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COOK COUNTY, ILLINOIS  
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## MORTGAGE

THIS INDENTURE, made this 8th day of July, 1986, by and between National Boulevard Bank of Chicago as Trustee under Trust Agreement dated February 25, 1985, and known as Trust No. 8005 and not personally, the mailing address of which is 400-410 North Michigan Avenue Chicago, IL 60611, herein referred to as the "Mortgagor," and Harris Bank Hinsdale, National Association formerly named First National Bank of Hinsdale, with offices at 50 South Lincoln Street, Hinsdale, Illinois 60521, herein referred to as the "Mortgagee," witnesseth:

THAT WHEREAS Mortgagor is justly indebted to Mortgagee upon a secured promissory note hereinafter described in the principal sum of Five hundred thousand dollars and 00/100 dollars (\$500,000.00), evidenced by one certain promissory note of Mortgagor of even date herewith, made payable to the order of and delivered to Mortgagee, in and by which note Mortgagor promises to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 1st day of August, 1991, and all of said principal and interest are made payable at 50 South Lincoln Street, Hinsdale, Illinois 60521, or at such place as the holders of the note may, from time to time in writing appoint.

NOW, THEREFORE, Mortgagor, to secure the payment of said principal sum of money and interest in accordance with the terms, provisions, and limitations of this mortgage and the note secured hereby, and the performance of the covenants and agreements herein contained, by Mortgagor to be performed and also in consideration of the sum of ten and no/100 dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, does by these presents mortgage, warrant, and convey unto Mortgagee, its successors and assigns, the real estate and all of its estate, right, title, and interest therein, more particularly described in Exhibit A attached hereto;

Together with Mortgagor's interest as lessor in and to all leases of the said premises, or any part thereof, heretofore or hereafter made and entered into by Mortgagor during the life of this mortgage or any extension or renewal hereof;

This instrument  
was prepared by and return to:

Kimberly K. Schultz  
Harris Bank Hinsdale  
50 South Lincoln Street  
Hinsdale, Illinois 60522-0040  
(312) 920-7000

BOX 333-WJ

21

See Trustee's rider attached here

See Trustee's rider attached here and made a part hereof.

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BOX 388-211

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Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, screen doors, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon; and all fixtures, apparatus, equipment and articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

Together with all awards made to the present and all subsequent owners of the premises by any governmental or other lawful authority for taking by eminent domain the whole or any part of the premises or improvements thereon, the temporary use thereof or any easement thereon or thereunder, including any awards for any changes of grade of streets, which said awards are hereby assigned to Mortgagee, who is hereby authorized to collect and receive the proceeds of any such awards from said authorities and to give proper receipts and acquittances therefor;

Together with all right, title, and interest of Mortgagor, now owned or hereafter acquired, in and to any and all strips and gores of land adjacent to and used in connection with the premises and all right, title, and interest of Mortgagor, now owned or hereafter acquired, in, to, and under the street, sidewalks, and alleys adjoining the premises;

TO HAVE AND TO HOLD the same unto Mortgagee, together with all estates, titles, claims, and demands whatsoever of Mortgagor in and to said premises or any part thereof; and Mortgagor does hereby covenant, warrant, and agree that it is lawfully seized and possessed of said real estate in fee simple absolute and has good and lawful right and authority to sell, convey, and mortgage same; that said real estate is free from all liens, claims, charges, and encumbrances whatsoever, except as set forth herein; and that Mortgagor will warrant and defend the title to said real property against the lawful claims and demands of all persons whomsoever.

It is agreed by the parties hereto that this instrument shall be null and void on the condition that Mortgagor shall keep and perform all covenants, conditions, and terms of this mortgage and pay or cause to be paid to Mortgagee the above-described indebtedness with interest thereon according to the terms and conditions of said Note and shall keep and perform all covenants, conditions, and terms contained in said Note.

Mortgagor further covenants, warrants, and agrees with Mortgagee as follows:

1. Mortgagor will promptly pay the above-described Note according to the tenor and effect thereof and as provided in said Note, and will also pay any other note or notes which hereafter may be given renewal or extension thereof and any and all other sums secured hereby at the time therein and herein designated. This mortgage shall be and remain security for the payment of all such notes. Privilege is reserved to make prepayments on said Note only as set forth in said Note. Mortgagor agrees to pay a late charge not to exceed four percent (4.0%) of each and every installment which becomes overdue for a period in excess of fifteen (15) days to help defray expenses incurred in handling said delinquent payments.

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The undersigned, being duly qualified, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the Clerk of the County of Cook, Illinois, in and to which said records the same have been duly filed for record and return to the County Clerk's Office, Illinois, on this 1st day of January, 1900.

Witness my hand and the seal of the County Clerk's Office, Illinois, at Chicago, Illinois, this 1st day of January, 1900.

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Attest my hand and the seal of the County Clerk's Office, Illinois, at Chicago, Illinois, this 1st day of January, 1900.

Property of Cook County Clerk's Office

Attest my hand and the seal of the County Clerk's Office, Illinois, at Chicago, Illinois, this 1st day of January, 1900.

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2. Mortgagor shall: (a) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's liens or other liens or claims for liens not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon the premises; (e) comply with all requirements of law, municipal ordinances, rules, regulations, or restrictions of record with respect to the premises and the use thereof; (f) make no material alterations, repairs, additions, or improvements in or on said premises, except as required by law or municipal ordinance, without the written consent of Mortgagee; (g) suffer or permit no change in the general nature of the occupancy of the premises without Mortgagee's written consent; (h) initiate or acquiesce in no zoning reclassification without Mortgagee's written consent; (i) allow Mortgagee to inspect the premises at any reasonable time and permit access thereto for that purpose.

3. Mortgagor shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due and shall, upon written request, furnish to Mortgagee duplicate receipts therefor. To prevent default hereunder, Mortgagor shall pay in full, under protest in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.

