THIS REAL ESTATE MORTGAGE (the "Mortgage") made as of this Lin day of November, 1987, by and between NORTHBROOK TRUST AND SAVINGS BANK, as Trustee under a written Trust Agreement dated November 5, 1987 and known as Trust No. 3011 (the "Mortgagor"), and NORTHBROOK TRUST AND SAVINGS BANK (the "Mortgagee").

MITNESSETH: That to secure the payment of Mortgagor's Note in the principal amount of Eight Hundred Fifty Thousand (\$850,000.00) Dollars and the payment of any and all sums heretofore or hereafter loaned and advanced by Mortgagee to Mortgagor all of which sums together with the amount owing on the aforesaid Note shall not exceed One Million Five Hundred Thousand (\$1,500,000.00) Dollars and the performance and observance by the Mortgagor, and any guarantoes of any indebtedness secured hereby and of all of the covenants, agreements, and conditions contained in said Note, this Mortgage, in all other instruments pertaining to the repayment of any indebtedness secured hereby (including any Guaranty thereof) and in any other security agreement relating to sums secured hereby, the Mortgagor hereby mortgages and conveys to the Mortgagee:

All those certain lots, pieces, or parcels of land with the puildings and improvements thereon situated, lying and being in the County of Cook in the State of Illinois, as set forth in Exhibit A, attached hereto and made a part hereof.

TOGETHER with all improvements, tenements, hereditaments, gas, oil, minerals, ensements, fixtures and appurtenances thereunto belonging or pertaining; all apparatus, equipment and appliances now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, ventilation and refrigeration; all machinery and other equipment of every nature and kind used or useful in connection with the maintenance and operation of the premises and intended for the use of tenants or occuparits; (all of the foregoing whether now on the premises or hereafter erected, installed or placed thereon or therein, or whether physically attached thereto or not, are and shall be deemed a part of said real estate as between the parties hereto and all persons claiming by, through or under them, and a portion of the security for said indebtedness); and also all the estate, right, title and interest of the Mortgagor in and to the premises. As to any of the property aforesaid which (notwithstanding the aforesaid declaration and agreement) does not so form a part and parcel of the real estate, this Mortgage is hereby deemed to be, as well, a Security Agreement under the Uniform

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THE STATE REAL ESTATE MURICAGE (the "Mortgage") made as at this (23 dec of Movember, 1987, by mot between Northbrook course and solven same, as crueted under starilten Trust agreement dated November 5, 1987 and known as trust Not 1911 (the "Mortgager"), and worthbrook Trust Not rank (the "Mortgager").

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Commercial Code for the purpose of creating hereby a security interest in such property, which Mortgagor hereby grants to Mortgagee as Secured Party (as said term is defined in the Uniform Commercial Code), securing said indebtedness and obligations. Mortgagor represents and warrants that it is lawfully seized of the premises, that the same are unencumbered, and that it has good right, full power and lawful authority to convey and mortgage the same, and covenants that it will warrant and forever defend said premises and the quiet and peaceful possession of the same against any and all claims of all persons whomsoever;

TO HAVE AND HOLD the premises unto Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said roots and benefits Mortgagor does hereby expressly release and wairs

Mortgagor covenants and agrees:

- 1. To pay, when due, all sums secured hereby.
- 2. Not to abandon the premises; to keep the premises in good condition and repair and not to commit or suffer waste; to pay for and complete within a reasonable time any building at any time in the process of erection upon the premises; to promptly repair restore, or rebuild any building or improvement now or hereafter on the premises which may become damaged or destroyed; to refrain from impairing or diminishing the value of the security and to make no material alterations of the premises.
 - 3. To comply with all requirements of law or municipal ordinances governing the premises and the use thereof; and to permit Mortgagee to inspect the premises at all reasonable times.
 - 4. To keep the premises free from mechanics or other liens or claims for liens of any kind; to pay when due any indebtedness which may be secured by a lien or tharge on the premises, including, without limitation, any condominium association assessements, dues or charges, and, upon request, to exhibit to Mortgagee satisfactory evidence of the payment and discharge of such liens or claims.
 - 5. To pay, ten days before any penalty attaches, all general taxes and to pay, when due, all special taxes, special assessments, water charges, drainage charges, sewer service charges and other charges against the premises, of any kind whatsoever, which may be levied, assessed, charged or imposed on the premises or any part thereof.

