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PREPARED BY:
Sarah S. Hirschen, Esq.
Hinshaw, Culbertson,
Moelmann, Hoban & Fuller
69 West Washington Street
Chicago, Illinois 60602

FIRST MORTGAGE AND SECURITY AGREEMENT

\$31.00

THIS FIRST MORTGAGE AND SECURITY AGREEMENT made this 19 day of June, 1987, between BANK OF LANSING, not personally but solely as Trustee pursuant to Trust Agreement dated April 23, 1987, and known as Trust Number 2040-695 (the "Mortgagor") and CENTURY LIFE OF AMERICA, an Iowa Corporation, with its principal place of business located at Heritage Way, Waverly, Iowa 50677 (the "Mortgagee").

W I T N E S S E T H:

WHEREAS, Mortgagor is indebted to Mortgagee for money borrowed in the principal sum of SIX HUNDRED FORTY THOUSAND DOLLARS (\$640,000.00) evidenced by an installment note, hereinafter designated as the "Note", dated June 19, 1987, payable to the order of Mortgagee at its principal office aforesaid in the above stated principal sum, duly delivered to Mortgagee and drawing interest on the unpaid balance of principal from date until maturity at the rate set forth in Note, the principal and interest being payable in installments as set forth in Note, with the unpaid principal balance and accrued interest due and payable on the 1st day of July, 1992, as will more fully appear by reference to the Note.

GRANTING CLAUSES

NOW, THEREFORE, to secure the payment of the principal and interest payable under the Note, and to secure payment of all other sums which may be at any time due and owing to the Mortgagee or its successors and assigns under this Mortgage (herein referred to collectively as the "Indebtedness"); and to secure the performance and observance of all the covenants, agreements and provisions contained in the Note, this Mortgage and any and all other documents executed and delivered to secure the Indebtedness (collectively the "Other Loan Documents"), and to charge the properties, interests and rights hereinafter described with such payment, performance and observance, and for other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Mortgagor has mortgaged, granted, bar-

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gained, sold, conveyed, assigned, transferred, pledged, warranted and set over and DOES HEREBY MORTGAGE, GRANT, BARGAIN, SELL, CONVEY, ASSIGN, TRANSFER, PLEDGE, WARRANT AND SET OVER unto the Mortgagee, its successors and assigns forever, the following described properties, rights and interests (herein collectively referred to as the "Mortgaged Property"):

The land located in Cook County, Illinois and legally described in Exhibit "A" attached hereto and made a part hereof (the "Land");

Together with all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements to or for any such buildings, structures and improvements and all of the right, title and interest of the Mortgagor now or hereafter acquired in and to any of the foregoing (the "Improvements");

Together with all easements, rights of way, strips and gores of land, streets, ways, alleys, sidewalks, vaults, passages, sewer rights, waters, water courses, water drainage and reservoir rights and powers (whether or not appurtenant), all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, easements, franchises, appendages and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land or the Improvements, whether now owned or hereafter acquired by the Mortgagor and the reversions and remainders thereof (the "Appurtenant Rights");

Together with all machinery, apparatus, equipment, fittings and fixtures of every kind and nature whatsoever, and all furniture, furnishings and other personal property now or hereafter owned by the Mortgagor and forming a part of, or used, usable or obtained for use in connection with the Land or the Improvements or any present or future operation, occupancy, maintenance or leasing thereof; including, but without limitation, any and all heating, ventilating and air conditioning equipment and systems, antennae, appliances, apparatus, awnings, basins, bathtubs, bidets, boilers, bookcases, cabinets, carpets, communication systems, coolers, curtains, dehumidifiers, dishwashers, disposals, doors, drapes, drapery rods, dryers, ducts, dynamos, elevators, engines, equipment, escalators, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, lighting, machinery, motors, ovens, pipes, plumbing and electric equipment, pool equipment, pumps, radiators, ranges, recreational facilities and equipment, refrigerators, screens, sprinklers, stokers, stoves, shades, shelving, sinks, security systems, toilets, ventilators, wall coverings, washers, windows, window covering, wiring and all extensions, renewals or replacements thereof or substitutions therefor or additions thereto, whether or not the same are or shall be attached to the Land or the Improvements in any manner (the "Fixtures"); it being agreed that all of said property owned

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in the office of the Clerk of Cook County, Illinois, at Chicago, Illinois, this 15th day of January, 1950.