4. Mortgagor shall keep all buildings and improvements now or hereafter situated on the premises insured against loss or damage by fire and such other hazards as may be reasonably required by Mortgagee, including without limitation of the generality of the foregoing, war damage insurance whenever in the opinion of Mortgagee such protection is necessary, in forms, companies, and amounts satisfactory to Mortgagee, and with mortgagee clauses attached to all policies in favor of and on forms satisfactory to Mortgagee, and shall deliver all policies to Mortgagee. Not less frequently than once every three years, Mortgagor at its expense will furnish Mortgagee with an appraisal of the full insurable value of the premises, made by fire insurance appraisers satisfactory to Mortgagee and fire insurance companies generally. Mortgagor shall also carry public liability insurance protecting Mortgagor (and any tenant or other user of the mortgaged premises) against liability for injuries to persons and property occurring in, on, or adjacent to the mortgaged premises, in forms, companies, and amounts satisfactory to Mortgagee with the policy or policies evidencing such insurance to contain a ten (10) day notice of cancellation clause in favor of Mortgagee. Such liability policy or policies or certificates thereof shall be delivered to Mortgagee. Mortgagor shall, until the indebtedness secured hereby is paid in full, furnish Mortgagee at least ten (10) days prior to the date each coverage required herein would otherwise expire, with evidence of the renewal or continuation of such coverage in the form of premium receipts or renewal policies or certificates. In the event the mortgaged premises or any part thereof are at any time leased and the lease or leases have been assigned to Mortgagee as additional security for the payment of indebtedness secured by this mortgage, Mortgagor shall, upon the request of Mortgagee, provide rent insurance payable to Mortgagee in an amount equal to the annual rental payable under such assigned lease or leases plus the lessee's or lessees' approximate annual liability for taxes and insurance as provided in the lease or leases.

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5. In the event of any damage to or destruction of the premises covered by any policy or policies of insurance required to be carried by Mortgagor, Mortgagee may in its discretion (and is hereby authorized to) either settle and adjust any claim under such insurance policy or policies with consent of Mortgagor, or allow Mortgagor to agree with the insurance company or companies on the amount to be paid upon the loss. In either case, the proceeds shall be paid to Mortgagee; and Mortgagee is authorized to collect and to give receipt therefor. If (a) Mortgagor or any lessee is obligated to rebuild and restore the damaged or destroyed buildings or improvements under the terms of any lease or leases which are or may be prior to the lien of this mortgage; and (b) such damage or destruction does not result in the cancellation or termination of any such lease; and (c) the insurers do not deny liability with respect to the loss, such proceeds, after deducting therefrom any expenses incurred in the collection thereof, shall be used to reimburse Mortgagor or the lessee (whichever is obligated under the terms of the lease to accomplish the rebuilding and restoration) for the cost of rebuilding and restoring the buildings and improvements on the premises. In all other cases such insurance proceeds may, at the option of Mortgagee, either be applied in reduction of the indebtedness secured hereby, whether or not then due and payable, or be held by Mortgagee and used to reimburse Mortgagor for the cost of the rebuilding and restoration of buildings and improvements on the premises. Following any damage to or destruction of the buildings or improvements on the premises (and regardless of the cause thereof, the availability of insurance proceeds or the manner of use of those proceeds by Mortgagee), until all indebtedness secured hereby shall be fully paid, Mortgagor shall be obligated to repair, restore, and rebuild any buildings or improvements so damaged or destroyed. Repair and restoration of the buildings and improvements shall be commenced promptly after the occurrence of the loss and shall be diligently prosecuted to completion; and the buildings and improvements shall be so restored and rebuilt as to be of at least equal value and substantially the same character as prior to such damage and destruction; and in the event the estimated costs of rebuilding and restoration exceed twenty-five percent (25.0%) of the indebtedness then remaining unpaid as secured by this mortgage, the drawings and specifications pertaining to such rebuilding and restoration shall be subject to the prior written approval of Mortgagee. In the event that Mortgagor or any lessee is entitled to reimbursement out of the insurance proceeds, such proceeds shall be made available from time to time upon the furnishing to Mortgagee of satisfactory evidence of the estimated cost of completion thereof and with such architect's certificates, waivers of lien, contractor's sworn statements, and other evidences of cost and of payment as Mortgagee may reasonably require and approve. No payment made by Mortgagee prior to the final completion of the work shall, together with all payments theretofore made, exceed ninety percent (90.0%) of the value of the work performed to the time of payment; and at all times the undischarged balance of such proceeds remaining in the hands of Mortgagee shall be at least sufficient to pay for the cost of completion of the work free and clear of liens.

Should a loss occur after foreclosure or sale proceedings have been instituted, the proceeds of any such insurance policy or policies, if not applied as aforesaid in rebuilding or restoration of the buildings or improvements, shall be used to pay the amount due in accordance with any decree of foreclosure or deficiency judgment that may be entered in connection with such proceedings; and the balance, if any, shall be paid to the owner of the equity of redemption if he shall then be entitled to the same, or otherwise as any court having jurisdiction may direct. Following any foreclosure sale or other sale of the premises by Mortgagee pursuant to the terms hereof, Mortgagee is authorized without the

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consent of Mortgagor to assign any and all insurance policies to the purchaser of the sale and to take such other steps as Mortgagee may deem advisable to cause the interest of such purchaser to be protected by any of such insurance policies.

6. If by the laws of the United States of America or of any state having jurisdiction of Mortgagor or of the mortgaged premises or of the transaction evidenced by the Note and this mortgage, any tax or fee is due or becomes due in respect of the issuance of the Note hereby secured or the making, recording, and registration of this mortgage, Mortgagor covenants and agrees to pay such tax or fee in the manner required by such law, and to hold harmless and indemnify Mortgagee, its successors, and assigns against any liability incurred by reason of the imposition of any such tax or fee.

7. At such time as Mortgagor is not in default under the terms of this Mortgage or of the Note secured hereby, Mortgagor shall have the privilege of making prepayments on the principal of the said Note (in addition to the required payments) to the extent permitted by and upon the terms and conditions set forth in the Note.

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

9. In the event of the enactment after the date hereof of any law of the state in which the premises are located deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or Mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event Mortgagor, upon demand by Mortgagee, shall pay such taxes or assessments or reimburse Mortgagee therefor; provided, however, that if in the opinion of counsel for Mortgagee it might be unlawful to require Mortgagor to make such payment, or the making of such payment might be construed as imposing a rate of interest beyond the maximum permitted by law, then and in such event Mortgagee may elect by notice in writing given to Mortgagor to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

10. In case of any default therein by Mortgagor, Mortgagee may, but need not, make any payment or perform any act herein required of Mortgagor, in any form and manner deemed expedient; and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any; and purchase, discharge, compromise, or settle any tax lien or other prior lien or title or claim thereof; or redeem from any tax sale or forfeiture affecting said premises; or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees and any other money advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of twenty-five percent (25.0%) per annum from the date of expenditure or

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

\_\_\_\_\_  
Notary Public in and for the State of Illinois

\_\_\_\_\_  
Notary Public in and for the State of Illinois

\_\_\_\_\_  
Notary Public in and for the State of Illinois

\_\_\_\_\_  
Notary Public in and for the State of Illinois

\_\_\_\_\_  
Notary Public in and for the State of Illinois

\_\_\_\_\_  
Notary Public in and for the State of Illinois

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advance until paid. No inaction on the part of Mortgagee shall be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagor.