commercial Code for the purpose of cheating hereby a security interest to such property, which Northagor hereby defined in the uniform Jeneral Code), securing said indubtedness and onlightions. Mortgager represents and variants that it is lawfully eclase of the premises, that the east are unencombered, and that tribus premises, that power and tasked it will warrant and morthage the same, and see and the quiet and passessing defend and or amises and the quiet and passessing of the same, against any aid all cloims of all persons, whomsonyers

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3. To comply with all requirements of law bromunts of the munitarious collections of the promises and the day thorself.

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11. To pay, ten days before any penalty attaches; all escent taxes, one can taxes and to pay, when due, all apontal taxes, opecial essentiations, where charges, drainage charges, sower service charges and other charges against the premises, of any tild seasoness, which may be levied, assenced, charged or the premises or any part thereot.

- assessed or levied under or by virtue of any state, federal or municipal law or regulation hereafter passed against Mortgagee upon this mortgage, or the debt hereby secured, or upon Mortgagee's interest under this mortgage, provided however, that the total amount so paid for any such taxes pursuant to this paragraph together with the interest payable on said indebtedness shall not exceed the highest lawful rate of interest in the State of Illinois for commercial business loans of this type and provided further that in the event of the passage of any law or regulation affecting such highest lawful rate of interest, the entire indebtedness secured by this mortgage shall thereupon become immediately due and payable at the option of Mortgagee.
- 7. To exhibit to Mortgagee, at least annually and at any time upon request, official receipts showing full payment of all taxes, assessments and charges which Mortgagor is required or shall elect to pay hereunder.
- To keep the premises continuously insured, until the indebtedness secured hereby is fully paid (or in case of foreclosure until expiration of the period of redemption, if any) against loss or damage under such types of hazard and liability insurance, in such forms and amounts and written by such companies as may be approved or reasonably required from time to time by Mortgagee; all policies whether or not required by the terms of this mortgage, shall contain loss payable claused in favor of the Mortgagee (or, in case of foreclosure sale, in favor of the owner of the certificate of sale); in the event of loss, Mortgagor shall immediately notify Mortgagee in writing and Mortgagor hereby authorizes and directs each and every insurance company concerned to make payments for such less jointly to Mortgagor and Mortgagee, and the insurance proceeds or any part thereof may be applied by Mortgagee, at irs option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property designed, and any application thereof to the indebtedness shall not relieve Mortgagor from making any payments herein required until the indebtedness is paid in full.
- 9. To deliver to Mortgagee all policies or insurance, with evidence of premiums prepaid (renewal policies to be delivered not less than ten days prior to the respective dates of expiration), and all abstracts of title, title guarantee policies, Torrens certificates of title and other evidence of title to the premises, all of which shall be held by Mortgagee without liability, and in the event of foreclosure of this mortgage or transfer of title to the premises in extinguishment of said indebtedness, shall become the absolute property of Mortgagee. Mortgagee may, from time to time, at its option, waive, and after any such waiver, reinstate, any or all provisions hereof requiring deposit of insurance policies, by notice to Mortgagor in writing.

