owners of the Premises, by any governmental or other lawful authority for taking, by condemnation or eminent domain, of the whole or any part of the Premises or any improvement located thereon, or any easement therein or appurtenant thereto (including any award from the United

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2. FORMATION OF FIRM AND TERMINATION OF PARTNERSHIP.

(1) Notwithstanding to what may be stated or implied in the articles, any partner shall be deemed to be a partner in the firm from the date of the formation of the firm, and shall be liable for the debts of the firm incurred by him or her after the date of the formation of the firm, and shall be entitled to share in the profits of the firm.

(2) Notwithstanding to what may be stated or implied in the articles, any partner shall be deemed to be a partner in the firm from the date of the formation of the firm, and shall be liable for the debts of the firm incurred by him or her after the date of the formation of the firm, and shall be entitled to share in the profits of the firm.

Any partner who is not named in the articles shall not be deemed to be a partner in the firm unless he is named in the articles or in a deed or other instrument in writing signed by all the partners.

3. WARRANTY OF PARTNERSHIP. In case of default by any partner in the payment of any debt or liability of the firm, the partners shall be jointly and severally liable for the payment of such debt or liability, and the partners shall be deemed to have authorized any one of them to execute any deed or other instrument in writing for the purpose of enforcing such debt or liability, and the partners shall be deemed to have authorized any one of them to execute any deed or other instrument in writing for the purpose of enforcing such debt or liability, and the partners shall be deemed to have authorized any one of them to execute any deed or other instrument in writing for the purpose of enforcing such debt or liability.

4. ENTIRE ESTATE. The partners shall be deemed to have authorized any one of them to execute any deed or other instrument in writing for the purpose of enforcing such debt or liability, and the partners shall be deemed to have authorized any one of them to execute any deed or other instrument in writing for the purpose of enforcing such debt or liability.

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States Government at any time after the allowance of the claim therefor, the ascertainment of the amount thereof and the issuance of the warrant for payment thereof), are hereby assigned by Mortgagor to Mortgagee, to the extent of the unpaid indebtedness evidenced by the Mortgage Note, which award Mortgagee is hereby authorized to give appropriate receipts and acquittances therefore, and, subject to the terms of Paragraph 19 hereof, Mortgagee shall apply the proceeds of such award as a credit upon any portion of the indebtedness secured hereby or, at its option, permit the same to be used to repair and restore the improvements in the same manner as set forth in Paragraph 19 hereof with regard to insurance proceeds received subsequent to a fire or other casualty to the Premises. Mortgagor shall give Mortgagee immediate notice of the actual or threatened commencement of any such proceedings under condemnation or eminent domain, affecting all or any part of the said Premises or any easement therein or appurtenance thereof, including severance and consequential damage and change in grade of streets, and will deliver to Mortgagee copies of any and all papers served in connection with any such proceedings. Mortgagor shall make, execute, and deliver to Mortgagee, at any time or times upon request, free, clear, and discharged of any encumbrances of any kind whatsoever, any and all further assignments and/or instruments deemed necessary by Mortgagee for the purpose of validly and sufficiently assigning all awards in accordance with and subject to the provisions hereof, and other compensation heretofore and hereafter to be made to Mortgagor for any taking, either permanent or temporary, under any such proceeding. Notwithstanding anything aforesaid to the contrary, Mortgagor shall have the sole authority to conduct the defense of any condemnation or eminent domain proceeding and (so long as the amount of any condemnation or eminent domain award exceeds the unpaid principal balance evidenced by the Mortgage Note) the sole authority to agree to and/or accept the amounts, terms, and conditions of any and all condemnation or eminent domain awards.

4. ACKNOWLEDGEMENT OF DEBT. Mortgagor shall furnish, from time to time, within thirty (30) days after Mortgagee's request, a written statement of the amount due upon this Mortgage and whether any alleged offsets or defenses exist against the indebtedness secured by this Mortgage.

5. INSPECTION OF BOOKS AND RECORDS. Mortgagor shall keep and maintain full and correct books and records showing in detail the income and expenses of the Premises and within ten (10) days after demand therefore to permit Mortgagee, at normal business hours, to examine such books and records and all supporting vouchers and data, at any time and from time to time, on request at Mortgagor's offices, hereinbefore identified or at such other location as may be mutually agreed upon.

6. ILLEGALITY OF TERMS HEREOF. Nothing herein or in the Mortgage Note contained nor any transaction related thereto shall be construed or shall so operate either presently or prospectively, (a) to require

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States Government at any time after the allowance of the claim therefor, the satisfaction of the amount thereof and the issuance of the warrant for payment thereof, are hereby assigned by mortgagee to mortgagee, to the extent of the unpaid indebtedness evidenced by the mortgage note, which award mortgagee is hereby authorized to give appropriate receipts and acknowledgments therefor, and subject to the terms of Paragraph 19 hereof, mortgagee shall apply the proceeds of such award as a credit upon any portion of the indebtedness secured hereby or, at its option, permit the same to be used to repair and restore the improvements in the same manner as set forth in Paragraph 19 hereof with regard to insurance proceeds received subsequent to a fire or other casualty to the premises. Mortgagee shall give mortgagee immediate notice of the actual or threatened commencement of any such proceedings under condemnation or eminent domain, including all or any part of the said premises or any easement therein or adjacent lands thereof, including severance and consequential damage and claims in grade of streets, and will deliver to mortgagee copies of all and all papers served in connection with any such proceedings. Mortgagee shall cause to be executed, filed, and delivered to mortgagee, at any time or times upon request, lease, clear, and discharge of any encumbrances of any kind whatsoever, any and all further assignments and/or instruments deemed necessary by mortgagee for the purpose of validly and sufficiently securing all awards in accordance with and subject to the provisions hereof, and other compensation herefor and hereafter to be made to mortgagee for any taking, either permanent or temporary, under any such proceeding. Notwithstanding anything aforesaid to the contrary, mortgagee shall have the sole authority to conduct the defense of any condemnation or eminent domain proceeding and (so long as the amount of any condemnation or eminent domain award exceeds the unpaid principal balance evidenced by the mortgage note) the sole authority to enter to and/or accept the amount, terms, and conditions of any and all condemnation or eminent domain awards.

4. ACKNOWLEDGMENT OF DEBT. Mortgagee shall furnish, from time to time, within thirty (30) days after mortgagee's request, a written statement of the amount due upon this mortgage and whether any alleged offsets or defenses exist against the indebtedness secured by this mortgage.

5. INSPECTION OF BOOKS AND RECORDS. Mortgagee shall keep and maintain full and correct books and records showing in detail the income and expenses of the premises and within ten (10) days after demand therefor to permit mortgagee, at normal business hours, to examine such books and records and all supporting vouchers and data, at any time and from time to time, on request at mortgagee's office, hereinafter identified as at each other location as may be mutually agreed upon.

6. ILLEGALITY OF TERMS HEREOF. Nothing herein or in the mortgage note contained nor any transaction related thereto shall be construed or shall so operate either prospectively or retrospectively, (a) to require

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Mortgagor to pay interest at a rate greater than is now lawful in such case to contract for, but shall require payment of interest only to the extent of such lawful rate; or (b) to require Mortgagor to make any payment or do any act contrary to law, and if any clause and provision herein contained shall otherwise so operate to invalidate this Mortgage, in whole or in part, then such clause or clauses and provisions only shall be held for naught as though not herein contained and the remainder of this Mortgage shall remain operative and in full force and effect, and Mortgagee shall be given a reasonable time to correct any such error.

7. SUBROGATION. In the event the proceeds of the loan made by the Mortgagee to the Mortgagor, or any part thereof, or any amount paid out or advanced by the Mortgagee, be used directly or indirectly to pay off, discharge, or satisfy, in whole or in part, any prior lien or encumbrance upon the Premises or any part thereof, then the Mortgagee shall be subrogated to such other lien or encumbrance and to any additional security held by the holder thereof and shall have the benefit of the priority of all of same.