11. In making any payment hereby authorized relating to taxes or assessments or for the purchase, discharge, compromise, or settlement of any prior lien, Mortgagee may make such payment according to any bill, statement, or estimate secured from the appropriate public office without inquiry into the accuracy thereof or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof or without inquiry as to the validity or amount of any claim for lien which may be asserted.

12. If (a) default be made for ten (10) days in the due and punctual payment of the Note or any installment thereof in accordance with its terms, either of principal or interest; (b) Mortgagor shall file a petition in voluntary bankruptcy or under Chapter X or Chapter XI of the Federal Bankruptcy Act or any similar law, state or federal, whether now or hereafter existing, or an answer admitting insolvency or inability to pay its debts, or fail to obtain a vacation or stay of involuntary proceedings within thirty (30) days as hereinafter provided; or (c) Mortgagor shall transfer or assign all or a major portion of its assets, or shall be adjudicated a bankrupt, or a trustee or receiver shall be appointed for Mortgagor or for all or a major portion of its property in any involuntary proceeding, or any court shall have taken jurisdiction of the property of Mortgagor or of the major part thereof in an involuntary proceeding for the reorganization, dissolution, liquidation, or winding up of Mortgagor, and such trustee or receiver shall not be discharged or such jurisdiction relinquished or vacated or stayed on appeal or otherwise stayed within thirty (30) days; or (d) Mortgagor shall make an assignment for the benefit of creditors or shall admit in writing its inability to pay its debts generally as they become due, or shall consent to the appointment of a receiver or trustee or liquidator of all of its property or the major part thereof; or (e) default shall be made in the due observance or performance of any other of the covenants or agreements or conditions herein contained, required to be kept or performed or observed by Mortgagor, and the same shall continue for thirty (30) days after notice specifying such default is given by Mortgagee to Mortgagor; or (f) any representation or warranty made herein by Mortgagor shall prove to be untrue or inaccurate in material respect and Mortgagor shall fail to make good or correct such untruth or inaccuracy within thirty (30) days following receipt of notice from Mortgagee; then in each and every such case the whole of said principal sum hereby secured shall at once at the option of Mortgagee become immediately due and payable together with accrued interest thereon.

In the event that any default specified by Mortgagee to Mortgagor under either (e) or (f) above shall be of such nature that it cannot be cured or remedied within thirty (30) days, Mortgagor shall be entitled to a reasonable period of time to cure or remedy such default, provided Mortgagor commences the cure or remedy thereof within the thirty (30) day period following the giving of notice and thereafter proceeds with diligence to complete such cure or remedy. Mortgagor, in case of such default or failure to act or perform as set out herein, does hereby authorize and fully empower Mortgagee immediately to commence suit for the collection of the indebtedness secured hereby, or any part thereof, or for the foreclosure of this mortgage, or to obtain any other proper remedy deemed desirable by Mortgagee or any combination of the aforesaid remedies. Mortgagor agrees to pay all costs, charges, and expenses reasonably incurred by Mortgagee because of the failure of Mortgagor to perform its duties and obligations under the mortgage and the Note secured hereby or either, including attorney's fees, appraiser's fees, and title

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expenses and any and all expenses of foreclosure deemed reasonably necessary by Mortgagee to prosecute the foreclosure action and successfully obtain good and merchantable title to the premises. At any time after default, either before or after the commencement of an action in foreclosure, the holder of this mortgage shall be entitled to the appointment of a receiver for the mortgaged premises as a matter of right and without notice, with power to collect the rents, issues, and profits of said mortgaged premises due and becoming due during the pendency of such foreclosure suit, such rents and profits being hereby expressly assigned and pledged as additional security for the payment of the indebtedness secured by this mortgage, without regard to the value of the mortgaged premises or the solvency of any person or persons liable for the payment of the mortgaged indebtedness. Mortgagor, for itself and any subsequent owner, hereby waives any and all defenses to the application for a receiver as above, and hereby specifically consents to such appointment without notice; but nothing herein contained is to be construed to deprive the holder of the mortgage of any other right, remedy, or privilege it may now have under the law to have a receiver appointed. Whenever there is a default, regardless of whether Mortgagee elects to foreclose this mortgage, Mortgagee may collect all rents which may become due on the above property, deducting therefrom any necessary operating expenses plus ten percent (10.0%) of the gross rentals collected as compensation for making the collections, and apply the remainder on the balance due on the Note.

13. Mortgagee in the exercise of the rights and power hereinabove conferred upon it shall have the full power to use and apply the avails, rents, issues, and profits of the premises to the payment of or on account of the following, in such order as Mortgagee may determine:

(a) to the payment of the expenses of operating said property, including cost of management and leasing thereof (which shall include reasonable compensation to Mortgagee and its agent or agents if management is 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 as herein above authorized;

(b) to the payment of taxes and special assessments now due or which may hereinafter become due on said premises;

(c) to the payment of all repairs, decorating, renewals, replacements, alterations, additions, betterments, and improvements of said premises and of placing said property in such condition as will in the judgment of Mortgagee make it readily rentable;

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

14. Mortgagee shall have the right to inspect the premises at all reasonable times, and access thereto shall be permitted for that purpose.