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- 10. To make monthly deposits with Mortgagee, if requested, in addition to any other payments required to be made hereunder of a sum equal to one-twelfth (1/12th) of the yearly taxes and assessments which may be levied against the premises and one-twelfth (1/12th) of the yearly premiums for insurance on the premises. The amount of such taxes, assessments and premiums, when unknown, shall be estimated by Mortgagee. Such deposits shall be used by Mortgagee to pay such taxes, assessments and premiums when due. Any insufficiency of such deposits to pay such taxes, assessments or premiums when due shall be paid by Mortgagor to Mortgagee on demand. Upon any default under this mortgage, Mortgagee may apply any such deposits to any obligation secured hereby or due hereunder. The enforceability of the covenerts relating to taxes, assessments and insurance premiums herein otherwise provided, shall not be affected except insofar as the obligations thereunder have been actually met by compliance with this paragraph. Mortgagee may from time time at its option waive, and after any such waiver reinstate, any or all provisions hereof requiring deposits for taxes, assessments or insurance premiums, by notice to Mortgagor in writing. While any such waiver is in effect, Mortgagor small pay taxes, assessments and insurance premiums as herein elsewhere provided.
- ll. To pay to itertgagee any awards of damage resulting from condemnation proceedings or the taking or injury of the premises for public use, less reasonable costs and associated attorneys' fees and expenses of Mortgagor and the proceeds or any part thereof shall be applied by Mortgagee, at its option, after the payment of all of its expenses, including costs and attorneys' fees, to the reduction of the indebtedness hereby secured.
- 12. To deliver to the Mortgagee monthly reports of the rental income and expenses of the premises in such reasonable detail as the Mortgagee may require signed by the responsible operating official of the premises, except for leases between Mortgagor and its beneficiaries or beneficiaries' control corporation. Any detail needed to explain said reports shall be furnished on request from the Mortgagee including but not limited to copies of any subleases of the premises.
- 13. In the event of default in performance of any of the covenants or agreements herein contained, Mortgagee may, but need not, make any payment or perform any act herein-before 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 any other lien, encumbrance, suit title or claim thereof, or redeem from any tax sale or forfeiture affecting the premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other monies advanced by Mortgagee

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to protect the 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 set forth in the note described above. Mortgagee, making any payment hereby authorized relating to taxes or assessments, shall be the sole judge of the legality and validity thereof and of the amount necessary to be paid in satisfaction thereof.

- of any sum secured hereby, or in any of the other covenants or agreements herein contained to be performed by Mortgagor or, (b) if there be a default in the terms and/or conditions of any other agreement between the Mortgagor any guarantor and the Mortgagee relating to the sum hereby secured or to any other indebtedness of the Mortgagor or any guarantor to Mortgages cr. (c) if any proceedings be instituted or process issued (!) to enforce any other lien, charge, or encumbrance against the premises, or (ii) against Mortgagor or any guaranter under any bankruptcy or insolvency laws, or (iii) to place the premises or any part thereof in the custody or control of any court through its receiver or other officer, and such proceedings are not dismissed or stayed on appeal or such process withdrawn within ten days after written notice to Mortgagor, or (d) in the event the Mortgagor shall convey title to any person or persons other than the Mortgagor, enter in any lease with a term, including renewal options exercisable at lessee's discretion, in excess of one year, except for leases between Mortgagor and its beneficiaries or beneficiaries! control corporations, enter into any lease or other agreement containing an option to purchase or receive title to the premises, or shall suffer or permit Mortgagor's equity of redemption to become vested in any person or persons other than the Mortgagor; or (e) if Mortgagor or any guarantor makes cry assignment for the benefit of creditors, or is declared a bankrupt, or, (f) if by or with the consent or at the instance of Mortgagor or any guarantor proceedings to extend the time of payment of any sums secured hereby or to change the terms of this mortgage be instituted; then,
 - T. All sums secured hereby shall, at the option of Mortgagee, become immediately due and payable without notice, with interest thereon, provided, however, the undersigned shall have ten (10) days after notice of default to cure a monetary default, and thirty (30) days after notice of default to cure a nonmonetary default.
 - 11. Mortgagee may immediately foreclose this mortgage after notice of default and expiration of cure periods. The Court in which any proceeding is pending for that purpose may, at once or at any time thereafter, either before or after sale, and without regard to the solvency or insolvency of any person liable for payment of the indebtedness secured hereby, and

to protect the premises and the lien honour ahall be ad much and the indebtedness secured hereby and shall become semically ely one and payable without notice and will interest timpeen at the rate set forth in the note described above. Marteagee, making any payeent hereby authorized relating to taxes or assessments, shall be the sale judge of the 1994 to be peid in salidity thereof and of the amount necessary to be peid in salisfaction thereof.