CLERK OF COOK COUNTY, ILLINOIS

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by the Mortgagor and placed on the Land or on or in the Improvements (whether affixed or annexed thereto or not) shall, so far as permitted by law, conclusively be deemed to be real property and conveyed hereby for purposes of this Mortgage;

Together with all existing and future goods and items of personal property located on the Land or in the Improvements which are now or in the future owned by the Mortgagor and used, usable or obtained for use in connection with the Land or the Improvements or any present or future operation, occupancy, maintenance or leasing thereof, or any construction on or at the Land or the Improvements, but which are not effectively made Fixtures; including, but not limited to, building materials, supplies, equipment and inventories located on the Premises or elsewhere and all extensions, renewals or replacements thereof or substitutions therefor or additions thereto (the "Personal Property");

Together with all right, title and interest which the Mortgagor now has or hereafter may acquire in and to all leases and other agreements now or hereafter entered into for the occupancy or use of the Land, the Appurtenant Rights, the Improvements, the Fixtures and the Personal Property (herein collectively referred to as the "Premises") or any portion thereof, whether written or oral (herein collectively referred to as the "Leases") and all right, title and interest which the Mortgagor now has or hereafter may acquire in and to any bank accounts, security deposits, and any and all other amounts held as security under the Leases, reserving to the Mortgagor any statutory rights;

Together with all proceeds of the foregoing, including without limitation any and all Awards and Insurance Proceeds, as hereinafter respectively defined, or proceeds of any sale, option or contract to sell the Premises or any portion thereof (provided that no right, consent or authority to sell the Mortgaged Property or any portion thereof shall be inferred or deemed to exist by reason hereof); and the Mortgagor hereby authorizes, directs and empowers the Mortgagee, at its option, on the Mortgagor's behalf, or on behalf of the successors or assigns of the Mortgagor, to adjust, compromise, claim, collect and receive such proceeds; to give deducting expenses and acquittances therefor; and, after deducting expenses of collection, including reasonable attorneys' fees, costs and disbursements, to apply the Net Proceeds, as hereinafter defined, to the extent not utilized for the Restoration of the Mortgaged Property as provided in Section 6 hereof, upon the Indebtedness as provided herein, notwithstanding the fact that the same may not then be due and payable or that the Indebtedness is otherwise adequately secured; and the Mortgagor agrees to execute and deliver from time to time such further instruments as may be requested by the Mortgagee to confirm such assignment to the Mortgagee of any such proceeds;

Together with all estate, right, title and interest, home-
stead or other claim or demand, as well as in equity, which the
Mortgagor now has or hereafter may acquire of, in and to the

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The Board of Directors of the company has adopted the following resolution:

Resolved, that the company shall purchase from the following parties:

- (1) ...
- (2) ...
- (3) ...
- (4) ...
- (5) ...

The Board of Directors of the company has further resolved that the company shall:

- (1) ...
- (2) ...
- (3) ...
- (4) ...
- (5) ...

The Board of Directors of the company has also resolved that the company shall:

- (1) ...
- (2) ...
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- (4) ...
- (5) ...

The Board of Directors of the company has further resolved that the company shall:

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The Board of Directors of the company has also resolved that the company shall:

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Premises, or any part thereof, and any and all other property of every kind and nature from time to time hereafter (by delivery or by writing of any kind) conveyed, pledged, assigned or transferred as and for additional security hereunder by the Mortgagor or by anyone on behalf of the Mortgagor to the Mortgagee;

To have and to hold the Mortgaged Property, unto the Mortgagee, and its successors and assigns, IN FEE SIMPLE forever.

Subject to the covenants and conditions hereinafter set forth.

Provided, nevertheless, that if the Mortgagor shall pay in full when due the Indebtedness and shall duly and timely perform and observe all of the covenants and conditions herein required to be performed and observed by the Mortgagor, then the Mortgagee shall execute and deliver to the Mortgagor such instruments as may be reasonably requested by the Mortgagor which are sufficient to release this Mortgage.

Notwithstanding any provision hereof to the contrary, this Mortgage shall secure all future advances made in connection with the Mortgaged Property within forty (40) years from the date hereof, whether such advances are obligatory or are made at the option of the Mortgagee or otherwise and whether or not such advances are evidenced by the Note, to the same extent as if such advances were made on the date of execution and delivery hereof, with interest on such future advances at the Default Rate set forth in the Note (the "Default Rate"), provided that the aggregate outstanding balance of the Indebtedness Hereby Secured shall at no time exceed SIX HUNDRED FORTY THOUSAND DOLLARS (\$640,000.00). All covenants, warranties and agreements contained in this Mortgage shall be equally applicable to future advances.

THE MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

SECTION 1

Payment of Indebtedness; Performance of Covenants, Maintenance, Repair, Compliance with Law, Use, Etc.

(a) The Mortgagor shall (i) pay the Indebtedness when due; (ii) duly and punctually perform and observe all of the covenants and conditions to be performed or observed by the Mortgagor as provided in the Note, this Mortgage and the Other Loan Documents.

(b) The Mortgagor shall (i) promptly repair, restore, replace or rebuild any portion of the Premises which may be damaged or destroyed; (ii) keep the Premises in good condition and repair, free from waste; (iii) pay all operating costs and expenses of the Premises when due; and (iv) comply with all legal requirements applicable to all or any portion of the Premises, or the use and occupancy thereof.