15. Mortgagor hereby assigns, transfers, and sets over to Mortgagee the entire proceeds of any award or claim for damage for any of the mortgaged property taken or damaged under the power of eminent domain or by condemnation. Mortgagee may elect to apply the proceeds of the award upon or in reduction of the indebtedness secured hereby, whether or not then due and payable, or to require Mortgagor to restore or rebuild, in which event the proceeds shall be held by Mortgagee and used to reimburse Mortgagor for the cost of restoring and rebuilding all buildings and improvements on said premises in accordance with plans and specifications to be sub-





mitted to and approved by Mortgagee. If Mortgagor or any lessee is obligated to restore and replace the damaged or destroyed buildings or improvements under the terms of any lease or leases which are or may be prior to the lien of this mortgage, and if such taking does not result in cancellation or termination of such lease, the award shall be used to reimburse Mortgagor or the lessee (whichever is obligated under the terms of the lease to accomplish the rebuilding and restoration) for the cost of rebuilding and restoring the buildings and improvements on said premises, provided Mortgagor is not then in default under this mortgage. In the event Mortgagee holds the proceeds to reimburse Mortgagor or any lessee for the costs of rebuilding and restoring the premises, then the proceeds of the award will be paid out in the same manner as provided in Paragraph 4 hereof for the payment of insurance proceeds in reimbursement of the costs of rebuilding and restoration. If the amount of such award is insufficient to cover the cost of rebuilding and restoration, Mortgagor shall pay such cost in excess of the award before being entitled to reimbursement out of the award. Any surplus which may remain out of said award after payment of such cost of rebuilding and restoration shall, at the option of Mortgagee, be applied on account of the indebtedness secured hereby or be paid to any other party entitled thereto. In applying the proceeds of any award on account of the indebtedness secured hereby, Mortgagee shall be entitled to collect out of the proceeds of the award a premium on the amount prepaid at the same rate as though Mortgagor had elected at the time of such application of proceeds (or if Mortgagor then has no such election, at the first succeeding date Mortgagor could so elect) to prepay the indebtedness in accordance with the terms of the Note secured hereby.

16. Upon payment in full of the indebtedness secured hereby and the performance by Mortgagor of all of the obligations imposed on Mortgagor herein and in the Note, these presents shall be null and void, and Mortgagee shall release this mortgage and the lien hereof by proper instrument executed in recordable form.

17. Any notice which either party hereto may desire or be required to give to the other shall be deemed to be an adequate and sufficient notice if given in writing, and service is made by the mailing of such notice by registered or certified mail, addressed to Mortgagor at its address given on the first page hereof, or to Mortgagee at 50 South Lincoln Street, Hinsdale, Illinois 60522-0040, or to such other place as either party hereto may by notice in writing to the other party designate as a place for service of notice.

18. In case Mortgagee is made a party to any suit or proceedings at law or in equity by reason of its interest in the premises as evidenced by this mortgage, Mortgagor promises to pay to Mortgagee all reasonable costs, charges, and attorney's fees incurred by Mortgagee in the preparation and trial of such suit or proceedings. Mortgagee may appear in and defend any action or proceeding purporting to affect the security hereof, and Mortgagor promises to pay all reasonable costs, charges, and attorney's fees so incurred. All sums expended or incurred by Mortgagee pursuant to this paragraph shall be secured hereby as so much additional indebtedness owing by Mortgagor to Mortgagee.

19. Notwithstanding anything herein or in the Note contained to the contrary, no provision contained herein and no provision contained in the Note which purports to obligate Mortgagor to pay any amount of interest or any fees, costs, or expenses which are in excess of the maximum permitted by applicable law, shall be effective to the extent that it calls for the payment of any interest or other sum in excess of such maximum.



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20. All federal, state, and other tax returns of Mortgagor required by law to be filed have been duly filed; and all federal, state, and other taxes, assessments, and governmental charges upon Mortgagor which to the knowledge of Mortgagor are due and payable have been paid.

21. Mortgagor will furnish, at the option of Mortgagee, during the life of this mortgage, to Mortgagee within ninety (90) days after the close of each fiscal year a detailed and analytical audit covering the full and complete operation of Mortgagor's business, including a balance sheet statement of income and expenses and a statement of surplus accounts as at the close of the preceding fiscal year. This audit report, if required, will be prepared at the option of Mortgagee by a certified public accountant of recognized standing who has been previously approved by Mortgagee, and said audit report will be accompanied by the certificate of said certified public accountant. In addition to the items named above, Mortgagor agrees to supply Mortgagee with such additional information and records as may be from time to time required by Mortgagee.

22. Mortgagor will not file, or cause or permit to be filed, any bankruptcy or insolvency or reorganization proceedings, or apply for or consent to the appointment of a receiver or trustee for itself or the property (except when requested by Mortgagee) or permit any such appointment to be made, or make any assignment for the benefit of its creditors, or suffer any order to be entered adjudicating it to be bankrupt or insolvent, or appoint a receiver or trustee of it or the property or any part thereof.

23. Mortgagor will, at Mortgagor's expense, at any time upon request by Mortgagee, execute and deliver all further assurances of title and all pertinent additional papers, information, records, and instruments as may be required by Mortgagee for effectually carrying out the intentions of the parties hereto.

24. Mortgagor, in order better to secure the payment of the aforesaid Note and the indebtedness evidenced thereby, does hereby sell, assign, transfer, and set over unto Mortgagee, its successors and assigns, all its right, title, and interest in and to all leases of the mortgaged premises or any part thereof heretofore made and entered into, and in and to all such leases hereafter made and entered into during the life of this mortgage, including all extensions and renewals thereof and all rents, profits, and income arising from any part of the mortgaged premises and any such leases, with the full right, but without the obligation on the part of Mortgagee to collect said rents and income. Mortgagor covenants that said leases and rents have not been previously assigned in any manner whatsoever, that they are subject to no liens of any kind, and that all existing leases are in full force and effect.

25. In any case in which, under the provisions of this mortgage, Mortgagee has a right to declare the principal sum secured hereby to be immediately due and payable, either before or after the institution of legal proceedings to foreclose the lien hereof or before or after sale thereunder, or in any case where Mortgagee has a right to commence proceedings for the sale of the premises independent of any foreclosure proceedings; then Mortgagor shall forthwith upon demand of Mortgagee surrender to Mortgagee the possession of the premises, and Mortgagee shall be entitled to take actual possession of the premises or any part thereof personally or by its agents or attorneys, as for condition broken; and Mortgagee in its discretion may, with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of the premises together with all documents, books, records, papers, and accounts of Mortgagor or the then owner of the premises relating thereto; and

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RIDER ATTACHED TO AND MADE A PART OF TRUST DEED OR

MORTGAGE DATED July 8, 1986 UNDER TRUST NO. 8005

This MORTGAGE or TRUST DEED in the nature of a mortgage is executed by BOULEVARD BANK NATIONAL ASSOCIATION, not personally but as Trustee under said Trust in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said BOULEVARD BANK NATIONAL ASSOCIATION hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing contained herein or in the note, or in any other instrument given to evidence the indebtedness secured hereby shall be construed as creating any liability on the part of said mortgagor or grantor, or on said BOULEVARD BANK NATIONAL ASSOCIATION personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being hereby expressly waived by the mortgagee or trustee under said trust deed, the legal owner(s) or holder(s) of the said note, and by every person now or hereafter claiming any right or security hereunder; and that so far as the mortgagor or grantor and said BOULEVARD BANK NATIONAL ASSOCIATION personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby mortgaged or conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor or guarantors, if any.