14. It is default be made in payment, when due, of any sum stoliced hereby, or in any of the other covered or acrossion to borrers contationd to be performed by more and and the are now a default in the terms and orgin in the of any other, norment between the Mortgagerang grant or and the new thinger fredating to the main hardby secured or to one of board indept educes of the Mockingor ob any longic in by the Mirrycled or (c) if any proceedings by fastiseted to brown is a case of the calored any other lieffichards of any other lieffichards of an approximation premises; or litheagure Mortgagor or any population under any bankrapikey or inativency lasks, or it is the place the problem of any part the forting the control of through the receivence. ad baselmicklydog so bledniboorgrag dans bridge eelito recto eveb not whith an stating eeoorg done to Isage he leves to arter will ten notice collectioned agentific to a conson or parsons of the than the Marthagor, enter in Ery reason with a term, includon removal aptions reserved sable at (essects discretion, in . soceo este che event, except for deseceptoteren Mortgaggi, and its bouckietofilies of beneficiaries commencerpolations, inter into any bease of wher agreement containing an obligation of the containing and fill aufand in any one was or parent other than the his discussion in (a) (d der telandr er auv gozfarter makés áby assignment for l the benefit of continues, or is deciseed a basistopt, as (d) if by or with the consent or abithe instance of Morigogor of my quarunter proceedings to extend the time of priment of any sums seconds boroby or to change the Lains of this most gays be thirtibuted; then,

(All same secured hereby shall, at the option of shortcases, become immediately due and payable without notice, with interest thereon, provided vist, however, the undersisped shall have tan fill days after notice of default to sufe a morectary days after notice of default to sufe a notice of notice of default to cure a nongopetary default.

Hortgage after notice of default and expiration sortgage after notice of default and expiration of europe this which any proceeding is pending for that purpose may, at each of at any time thereafter, either before or after sale, and without regard to the solvency or incolvency of any person fiable for any payment of the indebtedness secured beingly and

without regard to the then value of the premises, appoint a receiver (the provisions for the appointment of a receiver and assignment of rents being an express condition upon which the loan hereby secured is made), for the benefit of Mortgagee, with power to collect the rents, issues and profits of the premises, due and to become due during such foreclosure suit and the full statutory period of redemption notwithstanding any redemption. The receiver, out of such rents, issues and profits when collected, may pay costs incurred in the management and operation of the premises, prior and subordinate liena, if any, and taxes, assessments, water and other utilities and insurance, then due or thereafter accruing, and may make and pay for any necessary repairs to the premises, and may pay all or any part of the indebtedness secured hereby or any deficiency decree, and Mortgagor hereby grants to Mortgagee the right, acting through itself, its agen's or attorneys, either with or without process of law, forcibly or otherwise, to enter upon and take possession of the premises and property expel and remove any persons, goods or chattel, occupying or upon the same, and to collect or receive all the rents, issues and profits thereof, and to manage and control the same, and to lease the same or any part thereof from time to time, and after deducting all reasonable attorneys' fees, and all expenses incurred in the protection, care, maintenance, management and operation of the premises, apply the remaining net income upon the indebtedness secured hereby, or upon any deficiency decree entered by virtue of any sale held pursuant to a decree of foreclosure.

15. To further secure the indebtedness secured

hereby;

(a) Mortgagor hereby sells, assigns and transfers unto Mortgagee all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or of any agreement for, the use or occupancy of the premises or any part thereof, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by Mortgagee under the powers herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements, and all the avails thereunder, to Mortgagee. Mortgagor hereby irrevocably appoints Mortgagee its true and lawful attorney in its name and stead (with or without taking possession of the premises as provided in Paragraph 14 hereof) to rent, lease or let all or any portion of the premises to any party or parties at such rental and

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upon such terms as said Mortgagee shall, in its discretion, determine, and to collect all of said avails, rents, issues and profits arising from or accruing at any time hereafter, and all now due or that may hereafter become due under each and every of leases and agreements, written or verbal, or other tenancy existing, or which may hereafter exist on the premises, with the same rights and powers and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as Mortgagee would have upon taking possession pursuant to the provisions of Paragraph 14 hereof.