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THE WORKERS' TESTAMENT AND AGREEMENT

ARTICLE I

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(c) Without the prior written consent of the Mortgagee, the Mortgagor shall not cause, suffer or permit (i) any material alteration of the Premises, except as required by any applicable legal requirement; or (ii) any change in the intended use or occupancy of the Premises.

SECTION 2

Liens, Taxes, Contest and Defense of Title

(a) The Mortgagor shall not create or suffer or permit any lien, charge or encumbrance to attach to or be filed against the Mortgaged Property, or any part thereof.

(b) The Mortgagor shall pay or cause to be paid when due and before any penalty attaches, all general and special taxes, assessments, water charges, sewer charges, and other fees, taxes, charges and assessments of every kind and nature whatsoever levied or assessed against the Mortgaged Property ("Taxes").

(c) If the lien and security interest of the Mortgagee in or to the Mortgaged Property, or any part thereof, shall be endangered or shall be attacked, directly or indirectly, the Mortgagor shall immediately notify the Mortgagee and shall appear in and defend any action or proceeding purporting to affect the Mortgaged Property, or any part thereof, and shall file and prosecute such proceedings and take all actions necessary to preserve and protect such title, lien and security interest in and to the Mortgaged Property.

SECTION 3

Change in Tax Laws

If, by the laws of the United States of America, or of any state or municipality having jurisdiction over the Mortgagee, the Mortgagor or the Mortgaged Property, any tax is imposed or becomes due in respect of the Note or this Mortgage, or any liens on the Mortgaged Property created thereby, then the Mortgagor shall pay such tax in the manner required by such law.

SECTION 4

Insurance Coverage

(a) The Mortgagor at its sole expense shall continuously maintain in force with respect to the Premises such casualty, liability and other insurance coverages as the Mortgagee may reasonably require.

(b) All Insurance Policies shall be with such companies, for such term, and in such form and content, as may be satisfactory to the Mortgagee. The casualty insurance policies must include a standard non-contributory mortgagee loss payable clause in favor

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...of the United States of America, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the office of the Clerk of the Court of the County of Cook, Illinois.

ATTEST:

[Signature]
Clerk of the Court of the County of Cook, Illinois

...of the United States of America, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the office of the Clerk of the Court of the County of Cook, Illinois.

...of the United States of America, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the office of the Clerk of the Court of the County of Cook, Illinois.

...of the United States of America, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the office of the Clerk of the Court of the County of Cook, Illinois.

SECTION 1

[Section Title]

...of the United States of America, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the office of the Clerk of the Court of the County of Cook, Illinois.

SECTION 2

[Section Title]

(A) The mortgagee at the sole expense shall continuously maintain in force with respect to the premises such liability and other insurance coverage as the mortgagee may reasonably require.

...of the United States of America, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the office of the Clerk of the Court of the County of Cook, Illinois.

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of the Mortgagee, as its interest may appear. Any liability insurance policy shall name the Mortgagee as an "additional insured". All insurance policies shall contain a provision that the Mortgagee shall receive not less than thirty (30) days prior written notice before any expiration, cancellation or modification of, or material reduction in coverage under, such policies shall become effective and shall provide that no claims shall be paid thereunder without at least ten (10) days prior written notice to the Mortgagee. In all cases the Mortgagor shall immediately give notice to the Mortgagee of any notice received by the Mortgagor of any expiration, cancellation or modification of, or material reduction in coverage under, any such policy.

(c) All insurance premiums shall be paid in full in advance prior to the due date and duplicate originals of all Insurance Policies with premiums prepaid (accompanied by paid premium receipts) shall be delivered to the Mortgagee prior to the initial disbursement of the loan proceeds and thereafter, in the case of Insurance Policies about to expire, not less than thirty (30) days prior to such expiration date.

SECTION 5

Deposits for Taxes

(a) To assure the payment of Taxes, as and when the same shall become due and payable, the Mortgagor shall deposit with the Mortgagee (or such other depository as the Mortgagee shall direct) on each monthly payment date under the Note an amount equal to one-twelfth (1/12) of the Taxes to become due upon or with respect to the Premises; provided that for the first such deposit, the Mortgagor shall deposit an amount which, when added to the aggregate amount of monthly deposits to be made hereunder will provide (without interest) a sufficient fund to pay such Taxes one month prior to the date when they are due and payable. The amounts of such deposits (herein generally called "Tax Deposits") shall be based upon the Mortgagee's estimate as to the amount of Taxes to become due.

(b) If the total Tax Deposits on hand shall not be sufficient to pay all of the Taxes when the same shall become due, then the Mortgagor shall pay to the Mortgagee, on demand, the amount necessary to make up the deficiency.