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may exclude Mortgagor, its agents or assigns wholly therefrom; and may as attorney-in-fact or agent of Mortgagor or in its own name as Mortgagee and under the powers herein granted both, operate, manage, or 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 income, rents, issues, and profits of the premises, including actions for the recovery of rent, actions in forcible detainer, and actions in distress for rents, hereby granting full power and authority to exercise each and every of the rights and privileges herein granted at any and all times hereafter, without notice to Mortgagor, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle Mortgagor to cancel the same, to elect to disaffirm any lease or sublease made subsequent to this mortgage or subordinated to the lien thereof (unless this mortgage has specifically been made subordinate to such lease or sublease); to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments, and improvements to the premises as may seem judicious; to insure and reinsure the same and all risks incidental to Mortgagee's possession, operation, and management thereof; and to receive all of such income, rents, issues, and profits.

Mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty, or liability under any lease; and Mortgagor shall and does hereby agree to indemnify and to hold mortgagee harmless of and from all liability, loss, or damage which it might incur under said leases or under or by reason of the assignment therefor, and of and from any and all claims or demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained in said leases. Should Mortgagee incur any such liability, loss, or damage under any of said leases, or under or by reason of the assignment thereof, or in the defense of any claims or demands, the amount thereof, including costs, expenses, and reasonable attorney's fees, shall be secured hereby; and Mortgagor shall reimburse Mortgagee therefor immediately upon demand.

26. (a) Mortgagor covenants and agrees, at the option of Mortgagee, to deposit at such place as Mortgagee may from time to time in writing appoint, and in the absence of such appointment, then at the office of Mortgagee at Hinsdale, Illinois 60522-0040, on the first day of each month until the indebtedness secured by this mortgage is fully paid, a sum equal to one-twelfth (1/12) of the last total annual taxes and assessments for the last ascertainable year (general and special) on said premises (unless said taxes are based upon assessments which exclude the improvements or any part thereof now constructed, or to be constructed, in which event the amount of such deposits shall be based upon Mortgagee's reasonable estimate as to the amount of taxes and assessments to be levied and assessed), plus such sufficient additional sums as Mortgagee shall deem necessary to take care of known increases in taxes and assessments, such deposits to be held without any allowance of interest and to be used for the payment of taxes and assessments (general and special) on said premises next due and payable when they become due. If the funds so deposited are insufficient to pay any such taxes or assessments (general and special) for any year when the same shall become due and payable, Mortgagor shall within ten (10) days after receipt of demand therefor, deposit such additional funds as may be necessary to pay such taxes and assessments (general and special) in full. If the funds so deposited exceed the amount required to pay such

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taxes and assessments (general and special) for any year, the excess shall be applied to a subsequent deposit or deposits.

(b) Mortgagor covenants and agrees, at the option of Mortgagee, to deposit at such place as Mortgagee may from time to time in writing appoint, and in the absence of such appointment, then at the office of Mortgagee at Hinsdale, Illinois, on the first day of each month until the indebtedness secured by this mortgage is fully paid, an installment of the premium or premiums that will become due and payable to renew the insurance as hereinabove required by Paragraph 4 hereof. Each of such installments shall be in an amount which, by the payment of approximately equal installments, will result in there accumulating in the hands of the depository an amount sufficient to pay renewal premiums upon such policies of insurance at least one (1) month prior to the expiration date or dates of the policy or policies to be renewed, such deposits to be held without any allowance of interest and to be used for renewal of such insurance policies. If the funds so deposited are insufficient to pay all premiums for such renewals, Mortgagor shall within ten (10) days after receipt of demand thereof deposit such additional funds as may be necessary to pay such premiums. If the funds so deposited exceed the amount required to pay such premiums, the excess shall be applied on a subsequent deposit or deposits.

27. In the event of a default in any of the provisions contained in this mortgage or in the note secured hereby, Mortgagee may at its option, without being required to do so, apply any moneys at the time on deposit pursuant to Paragraphs 26 (a) and 26 (b) hereof, as any one or more of the same may be applicable, on any of Mortgagor's obligations herein or in the note contained, in such order and manner as Mortgagee may elect. When the indebtedness secured hereby has been fully paid, any remaining deposits shall be paid to Mortgagor or to the then owner or owners of the mortgaged premises. Such deposits are hereby pledged as additional security for the indebtedness hereunder and shall be held in trust to be irrevocably applied by the depository for the purposes for which made hereunder and shall not be subject to the direction or control of Mortgagor, provided however, that neither Mortgagee nor said depository shall be liable for any failure to apply to the payment of taxes and assessments any amount so deposited unless Mortgagor, while not in default hereunder, shall have requested said depository in writing to make application of such funds to the payment of the particular taxes or assessments for payment of which they were deposited, accompanied by the bills for such taxes and assessments.

28. 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; second, all other items which under the terms hereon constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagor, its successors or assigns, as their rights may appear.

29. Mortgagor agrees that all costs, charges, and expenses, including attorney's fees incurred by Mortgagee arising out of or in connection with any action, proceeding, or hearing, legal or quasi legal, or the preparation therefor, in any way affecting or pertaining to the mortgage, the note secured hereby, or the mortgaged premises, shall be promptly paid by Mortgagee. If funds for same are advanced by Mortgagee, all such sums so advanced shall be added to the indebtedness secured hereby and shall bear interest at the rate of twenty-five percent (25.0%) per annum from date of said advance, and shall be due and payable on demand.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

The Court doth hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the Court.