8. EXECUTION OF SECURITY AGREEMENT AND FINANCING STATEMENT. That Mortgagor, within five (5) days after request by mail, shall execute, acknowledge, and deliver to Mortgagee a Security Agreement, Financing Statement, or other similar security instrument, in form satisfactory to the Mortgagee, and reasonably satisfactory to Mortgagor, and conforming to the terms hereof covering all property of any kind whatsoever owned by the Mortgagor, which, in the sole opinion of Mortgagee, is essential to the operation of the Premises and concerning which there may be any doubt as to whether the title to same has been conveyed by or a security interest therein perfected by this Mortgage under the laws of the State of Illinois and will further execute, acknowledge, and deliver any financing statement, affidavit, continuation statement or certificate, or other documents as Mortgagee may request in order to perfect, preserve, maintain, continue, and extend the security instrument. Mortgagor further agrees to pay Mortgagee, on demand, all costs and expenses incurred by Mortgagee in connection with the recording, filing, and refiling of any such document.

9. MORTGAGEE'S PAYMENT OF GOVERNMENTAL, MUNICIPAL, OR OTHER CHARGES OR LIENS. Upon the occurrence of an Event of Default hereunder, Mortgagee is hereby authorized subject to the terms and provisions of this Mortgage, to make or advance, in the place and stead of the Mortgagor, any payment relating to taxes, assessments, water rates, sewer rentals, and other governmental or municipal charges, fines, impositions, or liens asserted against the Premises and may do so according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of the bill, statement, or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien, or title or claim thereof, and the Mortgagee is further authorized to make or advance in the place and stead of the Mortgagor any

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Mortgagee to pay interest at a rate greater than is now lawful in such case to contract for, but shall reduce payment of interest only to the extent of such lawful rate; or (b) to require Mortgagee to make any payment or do any act contrary to law, and if any clause and provision herein contained shall otherwise so operate to invalidate this Mortgage, in whole or in part, then such clause or clauses and provisions only shall be held for naught as though not herein contained and the remainder of this Mortgage shall remain operative and in full force and effect, and Mortgagee shall be given a reasonable time to correct any such error.

7. SUBROGATION. In the event the proceeds of the loan made by the Mortgagee to the Mortgagor, or any part thereof, or any amount paid out or advanced by the Mortgagee, be used directly or indirectly to pay off, discharge, or satisfy, in whole or in part, any other lien or encumbrance upon the Premises or any part thereof, then the Mortgagee shall be subrogated to such other lien or encumbrance and to any additional security held by the holder thereof and shall have the benefit of the priority of all of same.

8. EXECUTION OF SECURITY INSTRUMENT AND FINANCING STATEMENT. The Mortgagor, within five (5) days after loan made by him, shall execute, acknowledge, and deliver to Mortgagee a Security Agreement, Financing Statement, or other similar security instrument, in form satisfactory to the Mortgagee, and reasonably necessary to Mortgagee, and conforming to the terms hereof covering all property of any kind whatsoever owned by the Mortgagor, which in the sole opinion of Mortgagee is essential to the operation of the premises and concerning which there may be any doubt as to whether the title to same has been conveyed by or a security interest therein perfected by this Mortgage under the laws of the State of Illinois and will further execute, acknowledge, and deliver any financing statement, affidavit, continuation statement or certificate, or other documents as Mortgagee may request in order to perfect, preserve, maintain, continue, and extend the security instrument. Mortgagee further agrees to pay Mortgagee, on demand, all costs and expenses incurred by Mortgagee in connection with the recording, filing, and retitling of any such document.

9. MORTGAGOR'S PAYMENT OF GOVERNMENTAL, MUNICIPAL, OR OTHER TAXES OR LIENS. Upon the occurrence of an event of default hereunder, Mortgagee is hereby authorized subject to the terms and provisions of this Mortgage, to make or cause to be made, in the place and stead of the Mortgagor, any payment relating to taxes, assessments, water rates, sewer rentals, and other governmental or municipal charges, fines, impositions, or liens asserted against the Premises and may do so according to any bill, statement, or notice received from the appropriate public office without inquiry into the validity of the bill, statement, or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien, or title or claim thereof, and the Mortgagor is further authorized to make or advance in the place and stead of the Mortgagor any

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payment relating to any apparent or threatened adverse title, lien, statement of lien, encumbrance, claim, or charge; or payment otherwise relating to any other purpose herein and hereby authorized but not enumerated in this Paragraph, and may do so whenever, in its reasonable judgment and discretion, such advance or advances shall seem necessary or desirable to protect the full security intended to be created by this instrument, and, provided further, that in connection with any such advance, Mortgagee, in its option, may, and is hereby authorized to obtain a continuation report of title or title insurance policy prepared by a title insurance company of Mortgagee's choosing.

All such advances and indebtedness authorized by this Paragraph shall be repayable by Mortgagor upon demand with interest at the Default Interest Rate.

10. BUSINESS LOAN. The Mortgagor represents and agrees, and the beneficiary of Mortgage by execution and delivery of the direction to Mortgagor to execute this Mortgage, warrants, represents, and agrees that the proceeds of the Mortgage Note will be used for business purposes, and that the indebtedness evidenced by the Mortgage Note constitutes a business loan.

11. DEFAULT AND FORECLOSURE.

(a) Events of Default and Remedies. The following shall constitute an Event of Default under this Mortgage:

(i) any failure to provide the insurance specified in Paragraph 1(C)(1) and 1(C)(2) herein;

(ii) any default in the monthly principal and interest payments under the Mortgage Note secured hereby; or

(iii) any default in the performance or observance of any other term, covenant, or condition in this Mortgage, or in any other instrument now or hereafter evidencing or securing said indebtedness which default continues for thirty (30) days after Mortgagee has notified Mortgagor of such default and Mortgagor has not cured such default; or

(iv) if the Mortgagor or any beneficiary thereof shall file a petition in voluntary bankruptcy or under Chapter VII or Chapter XI of the Federal Bankruptcy Code or any similar law, state or federal, whether now or hereafter existing, which action is not dismissed within thirty (30) days; or

(v) if the Mortgagor or any beneficiary thereof shall file an answer admitting insolvency or inability to pay their debts or fail to obtain a vacation or stay of involuntary proceedings within thirty (30) days after the filing thereof; or

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payment relating to any amount of insurance advance title, lien, statement of lien, encumbrance, claim, or charge; or payment otherwise relating to any other mortgage claim and hereby authorized but not limited in this regard, and any and all other, in its reasonable judgment and discretion, such advance or advances shall seem necessary or desirable to protect the full security intended to be created by this instrument, and, provided further, that in connection with any such advance, Mortgages, in its opinion, may, and is hereby authorized to obtain a continuation report of title or title insurance policy prepared by a title insurance company of Mortgages's choosing.

All such advances and interest thereon authorized by this Paragraph shall be repayable by Mortgages upon demand with interest at the default interest rate.

10. BUSINESS FORM. The Mortgages represents and agrees, and the beneficiary of Mortgages by execution and delivery of the direction to Mortgages to execute this Mortgage, warrants, covenants, and agrees that the proceeds of the Mortgage Note will be used for business purposes and that the indebtedness evidenced by the Mortgage Note constitutes a business loan.