SECTION 6

Casualty Loss; Proceeds of Insurance

(a) The Mortgagor will give the Mortgagee prompt written notice of any loss or damage to the Premises, or any part thereof, by fire or other casualty.

(b) In case of loss or damage covered by any one of the Insurance Policies, the Mortgagee is hereby authorized to settle

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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 of Cook, Illinois, and that the same has been compared with the original and found to be a true and correct copy thereof.

In testimony whereof, I have hereunto set my hand and the seal of the County of Cook, Illinois, at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Witness my hand and the seal of the County of Cook, Illinois, at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

My commission expires _____ day of _____, 19____.

Notary Public for Cook County, Illinois

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and adjust any claim under such Insurance Policies (and after the entry of a decree of foreclosure, or a sale or transfer pursuant thereto or in lieu thereof, the decree creditor or such purchaser or transferee, as the case may be are hereby authorized to settle and adjust any claim under such Insurance Policies) without the consent of the Mortgagor; and the Mortgagee shall, and is hereby authorized to, collect and receipt for any and all proceeds payable under such Insurance Policies ("Insurance Proceeds"). All costs and expenses incurred by the Mortgagee in the adjustment and collection of any such Insurance Proceeds (including without limitation reasonable attorneys' fees and expenses) shall be so much additional Indebtedness, and shall be reimbursed to the Mortgagee upon demand or may be paid and deducted by the Mortgagee from such Insurance Proceeds prior to any other application thereof. Each insurance company which has issued an Insurance Policy covering any loss or damage to the Premises (including without limitation loss of rents or business interruption coverage) is hereby authorized and directed to make payment for all losses covered by an Insurance Policy to the Mortgagee alone, and not to the Mortgagee and the Mortgagor jointly.

(c) All Insurance Proceeds shall at the option of the Mortgagee be applied to the prepayment of the Indebtedness whether or not then due, or to the restoration, repair, replacement or rebuilding of the Premises ("Restoration") as provided herein.

(d) So long as any Indebtedness shall be outstanding and unpaid, and whether or not Insurance Proceeds are sufficient or available therefor, the Mortgagor shall promptly commence and complete with all reasonable diligence the Restoration of the Premises as nearly as possible to the same value, condition and character which existed immediately prior to such loss or damage in accordance with plans and specifications approved by the Mortgagee for any Restoration involving costs in excess of \$25,000.00 ("Restoration Plans") and in compliance with all legal requirements.

SECTION 7

Condemnation and Eminent Domain

(a) Any and all awards (the "Awards") heretofore or hereafter made or to be made to the Mortgagor (or any subsequent owner of the Premises, or any part thereof), by any governmental or other lawful authority for the taking, by condemnation or eminent domain, of all or any part of the Premises (including any award from the United States government at any time after the allowance of a claim therefor, the ascertainment of the amount thereto, and the issuance of a warrant for payment thereof), are hereby assigned by the Mortgagor to the Mortgagee, which Awards the Mortgagee is hereby authorized to collect and receive from the condemnation authorities, and the Mortgagee is hereby authorized to appear in and prosecute in its own name or in the name of the Mortgagor any action or proceeding to enforce any such cause

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The undersigned, Clerk of the County of Cook, 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 of Cook, Illinois, and that the same has been compared with the original and found to be a true and correct copy thereof.

Witness my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 19____.

Clerk of the County of Cook, Illinois

Notary Public for the State of 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 of Cook, Illinois, and that the same has been compared with the original and found to be a true and correct copy thereof.

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of action and to make any compromise or settlement in connection therewith and to give appropriate receipts and acquittances therefor in the name and in behalf of the Mortgagor. The Mortgagor shall give the Mortgagee immediate notice of the actual or threatened commencement of any condemnation or eminent domain proceedings affecting all or any part of the Premises and shall deliver to the Mortgagee copies of any and all papers served in connection with any such proceedings. All costs and expenses incurred by the Mortgagee in the adjustment and collection of any such Awards (including without limitation reasonable attorneys' fees and expenses) shall be so much additional Indebtedness, and shall be reimbursed to the Mortgagee upon demand or may be paid and deducted by the Mortgagee from any Award prior to any other application thereof. The Mortgagor further agrees to make, execute and deliver to the Mortgagee, at any time upon request, free, clear, and discharged of any encumbrance of any kind whatsoever (other than Permitted Encumbrances), any and all further assignments and other instruments deemed necessary by the Mortgagee for the purpose of validly and sufficiently assigning all Awards and other compensation heretofore and hereafter made to the Mortgagor for any taking, either permanent or temporary, under any such proceeding.

(b) The proceeds of any such Awards shall at the option of the Mortgagee be applied to the prepayment of the Indebtedness whether or not then due or to the Restoration of the Premises as provided in Section 6.