Attest my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of the Court

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

31. Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure, pursuant to rights therein granted, on behalf of Mortgagor, and each and every person acquiring any interest in, or title to, the premises described herein subsequent to the date of the mortgage, and on behalf of all other persons to the extent permitted by the provisions of Chapter 77, Section 18a of the Illinois Revised Statutes.

32. This mortgage and all provisions hereof shall extend to and be binding upon Mortgagor and all persons claiming by, under, or through Mortgagor; and the word "Mortgagor" when used herein shall include the successors and assigns of the Mortgagor and all parties liable for the payment of the indebtedness or any part thereof, whether or not such parties shall have executed the note 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 note secured hereby.

33. Time is of the essence of this contract, and no waiver of any obligation or option hereunder or of the note secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the instruments secured thereby.

34. This mortgage shall be governed by, and construed in accordance with, the laws of the State of Illinois.

35. This mortgage is delivered on condition that as long as Mortgagor is not in default under any of the provisions of the note or mortgage, and as long as all real estate taxes are paid when due, and receipts thereof delivered to Mortgagee, Mortgagee will not require monthly deposits for these items to be paid as required in Paragraphs 26(a) and 26 (b).

IN WITNESS WHEREOF, Mortgagor has executed these presents as of the day and year first above written.

National Boulevard Bank of Chicago as  
Trustee under Trust Agreement dated  
February 25, 1985, and known as Trust No.  
8005, and not personally.

By: \_\_\_\_\_

ASST. VICE PRESIDENT

Attest: \_\_\_\_\_

ASST. TRUST OFFICER

As used herein, any reference to National Boulevard Bank of Chicago shall mean BOULEVARD BANK NATIONAL ASSOCIATION, its successor through merger.

# UNOFFICIAL COPY

IN SENATE  
JANUARY 11, 1900

REPORT OF THE  
COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
MAY 1, 1899

ALBANY, N. Y.:  
J. B. WOODHEAD, STATE PRINTER,  
1899

ALBANY, N. Y.:  
J. B. WOODHEAD, STATE PRINTER,  
1899

ALBANY, N. Y.:  
J. B. WOODHEAD, STATE PRINTER,  
1899

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J. B. WOODHEAD, STATE PRINTER,  
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J. B. WOODHEAD, STATE PRINTER,  
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J. B. WOODHEAD, STATE PRINTER,  
1899

ALBANY, N. Y.:  
J. B. WOODHEAD, STATE PRINTER,  
1899

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1899

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## EXHIBIT "A"

Lots 26 and 27 in the Subdivision of Block 8 in George Ward's Subdivision of Block 12 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 14-32-113-022

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1214-16 Webster Assoc.  
2700 Euclid Park Pl.  
Evanston, IL 60201

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STATE OF ILLINOIS  
COUNTY OF COOK

IN SENATE,  
January 14, 1914.

REPORT  
OF THE  
COMMISSIONERS OF THE  
LAND OFFICE,  
IN RESPONSE TO A RESOLUTION  
PASSED BY THE SENATE  
MAY 15, 1913.

CHAS. W. BROWN, CLERK.

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State of Illinois )  
County of COOK )

I, the undersigned, a Notary Public in and for said County and the State of Illinois, do hereby certify that ALEX J. BERESOFF and Charles A. Vrba who are ASST. VICE PRESIDENT and ASST. TRUST OFFICER of Boulevard Bank, formerly named National Boulevard Bank of Chicago, respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASST. VICE PRESIDENT and ASST. Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth; and the ASST. Trust Officer then and there acknowledged that \_\_\_\_\_, as custodian of the corporate seal of the corporation, affixed the corporate seal to the foregoing instrument as \_\_\_\_\_ free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth. Given under my hand and notarial seal this 8th day of December, 1986.

Marian Rubins  
Notary Public

SEAL

My commission expires My Commission Expires April 29, 1990.

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COOK County Clerk's Office

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

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10/10/20

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Lease

ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that National Boulevard Bank of Chicago, not personally, but as Trustee under a Deed or Deeds in Trust delivered in pursuance of a Trust Agreement dated February 25, 1986, and known as Trust Number 8005 (the "Trustee" and hereinafter referred to as "Assignor"), in consideration of the sum of ten and no/100 dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer, and set over unto Harris Bank Hinsdale National Association (hereinafter referred to as the "Assignee"), all right, title, and interest of the Assignor or any of them, under or pursuant to any and all present or future leases or subleases, whether written or oral, or any lettings or possession of, or any agreements for the use or occupancy of, the whole or any part of the real estate and premises hereinafter described which the Assignor or any of them may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the power hereinafter granted, including all amendments and supplements to and renewals thereof at any time made (collectively the "Leases"), relating to that certain real estate situated in the County of Cook, State of Illinois, described in Exhibit A attached hereto and made a part hereof and the improvements now or hereafter thereon (the "premises"), including, without limiting the generality of the foregoing, all right, title, and interest of the Assignor or any of them in and to all the rents (whether fixed or contingent), earnings, renewal rents, and all other sums due or which may hereafter become due under or by virtue of the Leases and all rights under or against guarantors of the obligations of the Leases and obligors under the leases.

This Assignment is made and given as collateral security for, and shall secure: (i) the payment in full of all principal of and interest on that certain promissory note of the Trustee bearing even date herewith, payable to the order of the Assignee in the face principal sum of five hundred thousand dollars and 00/100 dollars (\$500,000.00), expressed to bear interest prior to maturity at the rate per annum of Eleven percent (11.0%) having a final maturity of all principal and interest not required to be sooner paid of August 1, 1991, and any notes issued in extension or renewal thereof or in substitution thereof (the "Note"); (ii) the performance of all obligations, covenants, promises, and agreements contained herein or in that certain Mortgage and Security Agreement with Assignment of Rents bearing even date herewith from the Trustee to the Assignee (the "Mortgage"), conveying and mortgaging the premises as security for the Note and any and all other indebtedness intended to be secured hereby; (iii) the performance of all obligations, covenants, promises, and agreements of the Trustee or the Beneficiary contained in any loan or other agreements setting forth terms and conditions applicable to the loan evidenced by the Note or providing collateral security therefore; and (iv) the payment of all expenses and charges, legal or otherwise, paid or incurred by the Assignee in realizing upon or protecting the indebtedness referred to in the foregoing clauses (i), (ii), and (iii) or any security therefore, including this Assignment (the Note and other indebtedness, obligations, and liabilities referred to in clauses (i), (ii), (iii), and (iv) above being hereinafter collectively referred to as the "indebtedness hereby secured").