11. DEFAULT AND FORECLOSURE.
(a) Events of Default and Remedies. The following shall constitute an Event of Default under this Mortgage:

- (i) any failure to provide the insurance specified in Paragraph 10(c)(1) and 10(c)(2) herein;
- (ii) any default in the monthly principal and interest payments under the Mortgage as required hereby; or
- (iii) any default in the performance or observance of any other term, covenant, or condition in this Mortgage, or in any other instrument now or hereafter executed or secured by said indebtedness which default constitutes for thirty (30) days after Mortgages has notified Mortgages of such default and Mortgages has not cured such default; or
- (iv) if the Mortgages or any beneficiary thereof shall file a petition in voluntary bankruptcy or under Chapter XI or Chapter XII of the Federal Bankruptcy Code or any similar law, state or federal, whether now or hereafter existing, which action is not dismissed within thirty (30) days; or
- (v) if the Mortgages or any beneficiary thereof shall file an answer admitting insolvency or inability to pay their debts or fail to obtain a vacation of stay or involuntary proceedings within thirty (30) days after the filing thereof; or

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(vi) if the Mortgagor or any beneficiary thereof shall be adjudicated a bankrupt, or a trustee or a receiver shall be appointed for the Mortgagor or its beneficiary which appointment is not relinquished within thirty (30) days for all or any portion of the Premises or its or their property in any involuntary proceeding; or

(vii) any Court shall have taken jurisdiction of all or any portion of the Premises or the property of the Mortgagor or any beneficiary thereof in any involuntary proceeding for the reorganization, dissolution, liquidation, or winding up of the Mortgagor or any beneficiary thereof, and such trustees or receiver shall not be discharged or such jurisdiction relinquished or vacated or stayed on appeal or otherwise stayed within the thirty (30) days after appointment; or

(viii) the Mortgagor or any beneficiary thereof shall make an assignment for the benefit of creditors, or shall admit in writing its or their insolvency or shall consent to the appointment of a receiver or trustee or liquidator of all or any portion of the Premises; or

(ix) the untruth or falsity of any of the warranties contained herein, the Collateral Assignment of Lease(s) and Rent(s) or the Collateral Assignment of Beneficial Interest given to secure the payment of the Mortgage Note.

Upon the occurrence of an Event of Default, the entire indebtedness secured hereby, including, but not limited to, principal and accrued interest shall, at the option of the Mortgagee and without demand or notice to Mortgagor, become immediately due and payable with interest accruing thereafter on the unpaid principal balance of the Mortgage Note at the Default Interest Rate, (as hereinafter defined) and, thereupon, or at any time after the occurrence of any such Event of Default, the Mortgagee may proceed to foreclose this Mortgage by judicial proceedings according to the statutes in such case provided, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time.

(b) Expense of Litigation. In any suit to foreclose the lien of this Mortgage or enforce any other remedy of the Mortgagee under this Mortgage, the Mortgage Note, or any other document given to secure the indebtedness represented by the Mortgage Note, there shall be allowed and included as additional indebtedness in the judgment or decree, all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for reasonable attorney's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, survey costs, and cost (which may be estimated as to items to be

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(vi) If the borrower or any beneficiary thereof shall be adjudged a bankrupt, or a trustee or a receiver shall be appointed for the borrower or the beneficiary which appointment is not terminated within thirty (30) days for all or any portion of the term of the mortgage, the mortgage shall be involuntarily accelerated.

(vii) Any Court shall have taken jurisdiction of all or any portion of the premises or the property of the Mortgagor or any beneficiary thereof in the involuntary proceeding for the reorganization, liquidation, or winding up of the Mortgagor or any beneficiary thereof, and such proceeding or receiver shall not be appointed or such jurisdiction relinquished or vacated or stayed or appeal or otherwise stayed within the thirty (30) day after appointment, or

(viii) The borrower or any beneficiary thereof shall make an assignment for the benefit of creditors or shall admit in writing its or their insolvency or shall consent to the appointment of a receiver or trustee or liquidator of all or any portion of the premises; or

(ix) The nature or extent of any of the warranties contained herein, the different assignment of beneficial interest (hereinafter referred to as "Assignment of Beneficial Interest") or the different assignment of the Mortgage Note.

Upon the occurrence of a default in default, the entire indebtedness secured hereby, including but not limited to, principal and accrued interest shall, at the option of the Mortgagee and without demand or notice to the Mortgagor, become immediately due and payable with interest according to the terms of the original principal balance of the Mortgage Note at the stated interest rate, (as hereinafter defined) and, thereupon, on any day after the occurrence of any such event of default, the Mortgagee may proceed to foreclose this mortgage by judicial proceedings according to the statutes in such case provided, and any failure to exercise said right shall not constitute a waiver of the right to exercise the same at any subsequent time.

(ii) Expense of litigation. In any suit to foreclose this mortgage or otherwise any other remedy of the Mortgagee under this Mortgage, the Mortgagee may, at any time, document given to secure the indebtedness represented by the mortgage here, there shall be allowed and included as additional indebtedness in the judgment or decree, all expenses and expenses which may be incurred by or on behalf of the Mortgagee for reasonable attorney's fees, auctioneer's fees, outlays for documentary and expert witness, transportation, charges, publication costs, survey costs, and cost (which may be estimated as to items to be

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expended after entry of the decree), of procuring all abstracts of title, title searches and examinations, title insurance policies, and similar data and assurances with respect to title as Mortgagee may deem reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree, the true condition of the title to or value of the Premises. All expenditures and expenses of the nature in this Paragraph mentioned, and such expenses and fees as may be incurred in the protection of said Premises and the maintenance of the lien of this Mortgage, including the fees of any attorney affecting this Mortgage, the Mortgage Note or the Premises, or in preparation for the commencement or defense of any proceeding or threatened suit or proceeding, shall be immediately due and payable by Mortgagor, with interest thereon at the Default Interest Rate.

(c) Mortgagee's Right of Possession in Case of Event of Default.

In any case in which, under the provisions of this Mortgage, the Mortgagee has a right to institute foreclosure proceedings whether or not the entire principal sum secured hereby is declared to be immediately due as aforesaid, or whether before or after the institution of legal proceedings to foreclose the lien hereof, or before or after sale thereunder, forthwith upon demand of Mortgagee, Mortgagor shall surrender to Mortgagee, and Mortgagee shall be entitled to take, actual possession of the Premises or any part thereof, personally or by its agent or attorneys, as for condition broken and Mortgagee, in its discretion, may enter upon and take and maintain possession of all or any part of said Premises, together with all documents, books, records, papers, and accounts of the Mortgagor or the then owner of the Premises relating thereto, and may exclude the Mortgagor, its agents or servants, wholly therefrom, and may, in its own name as Mortgagee and under the powers herein granted:

(i) hold, operate, manage and control the Premises and conduct the business, if any thereof, 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 or necessary to enforce the payment or security of the avails, rents, issues, and profits of the Premises including actions for recovery of rent, actions in forcible detainer, and actions in distress for rent, hereby granting full power and authority to exercise each and every of the rights, privileges, and powers herein granted at any and all times hereafter, without notice to the Mortgagor;

(ii) cancel or terminate any lease or sublease or management agreement for any cause or on any ground which would entitle Mortgagor to cancel the same;

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expected after entry of the docket, or procuring all balances of title, title searches and examinations, title insurance policies, and similar data and documents with respect to title as Mortgagee may deem reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be purchased to such degree, the true condition of the title to or value of the premises. All expenses and expenses of the nature set forth in this paragraph mentioned, and such expenses and fees as may be incurred in the protection of said Premises and the maintenance of the lien of this Mortgage, including the fees of any attorney affecting this Mortgage, the Mortgagee, or the Premises, or in preparation for the commencement or defense of any proceeding or threatened suit or proceeding, shall be immediately due and payable by Mortgagee, with interest thereon at the legal interest rate.