- Mortgagor represents and agrees that no rent has been or will be paid by any person in possession of any portion of the premises for more than one installment in advance and that the payment of none of the rents to accrue for any portion of the said premises has been or will be waived, released, reduced, discounted or otherwise discharged or compromised by Mortgagor. Mortgagor waives any rights of set off against any person in possession of any portion of the premises. If any lease provides for the abatement of rent during repair of the premises demised thereunder by reason of fire or other casualty, Mortgagor shall furnish to Mortgagee rental insurance, except for leases between Mortgagor and its beneficiaries or beneficiaries' control corporations, the policies to be in an amount and form and written by such insurance companies as shall be artisfactory to Mortgagee. Mortgagor agrees that it will not assign any of the rents or profits of the plemises, except to a purchaser or grantee of the promises.
- Nothing herein contained shall be construed as constituting Mortgagee a Mortgagee in possession in the absence of the taking of actual possession of the premises by Mortgagee pursuant to Paragraph 14 hereof. In the exercise of the powers herein granted Mortgagee, no liability shall be reperted for enforced against Mortgagee, all such liability being expressly waived and released by Mortgayor.
- (d) Mortgagor further agrees to assign and transfer to Mortgagee all future leases upon all or any part of the premises and to execute and deliver, at the request of Mortgagee, all such further assurances and assignments in the premises as Mortgagee shall from time to time require.
- Nothing herein contained shall be construed to impose upon Mortgagee any of the obligations of Mortgagor under any leases or subleases of the premises now existing or which may hereafter exist, other than the collection of avails, rents, issues and profits thereunder.

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of the long be can contained shall be construed as constaining Mortsages a Mortgages to possession in the observe of the taking of actual possession of the plomises by Mortgages pursuant to Darages up the exercise of the powers hirely arched mortgages, no the exercise of the powers hirely arched mortgages, no Heartly shall be asserted for entered against Mortgages; all suck liability he intered against Mortgages; all suck liability here entered against Mortgages; all suck liability here exercises and release to Mortgages.

(d) Mostrogor further equacy to sesion and transfer to Mostrogor all fulure leasurs upon all or any factor of the execute and of the promises deal very at the request of Mostrogor, all serio turther assurances and assignments in the breakness as further assurances and time require.

(e) Nothing hereim contained shall be constroed to impose open doctorage any of the obligations of Mortesque under any leases of subjected of the oresistence of the Chercher that the collection of autich way hereafter exist other than the collection of avails, cents, issues and profits therefore.

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- (f) Although it is the intention of the parties that the assignment contained in this Paragraph 15 shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that Mortgagee shall not exercise any of the rights or powers conferred upon it by this Section until a default shall exist under this Mortgage or any indebtedness secured hereby.
- 16. In any foreclosure of this mortgage there shall be allowed and included in the decree for sale, to be paid out of the rents or proceeds of such sale:
 - (a) All sums secured hereby and remaining unpaid,
 - (b) All sums advanced or paid by Mortgagee purscant to this mortgage with interest,
 - (c) All court costs, attorneys' fees, appraisers' fees expenditures 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 abstracts of title, title searches and examinations, litle guarantee policies, Torrens certificates and similar data with respect to title, as Mortgagee may deem necessary in connection with (i) any proceeding, including probate and bankruptcy proceedings, to which Mortgagee shall be a party, either as plaintiff, claimant, or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (ii) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced: or (iii) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. All expenditures and expenses of this type mentioned in this subparagraph (c) shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon. The proceeds of any foreclosure sale shall be distributed and applied to the items described in subparagraphs (a), (b), and (c) in order of priority inversely to the manner in which said subparagraphs are above listed and any surplus of the proceeds of such sale shall be paid to Mortgagor.
- 17. Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on their own behalf and on behalf of each and every person, except decree or judgment creditors of the Mortgagor, acquiring any interest in a title to the Premises subsequent to the date of this Mortgage.

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- 18. No remedy or right of Mortgagee shall be exclusive of but shall be in addition to every other remedy of right now, or hereafter, existing at law or in equity. No delay in exercising, or omission to exercise, any remedy or right, accruing on any default shall impair any such remedy or right, or shall be construed to be a waiver of any such default, or acquiescence therein, nor shall it affect any subsequent default of the same or a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by Mortgagee.
- 19. Notwithstanding the provisions of Paragraph 10 hereof Mortgagee is hereby authorized to elect to pay any insurance premiums on an installment basis.
- or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Mortgagee with respect to any security not excressly released in writing, Mortgagee may, at any time and from time to time, either before or after the maturity of said note, and without notice or consent:
 - (a) release any person liable for payment of all or any part of the indebtedness or for performance of any obligation,
 - (b) make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subcritinating, modifying or otherwise dealing with the lies or charge hereof,
 - (c) exercise or refrain from exercising or waive any right Mortgagee may have,
 - (d) accept additional security of any kind.
 - (e) release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

Upon full payment of all sums secured hereby at the time and in the manner provided, then this conveyance shall be null and void and a reconveyance or release of the premises shall be made by Mortgagee to Mortgagor.