The Assignor does hereby irrevocably constitute and appoint the Assignee the true and lawful attorney of the Assignor with full power of substitution for Assignor and in Assignor's name, place, and stead to ask, demand, collect, receive, receipt for, sue for, compound and give acquittance for any and all sums due or to become due under any Lease, with full power to settle, adjust, or compromise any claim thereunder as fully as the Assignor could do, and to endorse the name of the Assignor or any of them on all commercial paper given in payment or in part payment thereof, and in the Assignee's discretion to file any claim or take any other action or proceeding, either in the Assignee's name or in the name of the Assignor or any of them or otherwise, which the Assignee may deem necessary or appropriate to protect and preserve the right, title, and interest of the Assignee in and to such sums and the security intended to be afforded hereby.

See Trustee's name...

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RIDER ATTACHED TO AND MADE A PART OF ASSIGNMENT OF RENTS

DATED July 8, 1986 under Trust No. 8005

This ASSIGNMENT OF RENTS is executed by BOULEVARD BANK NATIONAL ASSOCIATION, not personally but as Trustee only. It is expressly understood and agreed by the parties hereto, anything contained therein to the contrary notwithstanding, that each and all of the promises, covenants, undertakings and agreements herein made are not intended as personal promises, covenants, undertakings and agreements of the said Trustee, nor as any admission that the said Trustee is entitled to any of the rents, issues, or profits under the said trust, it being understood by all parties hereto that the Trustee at no time is entitled to receive any of the rents, issues or profits of or from said trust property. This instrument is executed by BOULEVARD BANK NATIONAL ASSOCIATION, as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees, on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied, all such liability, if any, being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that BOULEVARD BANK NATIONAL ASSOCIATION, individually or as Trustee, shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non-action taken in violation of any of the covenants herein contained.

note and made a part hereof

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Clerk's Office

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The Assignor has good right to make this Assignment and the Assignor has not heretofore alienated, assigned, pledged, or otherwise disposed of any of the rights, rents, and other sums due or which may hereafter become due and which are intended to be assigned hereunder.

This Assignment includes and establishes a present, absolute, and primary transfer and assignment of all rents, earnings, income, issues and profits of the premises, but so long as no event of default shall exist under the Note or the Mortgage and no event shall exist which by lapse of time or service of notice, or both, has or would become an event of default thereunder, the Assignor shall have the right and license to collect, use, and enjoy all rents and other sums due or to become due under and by virtue of any Lease as they respectively become due, but not more than 30 days in advance.

The Assignor hereby irrevocably consents to and authorizes and directs that the tenant or other obligor under any Lease upon demand and notice from the Assignee of the Assignee's right to receive rents and other sums hereunder, shall pay such rents and other sums to the Assignee without any obligation on the part of such tenant or other obligor to determine the actual existence of any default or event claimed by the Assignee as the basis for the Assignee's right to receive such rents or other sums, notwithstanding any notice from or claim of the Assignor or any of them to the contrary. The Assignor hereby waives any right or claim against any tenant or other obligor for any such rents and other sums paid by tenant or other obligor to the Assignee.

Without limiting any legal rights of the Assignee as the absolute assignee of the rents, issues, and profits of the premises and in furtherance thereof, Assignor agrees that in the event of default under said Mortgage, whether before or after the Note is declared due in accordance with its terms or under the terms of said Mortgage and whether before or after satisfaction of any requirement of the lapse of time or the giving of notice or both on which acceleration after default may be conditioned, the Assignee may, at its option, (i) take actual possession of the premises hereinabove described, or any part thereof, personally or by agent or attorney, as for condition broken, and with or without force and with or without process of law, enter upon, take and maintain possession of all or any part of said premises, together with all documents, books, records, papers, and accounts relating thereto, and exclude the Assignor, its agents or servants, therefrom and hold, operate, manage, and control the premises, and at the expense of the premises, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alteration, additions, betterments, and improvements to the premises as may seem judicious, and pay taxes, assessments and prior or proper charges on the premises, or any part thereof, and insure and reinsure the same, and lease the premises in such parcels and for such times and on such terms as Assignee may deem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said Mortgage, and cancel any lease or sublease for any cause or on any ground which would entitle the Assignor or any of them to cancel the same and in every such case have the right to manage and operate the said premises and to carry on the business thereof as the Assignee shall deem proper; or (ii) with or without taking possession of the premises, Assignee may proceed to enforce the Leases and collect all sums due or to become due thereunder and by so doing Assignee shall not be deemed a mortgagee in possession nor to have assumed or become responsible or liable for any obligations of Assignor arising thereunder or in respect thereof.

Any sums received by Assignee under or by virtue of this Assignment shall be applied to the payment of or on account of the following in such order and manner as the Assignee may elect:

- (a) to the payment of all proper charges and expenses, including the just and reasonable compensation for the services Assignee, its attorneys, agents, clerks, servants, and other employed in connection with the operation, management, and control of the premises and the conduct of business thereof and, if the Assignee shall elect, to the establishment of a reserve which shall be sufficient in Assignee's judgment to indemnify it against any liability, loss, or damage on account of any matter or thing done in good faith and in pursuance of the rights and powers contained herein;
- (b) to the payment of any sum secured by a lien or encumbrance upon the premises;

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The Board of Directors of the Cook County Board of Supervisors, acting by and through the Board of Supervisors, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Board of Supervisors:

Resolved, That the Board of Supervisors do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Board of Supervisors:

Resolved, That the Board of Supervisors do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Board of Supervisors:

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Resolved, That the Board of Supervisors do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Board of Supervisors:

Resolved, That the Board of Supervisors do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Board of Supervisors:

RECORDED

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(c) to the cost of completing any improvements being constructed on or about the premises; and

(d) to the reduction of the indebtedness hereby secured, whether or not the same may then be due or be otherwise adequately secured.

The manner of application of such sums and the items which shall be credited or paid out of same shall be within the sole discretion of Assignee, and nothing herein contained shall obligate Assignee to use any such sums for a purpose other than reducing the indebtedness hereby secured unless it shall elect to do so. Assignee shall be subrogated to any lien discharged out of the rents, income, and profits of premises.

