

UNOFFICIAL COPY

MORTGAGE (ILLINOIS)
For Use With Note Form No. 1447

86223207

86223207

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE, made April 18 1986, between
American National Bank of Arlington Heights
Bank, as Trustee of Trust Nos. A780 and A389

(NO AND STREET) (CITY) (STATE)
herein referred to as "Mortgagors," and
K/T Joint Venture
201 Juniper Circle Streamwood, IL 60103
(NO AND STREET) (CITY) (STATE)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Two Hundred Fifty Seven Thousand DOLLARS (\$ 257,000) payable to the order of and delivered to the Mortgagee, in and by which Agreement the Mortgagors promise to pay the said principal sum and interest at the rate of 12% per annum, with a final payment of the balance due on the 18th day of April 1986, and all of said principal and interest are made payable at such place as the Mortgagee may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at 201 Juniper Circle, Streamwood, IL, 60103

NOW, THEREFORE, the Mortgagors secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Streamwood COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

*under that certain Detention Area Agreement between Mortgagors, Mortgagee and other parties dated April 18 1986.

As per Exhibit "A" attached.

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate, whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagor or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is:

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgagors the day and year first above written.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS
BANK, AS TRUSTEE OF TRUST NOS. A780 & A.389

TROY D. BARESEL, Trust Officer

State of Illinois, County of COOK

in the State aforesaid, DO HEREBY CERTIFY that

I, the undersigned, a Notary Public in and for said County

TRUST OFFICER

IMPRESS
SEAL
HERE

personally known to me to be the same person IS whose name IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that J.E. signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of MAY 1986

Commission expires JULY 19 1987

This instrument was prepared by Brian Meltzer, SCHWARTZ & FREEMAN, 401 N. Michigan, Chicago, IL 60611

Mail this instrument to Brian Meltzer, SCHWARTZ & FREEMAN, 401 North Michigan, Suite 3400

Chicago

(CITY)

BOX 333 - HV

IL

(STATE)

60611

(ZIP CODE)

OR RECORDER'S OFFICE BOX NO. 1

13.00

Above Space For Recorder's Use Only

76-55-669 01

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1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) 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 the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors 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 the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the 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, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.

5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.

6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors 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 contain any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys 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 highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.

8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be 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 the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

11. 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 the preceding paragraph hereof; second, all other items which under the terms hereof 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 surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, 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 usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

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

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

15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

16. If the payment of said indebtedness or any part thereof 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 the Mortgagee, notwithstanding such extension, variation or release.

17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" 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 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.

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EXHIBIT A

LEGAL DESCRIPTION FOR

STREAMWOOD GREEN DEVELOPMENT

ADDRESS:

SOUTH OF SUNSET CIRCLE AND WEST OF EAST AVENUE

STREAMWOOD, ILLINOIS

THOSE PARTS OF THE E. 1/2 OF THE NW. 1/4, THE E. 1/2 OF THE SW. 1/4 AND THE SW. 1/4 OF THE SE. 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE E. 1/2 OF THE NW. 1/4 OF SAID SECTION 24; THENCE N. 0°-20' E. ALONG THE WEST LINE OF SAID EAST HALF 200.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SUNSET CIRCLE, AS LAID OUT IN WOODLAND HEIGHTS UNIT NO. 4, BEING A SUBDIVISION OF PARTS OF SECTION 23 AND 24, TOWNSHIP AND RANGE AFORESAID AND THE SOUTH LINE OF SUNSET CIRCLE AS DEDICATED PER DOCUMENT NO. 256 05 490; THENCE S. 89°-40' E. ALONG SAID SOUTH LINE OF SUNSET CIRCLE AS DEDICATED PER DOCUMENT NO. 256 05 490, A DISTANCE OF 135.0 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SUNSET CIRCLE BEING ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 569.97 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, AN ARC-DISTANCE OF 256.49 FEET TO A POINT OF TANGENCY; THENCE S. 63°-53' E. ALONG SAID SOUTH LINE OF SUNSET CIRCLE, BEING TANGENT TO THE LAST DESCRIBED CIRCLE, A DISTANCE OF 83 FEET; THENCE S. 20°-48'-23" W., A DISTANCE OF 43.22 FEET; THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 436 FEET, THE CHORD THEREOF HAVING A BEARING OF S. 13°-18'-18" W. AND A LENGTH OF 193.36 FEET, AN ARC-DISTANCE OF 194.98 FEET TO A POINT OF TANGENCY; THENCE S. 0°-29'-37" W., A DISTANCE OF 373.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 546 FEET, THE CHORD THEREOF HAVING A BEARING OF S. 19°-53'-03" E. AND A LENGTH OF 380.24 FEET, AN ARC-DISTANCE OF 388.38 FEET TO A POINT OF TANGENCY; THENCE S. 40°-15'-43" E., A DISTANCE OF 527.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE EAST, HAVING A RADIUS OF 364 FEET, THE CHORD THEREOF HAVING A BEARING

OF S. 20°-00'-43" E. AND A LENGTH OF 251.97 FEET, AN ARC-DISTANCE OF 257.30 FEET TO A POINT OF TANGENCY; THENCE S. 0°-14'-17" W., A DISTANCE OF 438.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 436 FEET, THE CHORD THEREOF HAVING A BEARING OF S. 27°-00'-43" E. AND A LENGTH OF 399.27 FEET, AN ARC-DISTANCE OF 414.73 FEET TO A POINT OF TANGENCY; THENCE S. 54°-15'-43" E., A DISTANCE OF 203.84 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 364 FEET, THE CHORD THEREOF HAVING A BEARING OF S. 30°-09'-18" E. AND A LENGTH OF 297.34 FEET, AN ARC-DISTANCE OF 306.30 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SW. 1/4 OF THE SE. 1/4 OF SAID SECTION 24, WHICH POINT IS 135.57 FEET N. 89°-58'-17" E. FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE S. 89°-58'-17" W. ALONG SAID SOUTH LINE OF THE SW. 1/4 OF THE SE. 1/4, A DISTANCE OF 135.57 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N. 89°-56'-13" W. ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE SW. 1/4 OF SAID SECTION 24, A DISTANCE OF 1,321.64 FEET TO THE SOUTHWEST CORNER OF SAID E. 1/2 OF SAID SW. 1/4; THENCE N. 0°-14'-17" E. ALONG THE WEST LINE OF THE E. 1/2 OF THE SW. 1/4 OF SAID SECTION 24, A DISTANCE OF 2,663.42 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID E. 1/2 OF SW. 1/4 AND THE POINT OF BEGINNING, (SAID LAND BEING SUBJECT TO EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS, RECORDED AUGUST 7, 1979 PER DOCUMENT NO. 250 88 976), ALL IN COOK COUNTY, ILLINOIS.

06-24-101-011
06-24-301-001
06-24-302-002