(c) Mortgagee's Right of Protection in Case of Event of Default.
In any case in which, under the provisions of this Mortgage, the Mortgagee has a right to institute foreclosure proceedings, or to foreclose the entire principal amount of money so declared to be immediately due as aforesaid, or another balance or other the liquidation of legal proceedings to foreclose the lien hereof, or before or after such proceedings, Mortgagee shall, under, forthwith upon demand of Mortgagee, Mortgagee shall surrender to Mortgagee, and Mortgagee shall take, actual possession of the Premises or any part thereof, generally or by its agent or attorney, as for condition broken and forfeiture, in its discretion, may enter upon and take and maintain possession of all or any part of said Premises, together with all documents, books, records, papers, and accounts of the Mortgagee or the then owner of the premises relating thereto, and may, exclude the Mortgagee, its agents or attorneys, wholly therefrom, and may, in its own name as Mortgagee, and under the powers herein granted:

(i) hold, exercise, manage and control the Premises and conduct the business, if any thereof, 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 agents or attorneys may be deemed proper or necessary to enforce and protect or security of the aforesaid rents, issues and profits of the 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 of the rights, privileges, and powers herein granted at any and all times hereafter, without notice to any Mortgagee;

(ii) cancel or terminate any lease or sublease or management agreement for any cause or on any ground which would entitle Mortgagee to cancel the same;

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(iii) extend or modify any then existing lease(s) or management agreement(s) and make new lease(s) or management agreement(s), which extensions, modifications, and new lease(s) or management agreement(s) may provide for terms to expire, or for options to extend or renew terms to expire, beyond the maturity date of the indebtedness hereunder and the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such lease(s) and management agreement(s) and the options or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interests in the Premises are subject to the lien hereof and shall also be binding upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge or the mortgage indebtedness, satisfactory of any foreclosure decree, or issuance of any certificate of sale or deed to any purchaser;

(iv) make all necessary or proper repairs, decorations, renewals, replacements, alterations, additions, betterments, and improvements to the Premises as to Mortgagee may seem judicious, to insure and reinsure the Premises and all risks incidental to Mortgagee's possession, operation and management thereof, and to receive all avails, rents, issues and profits.

(d) Mortgagee's Determination of Priority of Payments. Any avails, rents, issues, and profits of the Premises received by the Mortgagee after having taken possession of the Premises, or pursuant to any assignment thereof to the Mortgagee under the provisions of this Mortgage or of any separate security documents or instruments shall be applied in payment of or on account of the following, in such order as the Mortgagee (or in case of a receivership) as the Court may determine:

(i) to the payment of the operation expenses of the Premises, which shall include reasonable compensation to the Mortgagee or the receiver and its agent or agents, if management of the Premises has been delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases, established claims for damages, if any, and premiums on insurance hereinabove authorized;

(ii) to the payment of taxes, special assessments, and water taxes now due or which may hereafter become due on the Premises, or which may become a lien prior to the lien of this Mortgage;

(iii) to the payment of all repairs and replacements, of said Premises and of placing said property in such condition as will, in the judgment of Mortgagee or receiver, make it readily rentable;

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(iii) extend or modify any then existing lease(s) or management agreement(s) and make new lease(s) or management agreement(s), which extensions, modifications, and new lease(s) or management agreement(s) may provide for terms to expire, or for options to extend or renew terms to expire, beyond the maturity date of the instrument and the issuance of a deed or deed to a purchaser or purchasers at a foreclosure sale, if being understood and agreed that any such lease(s) and management agreement(s) and the terms or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interests in the Premises are subject to be sold hereof and shall also be binding upon the purchaser or purchasers of any foreclosure sale, notwithstanding any redemption from sale, discharge of the mortgage indebtedness, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any purchaser;

(iv) make all necessary or proper repairs, decorations, renewals, replacements, alterations, additions, betterments, and improvements to the Premises as to Mortgagor may seem judicious, to insure and release the Premises and all risks incidental to Mortgagor's possession, operation and management thereof, and to receive all avals, rents, issues and profits;

(v) Mortgagor's determination of Priority of Payments. Any avals, rents, issues, and profits of the Premises received by Mortgagor after having taken possession of the Premises, or pursuant to any assignment thereof to the Mortgagee under the provisions of this Mortgage or of any contract, security documents or instruments shall be applied in payment of or on account of the following, in such order as the Mortgagee (or in case of a receiver (which) as the Court may determine:

(i) to the payment of the operation expenses of the Premises, which shall include reasonable compensation to the Mortgagee or the receiver and its agent or agents, if management of the Premises has been delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses of seeking out procuring tenants and entering into leases, established claims for damages, if any, and premiums on insurance heretofore authorized;

(ii) to the payment of taxes, special assessments, and water taxes now due or which may hereafter become due on the Premises, or which may become a lien prior to the lien of this Mortgage;

(iii) to the payment of all repairs and replacements, or said Premises and of placing said property in such condition as will, in the judgment of Mortgagee or receiver, make it ready rentable;

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(iv) to the payment of any indebtedness secured hereby or any deficiency which may result from any foreclosure sale;

(v) any overplus or remaining funds to the Mortgagor, their successors or assigns, as their rights may appear.

(e) Appointment of Receiver. Upon or at any time after the filing of any complaint to foreclose this Mortgage, the Court may, upon application, appoint a receiver of the Premises. Such appointment may be made either before or after sale upon appropriate notice as provided by law and without regard to the solvency or insolvency, at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby and without regard to the then value of the Premises, and without bond being required of the applicant. Such receiver shall have the power to take possession, control, and care of the Premises and to collect the rents, issues, and profits of the Premises during the pendency of such foreclosure suit, and, in case of a sale and a deficiency, during the full statutory period of redemption (provided that the period of redemption has not been waived by the Mortgagor), as well as during any further times when the Mortgagor, its heirs, administrators, executors, successors, or the assigns, except for the intervention of such receiver, would be entitled to collect such rents, issues, and profits, and all other powers which may be necessary or are useful in such cases for the protection, possession, control, management, and operation of the Premises during the whole of said period, to extend or modify any then new lease(s) or management agreement(s), and to make new lease(s) or management agreement(s), which extensions, modifications, and new lease(s) or management agreement(s) may provide for terms to expire, or for options to lease(s) to extend or renew terms to expire, beyond the maturity date of the indebtedness hereunder, it being understood and agreed that any such lease(s) and management agreement(s) and the options or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interests in the Premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the mortgage indebtedness, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any purchaser.

(f) Application of Proceeds of Foreclosure Suit. The proceeds of any foreclosure sale of the Premises shall be distributed and applied in the following order of priority: FIRST, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in Paragraph (b) hereof; SECOND, all other items which, under the terms hereof, constitute secured indebtedness additional to that evidenced by the Mortgage Note, with interest thereon at the Default Interest Rate; THIRD, all principal and interest (calculated at the Default Interest Rate) remaining unpaid on the Mortgage Note; and, FOURTH, any overplus to Mortgagor, its successors or assigns, as their rights may appear.

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(iv) to the payment of any indebtedness secured hereby or any deficiency which may result from any foreclosure sale;

(v) any overplus or remaining funds to the Mortgagor, their successors or assigns, as their rights may appear.

(e) Appointment of Receiver.

Upon or at any time after the filing of any complaint to foreclose this Mortgage, the Court may, upon application, appoint a receiver of the Premises. Such appointment may be made either before or after sale upon appropriate notice as provided by law and without regard to the solvency or insolvency, at the time of application for such receiver, of the person or persons, in any, liable for the payment of the indebtedness secured hereby and without regard to the value of the Premises, and without bond being required of the applicant. Such receiver shall have the power to take possession, control, and care of the Premises and to collect the rents, issues, and profits of the Premises during the pendency of such foreclosure suit, and, in case of a sale and deficiency, during the full statutory period of redemption (provided that the period of redemption has not been waived by the Mortgagor), as well as during any further times when the Mortgagor, its heirs, administrators, executors, and assigns, or the assign, or for the intervention of such receiver, shall be entitled to collect such rents, issues, and profits, and all other powers which may be necessary or are useful in such cases for the protection, possession, control, management, and operation of the Premises during the whole of said period, to extend or modify any then existing lease(s) or management agreement(s), and to make new lease(s) or management agreement(s), which may provide for terms to expire, or for options to lease(s) to extend or renew terms to expire beyond the maturity date of the indebtedness hereunder, it being understood and agreed that any such lease(s) and management agreement(s) and the terms or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interests in the Premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the mortgage indebtedness, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any purchaser.