21. All provisions hereof shall inure to and bind the respective heirs, executors, administrators, successors, vendees and assigns of the parties hereto, and the word Mortgagor shall include all persons claiming under or through Mortgagor (including, if this Mortgage is executed by a trust or trustee, any beneficiary thereof) and all persons liable for the payment of the indebtedness or any part

- (A. No remedy or right of Martgage Shall he exclusive of but shall he in addition to every other remedy of each new, or bereafter, exacting at the or in equity. So below is exercising, or emission to execuses, any tensely or right, accruing on any default shall impair only such remedy or right, or shall be construed to be a weiver of any auch default; breaction thereigh it is affect any subsequent default of the same or a different nature fivery such conduct default of the same or a different nature independently, and when and as often as day be deemed experient by Morlgagee.
- 19, Wetwithstanding the provisions of Paragraph 10 hereof, Mortenger is hereby authorized to einch to pay any insurance premiums on an installment basis.
- 20. Without affecting the flability of Mortgagor or any other person feather hereby leaded in a sitting for paydent of any indebtedness secured larby or for perfecting of any obligation centrined barties, and without affecting the rights of Mortgages with respect to any security not expressly released inverting Mortgages any security not expressly released inverting. Mortgages any security not expressly released inverting before or after the motority of said note, and sy bout notice or ensent:
 - is) release any person tibble for payment of all or may part of the indebtedness of for performants of any obligation,
- (b) make any agreement extending the time or otherwise attended the terms of payment of blt or applied of the indebtedness, or modifying brushing any offigation, or subordinating, modifying or otherwise dealing with the limb or charge accord.
 - (c) sordise of rollmain from anactising or walve ery right Mortgages may bave;
 - this accept additional security of any kinds
- (a) release of etherwise dual with any property, real or personal, securing the indebledeess, including all or any part of the property meduaged hereby.
- the test that payment of all sums seduned harchy at the time and the conveyance shall be seen and the conveyance or this conveyance or release of the premisest that he wade by Nortgages to Nortgages.
- 21. All provisions he eof shall inure to and bind the respective heirs, executors, administrators, successors; condess and the vord renders and the vord that gayor should not unlike all persons craiming under or through Mercysgor (including, df this Mercyage is executed by a trust or trustes, any beneficiary thereoff and all persons liable for the payment of the independence any part

thereof, whether or not such persons shall have executed the note, any guaranty or this mortgage. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This Mortgage is executed by NORTHBROOK TRUST & SAVINGS BANK, not personally, but as Trustee as aforesaid in the exercise of the power and authority conferred upon and invested in it as such Trustee and said Trustee hereby warrants that it possesses full power and authority to execute this instrument. It is expressly understood and agreed that nothing contained herein shall be construed as creating any liability on the part of Mortgagor individually to pay the Mortgagor's Note or any interest thereon, or any indebtedness accruing thereunder, or to perform any covenant either express or implied herein contained; all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right of security hereunder and that so far as Trustee personally is concerned, the legal holder or holders hereof shall look solely to the premises hereby conveyed and the enforcement of the lien hereby created or to an action to enforce the personal liability of any government hereof.

IN WITNESS WHEREOF, the undersigned have executed this Mortgage as of the day and year first written above.

MORTGAGOR:

NORTHBROOK TRUST AND SAVINGS BANK, not personally, but as Trustee under a writter Trust Agreement dated as of November 5, 1987 and known as Trust No. 3011.