The Assignor hereby further agrees that the Assignor will, upon request of the Assignee, execute and deliver such further instruments and do and perform such other acts and things as the Assignee may reasonably deem necessary or appropriate more effectively to vest in and secure to the Assignee the rights and rents which are intended to be assigned to the Assignee hereunder. Assignor irrevocably waives any right it now or hereafter may have to offset any claim or liability owing from it to any obligor on a Lease against sums due or to become due from such obligor under a Lease.

Assignor agrees to observe and perform all of the obligations imposed on it under the Leases and not to do or permit to be done anything to impair the security thereof, not to execute any Lease on terms and conditions less satisfactory to the lessor than are usual and customary in leases with a similar term and for similar types of space in the general market area where the premises are located, not to assign further or encumber their rights under the leases or their rights to the rents or other sums due or to become due thereunder and not suffer or permit any of the Leases to be subordinated to any other liens or encumbrances whatsoever, any such subordination to be null and void unless done with the written consent of the Assignee. Assignor further agrees not to amend, modify, or terminate any of the Leases without the prior written consent of Assignee, provided that unless and until an event of default or any event which with the lapse of time, the giving of notice, or both, would constitute such an event of default has occurred under the terms of the Mortgage or Note, Assignor may enter into amendments and modifications to Leases which do not adversely affect the security thereof and may terminate Leases if substantially concurrently with such termination, it shall have entered into a new Lease of the space which was the subject of the terminated Lease upon terms and conditions no less beneficial to them than those contained in the terminated Lease and with a lessee of creditworthiness at least equal to the terminated lessee; provided that, the foregoing to the contrary notwithstanding, no Lease shall be terminated if such termination would reduce the amount which any lender is then obligated to fund under any commitment issued to provide financing for the premises. Assignor further agrees that it will, at the request of Assignee, submit the executed originals of all Leases to Assignee.

The acceptance by the Assignee of this Assignment, with all of the rights, powers, privileges, and authority so created, shall not, prior to entry upon and taking of actual physical possession of the premises by the Assignee, be deemed or construed to constitute the Assignee a mortgagee in possession nor impose any obligation whatsoever upon the Assignee, it being understood and agreed that the Assignee does not hereby undertake to perform or discharge any obligation, duty, or liability of the landlord under any Leases or under or by reason of this Assignment. Assignee shall have no liability to Assignor or anyone for any action taken or omitted to be taken by it hereunder, except for its willful misconduct. Should the Assignee incur any liability, loss, or damage under or by reason of this Assignment or for any action taken by the Assignee hereunder, or in defense against any claim or demand whatsoever which may be asserted against the Assignee arising out of any Lease, the amount thereof, including costs, expenses, and reasonable attorneys' fees, together with interest thereon at the rate applicable to the Note at the time of incurrence (or if the Note has been paid in full at the time of incurrence, then at the rate applicable to the Note at the time of such payment in full), shall be secured by this Assignment and by the Mortgage; and the Assignor shall reimburse the Assignee therefor immediately upon demand, Assignor's obligations so to pay to survive payment of the indebtedness hereby secured and the release of this agreement.



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The rights and remedies of the Assignee hereunder are cumulative and are not secondary to or in lieu of, but are in addition to any rights or remedies which the Assignee shall have under the said Note, Mortgage, or any other instrument or document or under applicable law and the exercise by Assignee of any rights and remedies herein contained shall not be deemed a waiver of any other rights or remedies of Assignee, whether arising under the Mortgage or otherwise, each and all of which may be exercised whenever Assignee deems it in its interest to do so. The rights and remedies of the Assignee may be exercised from time to time and as often as such exercise is deemed expedient and the failure of the Assignee to enforce any of the terms, provisions, and conditions of this Assignment for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any rights under the terms hereof.

The right of the Assignee to collect and receive the rents assigned hereunder or to exercise any of the rights or powers herein granted to the Assignee shall, to the extent not prohibited by law, extend also to the period from and after the filing of any suit to foreclose the lien of the Mortgage, including any period allowed by law for the redemption of the premises after any foreclosure sale.

This Assignment shall be assignable by the Assignee; and all of the terms and provisions hereof shall be binding upon and inure to the benefit of the respective executors, administrators, legal representatives, successors, and assigns of each of the parties hereto. All provisions hereof are severable and if any provisions hereof shall be invalid or unenforceable, the validity and enforceability of the remaining provisions hereof shall in no way be affected thereby.

IN WITNESS WHEREOF, parties hereto have executed this Assignment of Leases and Rents this 8th day of July, 1986.

National Boulevard Bank of Chicago, not personally, but as Trustee as aforesaid.

By:

  
ASST. VICE PRESIDENT

Attest:

  
ASST. TRUST OFFICER

Prepared by and return to:  
Kimberly K. Schultz  
Harris Bank Hinsdale  
50 South Lincoln Street  
Hinsdale, Illinois 60521

As used herein, any reference to National Boulevard Bank of Chicago shall mean BOULEVARD BANK NATIONAL ASSOCIATION, its successor through merger.

BOX 333 - WJ D1

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# UNOFFICIAL COPY

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

Witness my hand and the seal of said County at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

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

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

As used herein, any reference to the County Clerk's Office shall mean the County Clerk's Office, Cook County, Illinois.

Registered in the  
County Clerk's Office  
at Chicago, Illinois  
on \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

BOX 523 - 411

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## EXHIBIT "A"

Lots 26 and 27 in the Subdivision of Block 8 in George Ward's Subdivision of Block 12 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 14-32-113-022

*DM DBO*  
*1214 - 116 Webster Assoc.*  
*2700 Euclid Park Pl.*  
*Evanston, IL 60201*

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State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County and the State of Illinois, do hereby certify that ALEX J. BERESOFFE and GEORGE A. VERA who are ASST. VICE PRESIDENT and ASST. TRUST OFFICER of Boulevard Bank, <sup>N.A.</sup> formerly named National Boulevard Bank of Chicago, respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASST. VICE PRESIDENT and ASST. TRUST OFFICER respectively, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth; and the Asst Trust Officer then and there acknowledged that \_\_\_\_\_, as custodian of the corporate seal of the corporation, affixed the corporate seal to the foregoing instrument as \_\_\_\_\_ free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth. Given under my hand and notarial seal this 24 day of December, 1986.

86600718

Martin R. [Signature]  
Notary Public

SEAL

My commission expires My Commission Expires April 29, 1990

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