(f) Application of Proceeds of Foreclosure Suit.

The proceeds of any foreclosure sale of the Premises shall be distributed and applied in the following order of priority: FIRST, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in Paragraph (b) hereof; SECOND, all other items which, under the terms hereof, constitute secured indebtedness additional to that evidenced by the Mortgage here, with interest thereon at the Default Interest Rate; THIRD, all principal and interest (calculated at the Default Interest Rate) remaining unpaid on the Mortgage here; and, FOURTH, any overplus to Mortgagor, its successors or assigns, as their rights may appear.

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(g) Recission of or Failure to Exercise. The failure of the Mortgagee to exercise the option for acceleration of maturity and/or foreclosure following any Event of Default as aforesaid, or to exercise any other option granted to the Mortgagee hereunder in any one or more instances, or the acceptance by Mortgagee of partial payments hereunder, shall not constitute a waiver of any such Event of Default nor extend or affect any cure period, if any, but such option shall remain continuously in force. Acceleration of maturity, once claimed hereunder by Mortgagee, may, at the option of Mortgagee, be rescinded by written acknowledgement to that effect by the Mortgagee and shall not affect the Mortgagee's right to accelerate the maturity for any future Event of Default.

(h) Sale of Separate Parcels, Right of Mortgagee to Purchase. In the event of any foreclosure sale of said Premises, the same may be sold in one or more parcels. Mortgagee may be the purchaser at any foreclosure sale of the Premises or any part thereof.

(i) Waiver of Statutory Rights. Mortgagor, for itself and all who may claim through or under them, waives any and all right to have the property and estates comprising the Premises marshalled upon any foreclosure of the lien hereof and agrees that any Court having jurisdiction to foreclose such lien may order the Premises sold as an entirety. Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure, pursuant to rights herein granted, on behalf of the Mortgagor and on behalf of each and every person, except decree or judgment creditors of Mortgagor acquiring any interest in or title to the Premises described herein subsequent to the date of this Mortgage.

(j) Default Interest Rate. The term "Default Interest Rate" shall be three (3%) per cent per annum plus the Interest Rate specified in the Mortgage Note.

12. RIGHTS AND REMEDIES ARE CUMULATIVE. All rights and remedies herein provided are cumulative and the holder of the Notes secured hereby and of every other obligation secured hereby may recover judgment hereon, issue execution therefor, and resort to every other right or remedy available at law or in equity, without first exhausting and without affecting or impairing the security of any right afforded by this Mortgage.

13. GIVING OF NOTICE. Any notice or demands which either party hereto may desire or be required to give to the other party, shall be in writing and shall be hand delivered or mailed by certified mail, return receipt requested, addressed to such other party and to their respective attorneys, at the addresses, hereinbefore or hereinafter set forth, or at such other address as either party hereto may, from time to time, by notice in writing, designate to the other party, as a place for service of notice. All such notices and demands which are mailed shall be

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(p) Exercise of or failure to exercise. The failure of the Mortgagee to exercise the option for acceleration of maturity and/or foreclosure following any event of default as aforesaid, or to exercise any other option granted to the Mortgagee hereunder in any one or more instances, or the acceptance by Mortgagee of partial payments hereunder, shall not constitute a waiver of any such event of default nor extend or affect any cure period, if any, and each option shall remain continuously in force. Acceleration of maturity, once elected hereunder by Mortgagee, may, at the option of Mortgagee, be rescinded by written acknowledgment to that effect by the Mortgagee and shall not affect the Mortgagee's right to accelerate the maturity for any future event of default.

(ii) Sale of Separate Parcels. Right of Mortgagee to Foreclose. In the event of any foreclosure sale of said premises, the same may be sold in one or more parcels. Mortgagee may, at the discretion of Mortgagee, sell the premises or any part thereof.

(i) Waiver of Statutory Rights. Mortgagee, for itself and all who may claim through or under it, waives any and all right to have the property and estate thereof and the premises encumbered upon any foreclosure of the loan hereunder and agrees that any Court having jurisdiction for foreclosure shall have order the premises sold as an entirety. Mortgagee hereby waives any and all rights of redemption from sale under any order or decree of foreclosure, pursuant to rights herein granted, on behalf of the Mortgagee and on behalf of each and every person, except decree or judgment creditor of Mortgagee acquiring any interest in or title to the premises described herein subsequent to the date of this Mortgage.

(j) Default Interest Rate. The term "Default Interest Rate" shall be three (3%) per cent per annum plus the interest rate specified in the Mortgage Note.

12. RIGHTS AND REMEDIES ARE CUMULATIVE. All rights and remedies herein provided are cumulative and the holder of the notes secured hereby and of every other obligation secured hereby may recover judgment thereon, issue execution thereon, and resort to every other right or remedy available at law or in equity, without first exhausting and without affecting or impairing the security of any right afforded by this Mortgage.

13. GIVING OF NOTICE. Any notice or demand which either party hereunder may desire or be required to give to the other party, shall be in writing and shall be hand delivered or mailed by certified mail, return receipt requested, addressed to such other party and to their respective attorneys, at the address, telephone or facsimile number furnished, or at such other address as either party hereunder may, from time to time, be notified in writing, designate to the other party, as a place for service of notice. All such notices and demands which are mailed shall be

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effectively given two (2) business days after the date of post marking. All such notices and demands which are hand delivered, shall be effectively given on the date of such delivery. In case no other address has been so specified, notices and demands hereunder shall be sent to the following address:

Mortgagee: FIRST NATIONAL BANK OF SKOKIE
8001 Lincoln Avenue
Skokie, IL 60077

Mortgagor: FIRST NATIONAL BANK OF SKOKIE
Trust 52215T dated September 11, 1986
8001 Lincoln Avenue
Skokie, IL 60077

and

MESSRS. MARVIN KAMENSKY and JEFFREY CAGAN
c/o Kamensky and Rubenstein
7250 N. Cicero Avenue
Lincolnwood, IL 60466

14. TIME IS OF THE ESSENCE. It is specifically agreed that time is of the essence of this Mortgage. The waiver of the options or obligations secured hereby shall not at any time thereafter be held to be abandonment of such rights. Except as otherwise specifically required, notice of the exercise of any option granted to the Mortgagee herein, or in the Mortgage Note secured hereby is not required to be given.

15. COMMITMENT LETTER. The indebtedness evidenced by the Mortgage Note and secured hereby has been extended to Mortgagor by Mortgagee pursuant to the terms of a Commitment Letter dated September 30, 1986 from Mortgagee to Mortgagor's beneficiary and subsequently accepted by such beneficiary. All terms and conditions of such Commitment Letter are incorporated herein by reference as if fully set forth.

16. COVENANTS TO RUN WITH THE LAND. All the covenants hereof shall run with the land.

17. CAPTIONS. The captions and headings of various paragraphs are for convenience only, and are not to be construed as defining or limiting in any way the scope or intent of the provisions hereof.

18. CONSTRUCTION. Mortgagor does hereby acknowledge that all negotiations relative to the loan evidenced by the Mortgage Note, this Mortgage, and all other documents and instruments securing the Mortgage Note, took place in the State of Illinois. Mortgagor and Mortgagee (by making the loan evidenced by the Mortgage Note) do hereby agree that the Mortgage Note, this Mortgage and all other documents securing the Mortgage Note shall be construed and enforced according to the laws of the State of Illinois.