ATTEST:

Assistant Secretary

LAND TRUST OFFICER

Rυ:

Trust Officer

COOK COUNTY, ILLINDIS FILED FOR RECORD 1987 NOV 18 PM 3-05-10-

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this Mortogo as of the day and year lind written, above

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Northbrook Prist ANG SAVING BARK, not personally, but he Trugle: under a written Trust Aucagment lated as of Wovember 5, 1987 and known as Trust the Trust Bart and known

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STATE OF ILLINOIS) SSCOUNTY OF C O O K)

I, the undersigned, Notary Public
and and for said County, in the State aforesaid, do hereby
certify that C.J.Lucas personally
known to me to be the V.F. of NORTHBROOK
TRUST AND SAVINGS BANK and A. Dobzyn personally
known to me to be an LAND TRUST OFFICER of said corporation
and who subscribed to the foregoing instrument, appeared
before me this day in person and severally acknowledged that
they signed and delivered the said instrument as the
VP. and LAND TRUST OFFICES OF
said corporation for the uses and purposes set forth therein
and cause the corporate seal of said corporation to be
affixed thereto.
atting the same and account and this 12th
Given under my hand and official seal this 13th
day of November., 1987.
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Notary Public
My Commission expires: 149 Johnnission Expires February 26, 1988
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PARCEL 1: That part of the South helf of the South East quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the Morth West corner of the South West quarter of east South East quarter thence Easterly along the Morth line of the South Mest quarter of said South East quarter a distance of 1045.41 feet to the center line of Lake Street as formerly located for the place of beginning, thence continuing Easterly along the North line of the South Mest quarter of said South East quarter and along the North line of the South East quarter, a distance of 398.54 feet thence Southerly along a line that forms an angle of 88 degrees, 36 minutes to the right with the prolongation of the last described course a distance of 389.16 feet to the center line of U. S. Route 20, thence Morth Mesterly along the center line of U. S. Route 20 a distance of 220.83 feet to the center line of Lake Street as formerly located, thence Morth Mesterly along the center line of Lake Street as formerly located a distance of 370.63 feet to the place of beginning being situated in the Village of Bartlett, Eanover Township, in Cook County, Illinois.

PARCEL 2: That part of the South half of the South East quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Lake Street as formerly located with the North line of the South half of the South East quarter of said Section 27, thence Easterly along the North line of the South helf of said South East quarter, a distance of 398.5% feet for the point of beginning; thence continuing Easterly along said North line, a distance of 91.3% feet; thence Southerly along a line that forms 10 angle of 3% degrees 3% minutes to the right with the prolongation of the last described course, a distance of 128.17 feet to the center line of U S Route 20, thence North Mesterly along said center line, a distance of 100.0 feet; thence Northerly, a distance of 389.73 fact to the point of beginning, being situated in the V 124ge of Sartlett, in Cook County, Illinois,

PARCEL 3: The part of the South East quarter of the South East quarter of Section 27, Township 41 Morth, Range 2 East of the Third Principal Meridian described as follows: Commercing at the intersection of the center line of U. S. Paute 20 with the center line of Sartlett Road; thence And the Easterly along said center line of Bartlett Road a distance of 250.82 feet; thence North Westerly (parallel with the center line of U. S. Route 20) being along a line that forms an angle of 79 degrees 40 minutes to the left with the prolongation of the last described course, a distance of 230.49 feet for the place of beginning; then a continuing North Westerly along said last described course, a distance of 77.11 feet to a point on a line, if extended Northerly would intersect the North 160, of the South East quarter of the South East quarter of coid Section 27 at a point 357.83 feet Westerly of the intersection of said North line with the center line of Bartlett Road; thence Southerly along said described line, a distance of 272.26 feet to the center line of U. S. Route 20; thence South Easterly along said center line of U. S. Route 20; a distance of 7.76 feet; thence North Easterly, parallel with the center line of Eartlett Road, a distance of 280.82 feet to the place of beginning, being situated in the Village of Eartlett, in Cook County, Illinois.