(c) So long as any Indebtedness shall be outstanding and unpaid, and whether or not Awards are sufficient or available therefor, the Mortgagor shall promptly commence and complete with all reasonable diligence the Restoration of the portion of the Premises not so taken as nearly as possible to the same value, condition and character, which existed immediately prior to such taking in compliance with all legal requirements. Any Restoration of the Premises involving costs in excess of \$5,000.00 shall be effected in accordance with Restoration Plans to be first submitted to and approved by the Mortgagee.

SECTION 8

Mortgagee's Performance of Mortgagor's Obligations

(a) In case of any Event of Default hereunder, the Mortgagee may, but without any obligation to do so, make any payment or perform any act which the Mortgagor is required to make or perform hereunder in any form and lawful manner deemed expedient to the Mortgagee. The Mortgagee, in addition to any rights or powers granted or conferred hereunder but without any obligation to do so, may rent, operate, and manage the Premises, so that the Premises shall be operational and useable for their intended purposes. All monies paid, and all expenses paid or incurred in connection therewith, including but not limited to costs of sur-

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(b) The proceeds of any such sale shall be the property of the holder of the mortgage and shall be applied to the payment of the interest on the mortgage and to the redemption of the mortgage in the order or order of priority as provided in Section 2.

Not to have any effect unless the holder of the mortgage has first paid to the holder of the mortgage the amount of the interest on the mortgage and the amount of the principal of the mortgage which is due and payable at the date of the sale.

The holder of the mortgage shall be deemed to have complied with the requirements of this section if he has paid to the holder of the mortgage the amount of the interest on the mortgage and the amount of the principal of the mortgage which is due and payable at the date of the sale.

SECTION 2

Order of Priority of Mortgages

(a) In case of any debt of real estate, the holder of the mortgage shall have the first priority in the proceeds of any sale of the real estate, and the holder of the mortgage shall have the first priority in the proceeds of any sale of the real estate, and the holder of the mortgage shall have the first priority in the proceeds of any sale of the real estate.

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veys, evidence of title, court costs and attorneys' fees and expenses and other monies advanced by the Mortgagee to protect the Premises and the lien hereof, to rent, operate and manage the Premises or to pay any such operating costs and expenses thereof or to keep the Premises operational and useable for their intended purposes shall be so much additional Indebtedness, and shall become immediately due and payable on demand, and with interest thereon at the Default Rate specified herein.

(b) Nothing contained herein shall be construed to require the Mortgagee to advance or expend monies for any purpose mentioned herein, or for any other purpose.

SECTION 9

Security Agreement

(a) This Mortgage is also a security agreement and financing statement under the Uniform Commercial Code of Illinois (the "Uniform Commercial Code") with respect to the Mortgaged Premises (except for the Land, the Improvements and Fixtures which cannot be severed from the Premises without causing structural damage) (the "Collateral"), including without limitation any Personal Property, which Personal Property may not be deemed to be affixed to the Land or Improvements or may not constitute a "fixture", within the meaning of Section 9-313 of the Uniform Commercial Code and all replacements, substitutions for and additions to such Personal Property, and the proceeds thereof, and that a security interest in and to the Collateral is hereby granted to the Mortgagee, as collateral security for the payment of the Indebtedness. All of the terms, provisions, conditions and agreements contained in this Mortgage pertain and apply to the Collateral as fully and to the same extent as to any other property comprising the Mortgagee Property, and the following provisions of this Section shall not limit the applicability of any other provisions of this Mortgage but shall be in addition thereto.

This Mortgage also constitutes a fixture filing under the Uniform Commercial Code.

(b) The names and addresses of the Mortgagor, as debtor and of the Mortgagee as secured party for the purposes of the Uniform Commercial Code, are set forth in Section 24 hereof.

(c) The Mortgagor is and will be the true and lawful owner of the Collateral, subject to no liens, charges or encumbrances other than the lien hereof and Permitted Encumbrances.

(d) The Collateral will be kept at the Land, will be used by the Mortgagor solely for business purposes, and, except for Collateral which has become obsolete (the "Obsolete Collateral"), will not be removed therefrom without the consent of the Mortgagee. The Personal Property constituting the Collateral may be

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the 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

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the 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

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the 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____.

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affixed to the Land or the Improvements but will not be affixed to any other real estate.

(e) No financing statement covering any of the Collateral or any proceeds thereof is on file in any public office. The Mortgagor will at its own cost and expense, upon demand, furnish to the Mortgagee such further information and will execute and deliver to the Mortgagee such financing statements, continuation statements and other documents in a form satisfactory to the Mortgagee and will do all such acts and things as the Mortgagee may at any time or from time to time request or as may be necessary or appropriate to establish and maintain a perfected security interest in the Collateral as security for the Indebtedness, and the Mortgagor will pay any fee, tax, charge or other cost of filing or recording such financing statements, continuation statements or other documents, in all public offices wherever filing or recording is deemed by the Mortgagee to be necessary or desirable.