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effectively given two (2) business days after the date of last working. All such notices and demands which are not delivered, shall be effectively given on the date of such delivery. In case no other address has been so specified, notices and demands hereunder shall be sent to the following address:

Mortgagee: FIRST NATIONAL BANK OF CHICAGO
8001 Lincoln Avenue
Skokie, IL 60077

Mortgagee: FIRST NATIONAL BANK OF CHICAGO
Trust 22317 dated September 11, 1988
8001 Lincoln Avenue
Skokie, IL 60077

and

MESSERS. MARVIN KAMENSKY and JERRETT LAMAN
c/o Kamensky and Rubenstein
7320 W. Cicero Avenue
Lincolnwood, IL 60466

14. TIME IS OF THE ESSENCE. It is specifically stated that time is of the essence of this Mortgage. The waiver of the option or options accorded hereby shall not at any time thereafter be held to be abandonment of such rights. Except as otherwise specifically required, notice of the exercise of any of the options granted to the Mortgagee herein, or in the Mortgage Note secured hereby is not required to be given.

15. COMMITMENT LETTER. The interest rates evidenced by this Mortgage Note and secured hereby have been related to Mortgage by Mortgagee pursuant to the terms of a Commitment Letter dated September 30, 1988 from Mortgagee to Mortgagee's beneficiary and subsequently accepted by such beneficiary. All terms and conditions of such Commitment Letter are incorporated herein by reference as if fully set forth.

16. COVENANTS TO RUN WITH THE LAND. All the covenants hereof shall run with the land.

17. CAPTION. The captions and headings of various paragraphs are for convenience only, and are not to be construed as defining or limiting in any way the scope or intent of the provisions hereof.

18. CONSTRUCTION. Mortgagee hereby acknowledges that all negotiations relative to the loan evidenced by the Mortgage Note, this Mortgage, and all other documents and instruments securing the Mortgage Note, took place in the State of Illinois. Mortgagee and Mortgagee's beneficiary hereby agree to make the loan evidenced by the Mortgage Note(s) to hereby agree that the Mortgage Note, this Mortgage and all other documents securing the Mortgage Note shall be construed and enforced according to the law of the State of Illinois.

19. APPLICATION OF INSURANCE PROCEEDS AND EMINENT DOMAIN AWARDS.

(a)(1) In the event of any such loss or damage to the Premises, as described in Paragraph 1(C)(1) hereof, all insurance proceeds payable as a result thereof shall be delivered to Mortgagee, and Mortgagee may use or apply the proceeds of insurance, at its option, as follows: (i) as a credit upon any portion of the indebtedness secured hereby; or (ii) to reimburse Mortgagor for repairing and restoring the improvements, provided that Mortgagor complies with each of the provisions specified in Paragraph 19(b)(i) through 19(b)(iv) hereof, in which event the Mortgagee shall not be obliged to see to the proper application thereof nor shall the amount so released or used for restoration be deemed a payment on the indebtedness secured hereby;

(b) In the event that Mortgagee elects to make the proceeds of insurance available for the restoration of the improvements so damaged, no disbursement thereof shall occur unless Mortgagor is in compliance with each of the following conditions:

(i) No Event of Default shall then exist under any of the terms, covenants and conditions of the Mortgage Note, this Mortgage, or any other documents or instruments evidencing or securing the Mortgage Note.

(ii) Mortgagee shall first be given satisfactory proof that such improvements have been fully restored or that by the expenditure of the proceeds of insurance, and any sums deposited by Mortgagor pursuant to the terms of subparagraph (iii) hereof, will be fully restored, free and clear of all mechanic's and materialmen's liens, except for liens for which adequate provision is made pursuant to Paragraph 1(E)(1) hereof, within six (6) months from the date of such loss or damage;

(iii) In the event such proceeds shall be insufficient to restore the improvements, Mortgagor shall deposit promptly with Mortgagee funds which, together with the insurance proceeds, would be sufficient to restore the improvements.

(c) The excess of the insurance proceeds above the amount necessary to complete any necessary restoration shall, after completion of the repair and restoration, be applied as a credit upon any portion, as selected by Mortgagee, of the indebtedness secured hereby, but the funds released by Mortgagee for restoration shall in no event, be deemed a payment of the indebtedness secured hereby.

(d) In the event Mortgagee shall elect to permit Mortgagor to use such proceeds for the restoring of 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

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10. APPLICATION OF THE PROVISIONS OF THIS AGREEMENT

(1) In the event of a change in the financial condition of any party, all insurance policies shall be applied as a result thereof shall be subject to the provisions, and hereunder may use or apply the proceeds of the same, as follows: (i) as a credit upon any portion of the indebtedness secured hereby; or (ii) to reimburse the insured for the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy, or (iii) to pay the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy.

(b) In the event of a change in the financial condition of any party, all insurance policies shall be applied as a result thereof shall be subject to the provisions, and hereunder may use or apply the proceeds of the same, as follows: (i) as a credit upon any portion of the indebtedness secured hereby; or (ii) to reimburse the insured for the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy, or (iii) to pay the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy.

(1) Notwithstanding to the contrary of anything herein, the terms, conditions and provisions of the policies of insurance, or any other contracts or instruments evidenced or secured by the policies of insurance, shall apply.

(iii) The insured shall file a given satisfactory proof of loss with the insurer, and the insurer shall promptly pay the amount of the loss, including interest, and any other benefits payable by the insurer under the policy, in full to the insured, or to the beneficiary named in the policy, or to the estate of the insured, or to the estate of the beneficiary named in the policy, as the case may be, in accordance with the terms of the policy.

(iii) In the event of a change in the financial condition of any party, all insurance policies shall be applied as a result thereof shall be subject to the provisions, and hereunder may use or apply the proceeds of the same, as follows: (i) as a credit upon any portion of the indebtedness secured hereby; or (ii) to reimburse the insured for the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy, or (iii) to pay the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy.

(c) The proceeds of the policies of insurance shall be applied as follows: (i) as a credit upon any portion of the indebtedness secured hereby; or (ii) to reimburse the insured for the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy, or (iii) to pay the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy.

(d) In the event of a change in the financial condition of any party, all insurance policies shall be applied as a result thereof shall be subject to the provisions, and hereunder may use or apply the proceeds of the same, as follows: (i) as a credit upon any portion of the indebtedness secured hereby; or (ii) to reimburse the insured for the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy, or (iii) to pay the amount of any loss or expense incurred by the insured in connection with the payment or settlement of a claim for which the insured is entitled to be paid under the policy.

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and with architect's certificates, partial or final waivers of lien, as the case may be, contractors' sworn statements, and if the estimated cost of the work exceeds ten (10%) percent 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 (90%) percent 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 Mortgagee shall be at least sufficient to pay for the cost of completion of the work, free and clear of any liens. In the event of foreclosure of this Mortgage, or other transfer of title to the Premises in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Mortgagor, in and to any insurance policies then in force, and any claims or proceeds thereunder shall to the extent of the indebtedness, pass to the Mortgagee or any purchaser or grantee.

(2) In the event that Mortgagee elects to make available to the Mortgagor the proceeds of any award for eminent domain to restore any improvements on the Premises, no disbursement thereof shall occur unless Mortgagor is in compliance with each of the following conditions:

(i) No Event of Default shall then exist under any of the terms, covenants, and conditions of the Mortgage Note, this Mortgage, or any other documents or instruments evidencing or securing the Mortgage Note;

(ii) Mortgagee shall first be given satisfactory proof that such improvements have been fully restored or that by the expenditure of such award and any sums deposited with Mortgagee pursuant to the terms of subparagraph (iii) hereof, will be fully restored, free and clear of all mechanic's and materialmen's liens, except for liens for which adequate provision is made pursuant to Paragraph 1(E)(1) hereof, within six (6) months from the date of such taking;

(iii) In the event such award shall be insufficient to restore the improvements, Mortgagor shall deposit promptly with Mortgagee funds which, together with the award proceeds, would be sufficient to restore the improvements;

(iv) The rental income to be derived from the improvements, subsequent to such taking by eminent domain, shall not adversely affect the Mortgagors' ability to pay the indebtedness evidenced by the Mortgage Note;

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(v) The disbursement of the award will be made according to those provisions of Paragraph 19(d) which relate to the disbursement of insurance proceeds for repair and restoration of the improvements and the conditions precedent to be satisfied by the Mortgagor with regard thereto;

(vi) The excess of the proceeds of the award, above the amount necessary to complete such restoration, shall be applied as a credit upon any portion, as selected by Mortgagee, of the indebtedness secured hereby, but the proceeds of the award released by Mortgagee for restoration shall, in no event, be deemed a payment of the indebtedness secured hereby.