PARCEL 2: That parties I to an ait of the south lart quarter of section 27, Tornelity 41 Hocks, Range 9, Raut of the Third Principal Meridian, described an tollow: Commencing at the interfaction of the securation of lake direct as themorely leasted with the securation of the Bouth I-10 file of the South I-10 file in the South I-10 file of the South I-10 file in the South I-10 file of the I-10 file of the South I-10 file of the Continuing Rain I-11 file in the South I-10 file of the The South I-10 file of the The South I-10 file of the Theory I-10 file of the The South I-10 file of the Theory I-10 file of the South I-10 file of the Sout

75 Clort's Office PARCEL 3: Take giart of the south gast quarter has the South Engt gappier of Sparior 21. Towastip at Pours, Range y Bent of the Third reincipal meridian described the following dismonthing at the interpretation of the to wait metana and distance and with the course with any on Berlott fined; thesen Hurth Contesty wlong will control the of Bertlet Boad a distance of 180.62 foot; thence Moreth Manterly (paratited althi the tenter like of m. 8. moute 101 being along a line that forms an engle of re degrees at minutes to the deft with the prolongation of the last described course, a discuspe of the ag feet for the place of beginning, theory dentingly verth supposeth a continu postument used bing grote giverous modernice of teath a no rather is or rest fill to mused and he well direct and danagedal bloom gluadrade as from bloo to retroup look druck and to retrump tess ar recovered and the glassecow test to Tet the termococcine of said forch live with the content time or Bortlatt Road; themse Southerly along eald described line, a distance of 772.26 feet to the center line of 0.3. Rosen 2011 throne Bourd Reacherly along used control from of U. S. Houte 20, a distance of 7.78 fear, thrones worth Essterly, parallel with the course line of Garrieti Rond, a distance of 160.02 feet to the place of beginning, being altuared in the Village of Sartlett, in Cook Saunty, Killnots.

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A/non-exclusive easement for ingress and egress to and from Parcels 1, 2 and 3 across the Southerly thirty feet (30') of that part of the South East quarter of the South East quarter of Section 27, Township 41 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the center line of Bartlett Road with the North line of the South East quarter of the South East quarter of said Section 27; thence South Westerly along said center line of Bartlett Road, being a curve to the left, a distance of 129.65 feet; thence continuing South Westerly along said center line of Bartlett Road, tangent to the last described curve, a distance of 157.41 feet to a point that is 250.82 feet North Easterly of (measured along said center line) the interestion of the center line of Bartlett Road with the cester line of U. S. Route 20; thence North Westerly parallel with the center line of U. S. Route 20, being along a line that forms an angle of 100 degrees 20 minutes to the right with the prolongation of the last described course, a distance of 307.60 fest; thence Northerly along a line that forms an angle of 65 degrees 14 minutes to the right with the prolongation of the last described course, a distance of 155.91 feet to a point on the North line of the South East quarter of the South East quarter of said Section 27, that is 357.83 feet West of (measured along said North line) the place of beginning; theoco Easterly along said North line, a distance of 357.63 feet to the place of beginning, being situated in the Village of Bartlett, in Cook County. Illinois.

06-27-403-009

Street Address 600 w. Lake Street, Bartlett,

Mouil To + Arepared By David A. Kallick Go Hurry + Kaller, Add. are Lone_Center 1200 Shermer Road, Suite 220 Northbrook, IL 60062 **BOX 333-CC**

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PARCEL 4: A non-exclusive easement for ingress and egress to and from Parcels 1, 2 and 3 across the Southerly thirty feet (30') of that part of the South East quarter of the South East quarter of Section 27, Township 41 North, Range 9 East of the Third Principal Meridian, described as rollows: Beginning at the intersection of the center line of Bartlett Road with the forth line of the South East quarter of the south East quarter of said Section 27; thence South Beginstly along said center line of Bartlett Road, being a curve to the left, a distance of 129.85 feat; thance continuing South Westerly along said center line of cartlett Road tangent to the last described curve, a distance of 157,43 feet to a point that is 250,82 feet Borth Easterly of (measured along said center (and) the intersection of the center line of Bar lott Road with the center line of U. S. Route 20; the neet North Nestorly parallel with the center line of U. S. Noute 10, being along a line that forms an anyle of 100 degrees 20 minutes to the right with the prolongation of the last described course, a distance of 307,50 feet; thence Mortherly along a line that forms an angle of 65 degrees 14 minutes to the right with the prolongation of the last described course, a distance of 155,91 feet to a point on the North line of the South Rest quarter of the South East quarter of said Spotion 27, that is 207.88 feet Seet Seet of Lagastred slong said North line the place of beginning; thence Masterly along said North line, a distance of 357, 83 feet to the place of beginging, being situated in the Village of Bartlett, in Cook Coverty, Illinois.

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