(f) The Mortgagee shall have all the rights and remedies of a secured party under the Uniform Commercial Code upon the occurrence of an Event of Default hereunder, including without limitation, the right to take immediate and exclusive possession of the Collateral, or any part thereof to the extent and in the manner permitted by applicable law.

SECTION 10

Restrictions on Transfer

For the purpose of protecting Mortgagee's security, and keeping the Premises free from subordinate financing liens, Mortgagor agrees that it will not:

(a) sell, transfer or convey title to the Premises, or the beneficial interest in any trust holding title to the Premises, or the partnership interests of any partnership or the stock in any corporation holding title to the Premises or owning the beneficial interest in any trust holding title to the Premises; or

(b) obtain any financing, all or a part of which, will be secured by the Premises or by an assignment of the beneficial interest in any trust holding title to the Premises, or the partnership interests of any partnership or the stock in any corporation holding title to the Premises or owning the beneficial interest in any trust holding title to the Premises; without prior written notice to the Mortgagee.

(c) Provided, however, that the foregoing provisions of this section shall not apply to transfers of the Premises or the beneficial interest in Mortgagor in any manner whatsoever among Mortgagor's beneficiaries' family members.

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attached to the land or the improvements but will not be attached to any other real estate.

(5) No financing statement covering any of the collateral or any proceeds thereof is of file in any public office. The Mortgages will at its own cost and expense, upon demand, furnish to the Mortgagee such further information and will execute and deliver to the Mortgagee such financing statements, continuation statements and other documents in a form satisfactory to the Mortgagee and will do all such acts and things as the Mortgagee may at any time or from time to time request or as may be necessary or appropriate to establish and maintain a perfected security interest in the collateral as security for the indebtedness and the Mortgagee will pay any tax, fee, charge or other cost of filing or recording such financing statements, continuation statements or other documents, in all public offices, whenever filing or recording is deemed by the Mortgagee to be necessary or desirable.

(6) The Mortgagee shall have all the rights and remedies of a secured party under the Uniform Commercial Code upon the occurrence of an event of default hereunder, including without limitation, the right to take immediate and exclusive possession of the collateral, or any part thereof to the extent and in the manner permitted by applicable law.

SECTION 10

Restrictions on Transfer

For the purpose of protecting Mortgagee's security, and keeping the premises free from subordinate financial liens, Mortgagee agrees that it will not:

(a) sell, transfer or convey title to the premises, or the beneficial interest in any such holding title to the premises, or the partnership interest of any partnership or the stock in any corporation holding title to the premises or owning the beneficial interest in any such holding title to the premises; or

(b) obtain any financing, all or a part of which, will be secured by the premises or by an assignment of the beneficial interest in any such holding title to the premises, or the partnership interest of any partnership or the stock in any corporation holding title to the premises or owning the beneficial interest in any such holding title to the premises; without prior written notice to the Mortgagee.

(c) Provided, however, that the foregoing provisions of this section shall not apply to transfers of the premises or the beneficial interest in the mortgage in any manner whatsoever among Mortgagee's beneficiaries, family members,

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Nothing herein contained shall require Mortgagee to consent to any transfer of the above interests but Mortgagee may require that the entire unpaid principal balance of the debt, with accrued interest thereon, evidenced by Note and secured by this Mortgage to be paid in full.

SECTION 11

Events of Default, Remedies

(a) Any one or more of the following events shall constitute an Event of Default under this Mortgage:

(i) If any payment on the Note or deposit of monies required under this Mortgage is not made within ten (10) days after the due date; or

(ii) If the Mortgagor shall fail to maintain the insurance coverages in effect as required in Section 4 hereof and such failure shall continue for two (2) business days after written notice of such failure has been received by the Mortgagor from the Mortgagee; or

(iii) If a Prohibited Transfer shall occur as set forth in Section 10 hereof; or

(iv) If any representation or warranty made by the Mortgagor pursuant to or in connection with this Mortgage shall prove to be untrue or incorrect in any material respect; or

(v) If a final judgment or judgments for the payment of money (which payment has not been insured against) aggregating in excess of \$25,000.00 is or are outstanding against the Mortgagor or any guarantor of the Note (the "Guarantors") or against any of the properties or assets of the Mortgagor or the Guarantors and any one of such judgments has remained unpaid, unvacated, unbonded or unstayed by appeal or otherwise for a period of thirty (30) days from the date of its entry; or

(vi) If a proceeding is instituted seeking a decree or order for relief in respect of the Mortgagor or any of the Guarantors in any voluntary case under the Federal bankruptcy laws, as now or hereafter constituted, or any other applicable Federal or State bankruptcy, insolvency or other similar law now or hereafter in effect, or for the appointment of a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Mortgagor or of any of the Guarantors, or for any substantial part of the property of the Mortgagor or any of the Guarantors, or for the winding-up or liquidation of the business or affairs of the Mortgagor or any of the Guarantors and such proceeding shall remain undismitted or unstayed and in effect for a period of sixty (60) consecutive days, or a decree or order shall be entered granting the relief sought in such proceeding; or

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Mortgage to be paid in full. Secured interest thereon, evidenced by Note and secured by this that the entire unpaid principal balance of the debt, with as any interest of the above interest and Mortgagee may require Mortgagee to be paid in full.