20. BINDING ON SUCCESSOR AND ASSIGNS. Without expanding the liability of any guarantor contained in any instrument of Guaranty executed in connection herewith, this Mortgage and all provisions hereof shall extend and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein, shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Notes or this Mortgage. The word "Mortgagee" when used herein, shall include the successors and assigns of the Mortgagee named herein, and the holder or holders, from time to time, of the Mortgage Note secured hereby. Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall include all genders.

21. This Mortgage is executed by FIRST NATIONAL BANK OF SKOKIE, not personally, but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee, and insofar as Mortgagor only is concerned is payable only out of the property specifically described in this Mortgage and other documents securing the payment of the Mortgage Note secured hereby, by the enforcement of the provisions contained in this Mortgage and other documents or any thereof. No personal liability shall be asserted to be enforceable against the Mortgagor, because or in respect to said Mortgage Note or this Mortgage, or the making, issue or transfer thereof, all such liability, if any, being expressly waived by such taker and holder hereof, but nothing herein contained shall modify or discharge the personal liability expressly assumed by the Guarantor of said Mortgage Note, and each original and successive holder of said Mortgage Note accepts the same upon the express condition that no duty shall rest upon the undersigned to sequester the rents, issues, and profits arising from the property described in this Mortgage or the proceeds arising from the sale or other disposition thereof.

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(v) The amount of the award will be made according to the provisions of paragraph 19(d) which relate to the distribution of insurance proceeds for repair and restoration of the improvements and the conditions precedent to be satisfied by the Mortgagor with regard thereto.

(vi) The extent of the proceeds of the award, above the amount necessary to complete such restoration, shall be applied as a credit upon any portion, as selected by the Mortgagor, of the indebtedness secured hereby, but the proceeds of the award released by the Mortgagor for restoration shall, in no event, be deemed a payment of the indebtedness secured hereby.

20. BINDING ON SUCCESSORS AND ASSIGNS. Without expanding the liability of any guarantor contained in any instrument or guaranty executed in connection herewith, this instrument and all covenants hereunder shall extend and be binding upon the Mortgagor and all persons claiming under or through the Mortgagor, and the word "Mortgagor" when used hereinafter shall include all such persons and all persons claiming under or through the Mortgagor or any part thereof, whether or not such persons shall have executed the Note or this instrument. The word "Mortgagor" when used hereinafter shall include the successors and assigns of the Mortgagor named herein, and the holder or holder's nominee, from time to time, of the Mortgage Note secured hereby. If a number or serial number shall be included in the plural, and the plural is indicated, and the use of any gender shall include all genders.

21. This Mortgage is made by the FIRST NATIONAL BANK OF SIOUX FALLS, not personally, but as a corporation, in the exercise of the power and authority conferred upon it as such Trustee, and issued as a Mortgage Note, in consideration of the sum of the money specifically advanced to this Mortgagor and other documents securing the payment of the Mortgage Note as such money, by the enforcement of the provisions contained in this Mortgage and other documents or any instrument. No personal liability shall be required to be enforceable against the Mortgagor, because of its refusal to sign Mortgage Note or this Mortgage, or the making, issue or execution thereof, all such liability, if any, being expressly waived by each of the Mortgagor, but nothing herein contained shall in any way affect the personal liability expressly assumed by the Mortgagor in said Mortgage Note, and each original and successive holder of the Mortgage Note accepts the same upon the express condition that he shall not be liable for the proceeds to be advanced to the Mortgagor, and that the proceeds shall be applied as described in this Mortgage and the proceeds arising from the sale of other disposition thereof.

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22. Whenever in this Mortgage the consent of either Mortgagor or Mortgagee is required, such consent shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, Mortgagor has caused these presents to be signed the day and year first above written.

FIRST NATIONAL BANK OF SKOKIE,
not personally, but ^{as} Trustee aforesaid
under Trust 52215T

By: 

ITS ASSISTANT VICE PRESIDENT AND TRUST OFFICER

ATTEST:



ITS ASSISTANT VICE PRESIDENT AND TRUST OFFICER

Mail to, and

This instrument prepared by:
Mr. William B. Weidenaar
One N. LaSalle Street
Chicago, Illinois 60602

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IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County

NOTED AND FILED
IN THE CLERK'S OFFICE
OF COOK COUNTY, ILLINOIS
THIS _____ DAY OF _____, 19____.

Property of Cook County Clerk's Office

CHICAGO, ILLINOIS 60602
ONE W. LAUREL STREET
WILLIAM J. WEIDNER
CLERK OF COOK COUNTY

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, Sheila Silverman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George J. Logan, Asst. Vice, President of FIRST NATIONAL BANK OF SKOKIE, and Robase Petella, ASSISTANT VICE PRESIDENT AND TRUST OFFICER, Secretary of said FIRST NATIONAL BANK OF SKOKIE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said FIRST NATIONAL BANK OF SKOKIE, as Trustee for the uses and purposes therein set forth; and the said Secretary did also then and there acknowledge that he/she, as custodian for the corporate seal of said FIRST NATIONAL BANK OF SKOKIE, did affix the said corporate seal as his/her own free and voluntary act, and as the free and voluntary act of said FIRST NATIONAL BANK OF SKOKIE as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of October, 1986.

Sheila Silverman
Notary Public

My commission expires:
_____, 19__.



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STATE OF ILLINOIS

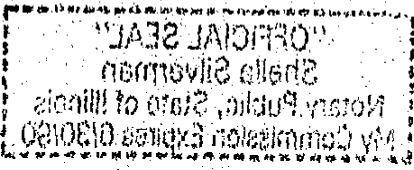
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COUNTY OF COOK

I, a Notary Public in and for said County, in the presence of HERBERT G. HENRY, President of FIRST NATIONAL BANK OF SKOKIE, and Secretary of said FIRST NATIONAL BANK OF SKOKIE, personally known to me to be the said persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said FIRST NATIONAL BANK OF SKOKIE, as Trustee for the uses and purposes therein set forth; and the said Secretary did sign and thereupon acknowledge that he acted as such Secretary for the corporate seal of said FIRST NATIONAL BANK OF SKOKIE, did affix the said corporate seal as his own free and voluntary act, and as the free and voluntary act of said FIRST NATIONAL BANK OF SKOKIE as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this day of 1928.

Notary Public



My commission expires _____ 1928

STELLA SILVERMAN

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MORTGAGE NOTE

\$1,400,000.00

October 1, 1986

FOR VALUE RECEIVED, the undersigned, FIRST NATIONAL BANK OF SKOKIE, Trustee under a Trust Agreement dated September 11, 1986 and known as Trust 52215T ("Trust 52215T") hereby promises to pay to FIRST NATIONAL BANK OF SKOKIE ("Bank"), a national banking association, having its principal office at 8001 Lincoln Avenue, Skokie, Illinois, on October 16, 1987, the principal sum of ONE MILLION FOUR HUNDRED THOUSAND (\$1,400,000) DOLLARS and interest at the rate specified below.