SECTION 11

Events of Default Remedies

(a) Any one or more of the following events shall constitute an Event of Default under this Mortgage:

(i) If any payment on the Note or deposit of monies required under this Mortgage is not made within the (10) days after the due date or

(ii) If the Mortgagee shall fail to maintain the insurance covered in effect as required in Section 4 hereof and such failure shall continue for two (2) business days after written notice of such failure has been received by the Mortgagee from the Mortgagee; or

(iii) If a prohibited transfer shall occur as set forth in Section 10 hereof; or

(iv) If any representation or warranty made by the Mortgagee pursuant to or in connection with this Mortgage shall prove to be untrue or incorrect in any material respect; or

(v) If a final judgment or judgment for the payment of money (which payment has not been insured against) against the Mortgagee in excess of \$25,000.00 is or are outstanding against the Mortgagee or any guarantor of the Note (the "Guarantors") or against any of the properties or assets of the Mortgagee or the Guarantors and any one of such judgments has remained unpaid, unsecured, unadvised or unappealed by appeal or other legal process for a period of thirty (30) days from the date of its entry; or

(vi) If a proceeding is instituted seeking a decree or order for relief in respect of the Mortgagee or any of the Guarantors in any voluntary case under the Federal bankruptcy laws, as now or hereafter constituted, or any other applicable law of the Federal or State bankruptcy, insolvency or other similar law now or hereafter in effect, or for the appointment of a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Mortgagee or of any of the Guarantors, or for any substantial part of the property of the Mortgagee or any of the Guarantors, or for the winding up or liquidation of the business or affairs of the Mortgagee or any of the Guarantors and such proceeding shall remain undischarged or unappealed and in effect for a period of sixty (60) consecutive days, or a decree or order shall be entered granting the relief sought in such proceeding; or

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(vii) If the Mortgagor or any of the Guarantors shall generally fail to pay, or admit an inability to pay its debts as they become due or shall voluntarily commence proceedings under the Federal bankruptcy laws, as now or hereafter constituted, or any bankruptcy, insolvency or other similar law now or hereafter in effect, or shall consent to the entry of an order for relief in an involuntary case under any such law, or shall consent to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the Mortgagor or any of the Guarantors or shall take any action in furtherance of any of the foregoing; or

(viii) If any default shall occur in the due and punctual performance of, or compliance with any of the terms, covenants, conditions or agreements contained herein (other than as described in the preceding clauses (i) through (vii) of this paragraph (a) of Section 11) and the continuance of such default for thirty (30) days after notice thereof shall be given to the Mortgagor by the Mortgagee, provided that if any default referred to in this paragraph (viii) cannot be cured with diligence within said thirty (30) day period, the Mortgagor shall have such additional time (but not in excess of ninety (90) additional days) as may be required to cure such default so long as the Mortgagor commences and diligently pursues all actions necessary to effect such cure.

(b) Upon the occurrence of any Event of Default hereunder the Mortgagee is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any other right of the Mortgagee hereunder to do any or all of the following without notice to or demand upon the Mortgagor or any party liable for the obligations secured hereby or having an interest in the Mortgaged Property:

(i) To declare, without further notice, all Indebtedness to be immediately due and payable with interest thereon at the Default Rate;

(ii) To commence a judicial action to foreclose this Mortgage;

(iii) To exercise any right, power or remedy provided by this Mortgage or the Note or by law or in equity or by any other document or instrument regulating, evidencing, securing or guarantying any of the Indebtedness.

SECTION 12

Foreclosure

(a) In any proceeding for the foreclosure of the lien hereof, there shall be allowed and included as additional Indebt-

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(vii) In the absence of any of the documents shall...
 (viii) In the absence of any of the documents shall...
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SECTION 13

Foreclosure

(a) In any proceeding for the foreclosure of the lien here-
 of there shall be allowed and included as additional indebted-

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edness, all expenditures and expenses which may be paid or incurred by or on behalf of the Mortgagee for attorneys' fees, fees of other professionals, publication costs, and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all title searches and title insurance policies. All expenditures and expenses of the nature mentioned herein, and such other expenses and fees as may be incurred in the protection of the Mortgaged Property, shall be so much additional Indebtedness and shall be immediately due and payable by the Mortgagor, with interest thereon at the Default Rate until paid.