The Interest Rate payable hereunder shall be calculated daily on the outstanding principal balance on the basis of a 360 day year and shall be ONE (1.0%) per cent per annum plus the Bank's prime rate of interest in effect from time to time. The Interest Rate shall change if and when the Bank's prime rate changes, and any such change in the Interest Rate shall be effective as of the date of the respective change in the prime rate. The term "prime rate" as used herein shall mean at any time the prime rate of the Bank as announced from time to time in effect by the Bank at its main office. It is expressly agreed that the use of the term "prime rate" is not intended to mean, nor does it imply, that said rate of interest is a preferred rate of interest or one which is offered by the Bank to its most credit worthy customers. After maturity, whether by acceleration or otherwise, the Default Interest Rate on the outstanding principal balance shall be three (3%) per cent per annum plus the Interest Rate specified above.

Trust 52215T shall pay interest on the principal balance due hereunder monthly on the tenth (10th) day of each month at which the indebtedness, or any part thereof, evidenced hereby is unpaid. All payments hereunder shall be first applied to interest due and the remainder to principal.

Payments of both principal and interest are to be made at such place as the legal holders of this Mortgage Note may from time to time appoint and in the absence of such appointment, at the office of the Bank noted above.

Provided that no Event of Default exists hereunder, on any monthly interest payment date the undersigned shall have the right to prepay, in whole or in part, the indebtedness evidenced hereby without premium or penalty.

EXHIBIT "1"

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MORTGAGE NOTE

October 1, 1988

\$1,400,000.00

FOR VALUE RECEIVED, the undersigned, FIRST NATIONAL BANK OF SKOKIE, Trustee under a Trust Agreement dated September 11, 1987 and known as Trust 872317 ("Trust 872317") hereby pledges to pay to FIRST NATIONAL BANK OF SKOKIE ("Bank"), a national banking association, having its principal office at 8001 Lincoln Avenue, Skokie, Illinois, on October 1, 1987, the principal sum of ONE MILLION FOUR HUNDRED THOUSAND (\$1,400,000) DOLLARS and interest at the rate specified below.

The interest shall be calculated daily on the outstanding principal balance of the Note at a 360 day year and shall be 6% (1.0%) per annum until the Bank's prime rate of interest in effect from time to time. The interest rate shall change if and when the Bank's prime rate changes, and any such change in the interest rate shall be effective as of the date of the respective change in the prime rate. The term "prime rate" as used herein shall mean at any time the prime rate as the Bank has announced from time to time in effect by the Bank at its main office. It is expressly agreed that the use of the term "prime rate" is intended to mean, not does it imply, that said rate of interest is a reference rate of interest on one which is offered by the Bank in its ordinary course of business. After maturity, whether by acceleration or otherwise, the Bank's interest rate on the outstanding principal balance shall be three (3%) per annum plus the interest rate specified above.

Trust 872317 shall pay interest on the principal balance due hereunder monthly on the first (1st) day of each month in which the interest, or any part thereof, is due to be paid. All payments hereunder shall be first applied to interest due and the remainder to principal.

Payments of both principal and interest are to be made at such place as the legal holder of this mortgage Note may from time to time appoint and in the absence of such appointment, at the office of the Bank noted above.

provided that in event of default, unless hereafter, on any monthly interest payment date the undersigned shall have the right to prepay in whole or in part, the indebtedness evidenced hereby without premium or penalty.

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The payment of this Mortgage Note is secured by (i) a Mortgage bearing even date herewith to the Bank on real estate in Cook County, Illinois; (ii) a Collateral Assignment of Lease and Rents on said real estate; and (iii) a Collateral Assignment of Beneficial Interest in Trust 52215T (the "Loan Documents"). Said Loan Documents, including each of their provisions, are incorporated herein as if fully set forth.

It shall be an Event of Default under this Mortgage Note if

(i) There shall be a failure to provide the insurance specified in the Mortgage; or

(ii) There shall be a default for fifteen (15) days in making any monthly interest payment and in making any of the principal payments required hereunder; or

(iii) There shall be a default in the performance or observance of any other term, covenant, or condition in this Mortgage Note, the Mortgage, or any other Loan Documents which default continues for thirty (30) days after the Bank has notified Trust 52215T of such default and Trust 52215T has not cured such default.

In the Event of Default, the Bank shall have the right to

(i) Demand from Trust 52215T and the Guarantors of this Mortgage Note, the principal balance and unpaid interest due under this Mortgage Note, and the principal balances and any accrued but unpaid interest due under any other Mortgage Note of Trust 52215T or its beneficiaries owned by the Bank;

(ii) Foreclose the Mortgage;

(iii) Pursue any other remedies available to it under the provisions of the Mortgage or other Loan Documents.

The holder of this Mortgage Note may grant to Trust 52215T, or any Guarantor of this Mortgage Note, any extension or extensions of time of payment hereof, in whole or in part; may grant a renewal or renewals of this Mortgage Note in whole or in part; may enter into a modification agreement or agreements with respect to the Mortgage or other Loan Documents which secure the payment of this Mortgage Note and may release a portion or portions of the real estate described in the Mortgage which secures the payment of this Mortgage Note, and no such extension, renewal, modification agreement or release shall in any way affect the undersigned's or Guarantors' obligations and liability upon this Mortgage Note except to the extent that for any such releases, payments are made to reduce the principal amount of this Mortgage Note.

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In the event that this Mortgage Note is placed in the hands of an attorney for collection or is collected by legal proceedings, Trust 52215T agrees to pay all costs of such collection including reasonable attorney's fees.

The makers, endorsers, guarantors, sureties and all other parties liable for the payment of any sum due or to become due under the terms of this Mortgage Note severally waive presentment for payment, notice of dishonor and protest.

This Mortgage Note is executed by Trust 52215T, not individually, but as Trustee, and in the exercise of the power and authority conferred upon and vested in it as such Trustee and said FIRST NATIONAL BANK OF SKOKIE hereby warrants that it possesses full power and authority to execute this instrument. No personal liability shall be asserted or be enforceable against Trust 52215T all such liability, if any, being expressly waived by each holder hereof, and each original and successive holder of this Mortgage Note accepts the same upon the express condition that no duty shall rest upon Trust 52215T to sequester the rents, issues, and profits arising from the property described in said Mortgage or the proceeds arising from the sale or other disposition thereof.

FIRST NATIONAL BANK OF SKOKIE,
not individually, but as Trustee under a
Trust Agreement dated September 11, 1986
and known as Trust 52215T.

By: _____
Its _____

86483417

ATTEST:

Its _____

DEPT-01 RECORDING 532.60
T#3333 TRAN 4272 10/17/86 11:15:00
#7402 # A * 86-483417
COOK COUNTY RECORDER

86483417

60

FILED

32.00
32.1

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IN THE COURT OF COMMON PLEAS, COUNTY OF COOK, ILLINOIS
STATE OF ILLINOIS, Plaintiff,
vs.
[Name], Defendant.

Comes now the Defendant, [Name], and moves the Court for an order
granting a continuance of the trial of the above-captioned case to
[Date], for the reasons stated in the accompanying affidavit.

The Defendant's motion is based upon the fact that [Name]
is unable to attend the trial on the date set for trial because
of [Reason]. The Defendant is unable to produce any other
person to testify in his behalf at the time set for trial.
The Defendant is unable to produce any other person to testify
in his behalf at the time set for trial because of [Reason].
The Defendant is unable to produce any other person to testify
in his behalf at the time set for trial because of [Reason].
The Defendant is unable to produce any other person to testify
in his behalf at the time set for trial because of [Reason].
The Defendant is unable to produce any other person to testify
in his behalf at the time set for trial because of [Reason].

WHEREFORE, the Defendant respectfully requests the Court to
grant the Defendant's motion for a continuance of the trial of
the above-captioned case to [Date].

INTERCOUNTY
TITLE INS. CO. 5110697
BOX 57

Property of Cook County Clerk's Office