(b) The foreclosure of this Mortgage on less than the whole of the Mortgaged Property shall not exhaust the right to foreclose hereunder and the lien and security interests herein granted, and the Mortgagee is specifically empowered to institute successive foreclosures hereunder until the whole of the Mortgaged Property shall be sold. If the proceeds of any such sale of less than the whole of the Mortgaged Property shall be less than the aggregate of the Indebtedness and the expenses of such proceedings, this Mortgage and the lien and security interests hereof shall remain in full force and effect as to the unsold portion of the Mortgaged Property just as though no sale had been made. The Mortgagor shall never have any right to require the sale or sales of less than the whole of the Mortgaged Property, or to require the marshalling thereof. The Mortgagee shall have the right, at its sole election, to sell less than the whole of the Mortgaged Property.

SECTION 13

Receiver

The Mortgagee shall have the right, with the irrevocable consent of the Mortgagor hereby given and evidenced by the execution of this Mortgage, to obtain appointment of a receiver for the Mortgaged Property. Such appointment may be made at any time after the occurrence of any Event of Default and before or after foreclosure sale, without notice, and the Mortgagee hereunder or any employee or agent thereof may be appointed as such receiver.

SECTION 14

Proceeds of Sale

The proceeds of any foreclosure of the Mortgaged Property, or any portion thereof, shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure or other proceedings for the recovery thereof, including all such items as are mentioned in Section 15 hereof; Second, to the payment and performance of any other obligations of the Mortgagor secured hereby, including without limitation all other items which, under the terms hereof, constitute Indebtedness in addition to that evidenced by the Note

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and expenses which may be paid or incurred by or on behalf of the Mortgagor for the purpose of protecting the title insurance policy and other insurances, publication costs, and other costs may be included as an item of an expended item of the policy. All expenses and charges of the nature mentioned herein, and other expenses and fees as may be incurred in the protection of the Mortgaged Property, shall be so much added to the indebtedness and shall be immediately due and payable by the Mortgagor, with interest thereon at the Default Rate until paid.

(b) The foreclosure of this mortgage on less than the whole of the Mortgaged Property shall not exhaust the right of the Mortgagor, and the lien and security herein provided for, and the Mortgagor is specifically empowered to execute a mortgage to secure the whole of the Mortgaged Property, and to sell the proceeds of any and all such mortgages to any and all persons. If the proceeds of any such sale shall be applied to the indebtedness and the expense of such mortgage, the Mortgagor and the lien of security herein provided shall remain in full force and effect as to the unpaid portion of the Mortgaged Property until the whole of the indebtedness is paid or until the whole of the Mortgaged Property is sold or until the right of the Mortgagor to sell the whole of the Mortgaged Property is exhausted.

SECTION 13

Receiver

The Mortgagor shall have the right, with the irrevocable consent of the Mortgagee, to appoint a receiver to take charge of the Mortgaged Property, and to sell the same, and to apply the proceeds of such sale to the payment of the indebtedness and the expense of such mortgage, and to the payment of the interest thereon, and to the payment of the costs and charges of such mortgage, and to the payment of the costs and charges of such sale. The receiver shall be appointed by the Mortgagor, and shall hold office until the indebtedness is paid or until the whole of the Mortgaged Property is sold, and until the right of the Mortgagor to sell the whole of the Mortgaged Property is exhausted.

SECTION 14

Procedure of Sale

The proceeds of the foreclosure of this mortgage shall be applied to the payment of the indebtedness and the expense of such mortgage, and to the payment of the interest thereon, and to the payment of the costs and charges of such mortgage, and to the payment of the costs and charges of such sale. In the event the proceeds of such sale shall be insufficient to pay the indebtedness and the expense of such mortgage, and to the payment of the interest thereon, and to the payment of the costs and charges of such mortgage, and to the payment of the costs and charges of such sale, the Mortgagor shall be liable for the balance of the indebtedness and the expense of such mortgage, and to the payment of the interest thereon, and to the payment of the costs and charges of such mortgage, and to the payment of the costs and charges of such sale.

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with interest thereon at the Default Rate in such order and manner as the Mortgagee shall determine; Third, to the interest remaining unpaid upon the Note; Fourth, to the principal remaining unpaid upon the Note; and Fifth, any balance remaining to the Mortgagor.

SECTION 15

Waiver of Right to Redemption and Other Rights

To the fullest extent permitted by law, the Mortgagor hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf, on behalf of all persons claiming or having an interest (direct or indirect) by, through or under the Mortgagor and on behalf of each and every person acquiring any interest in or title to the Premises subsequent to the date hereof, it being the intent hereof that any and all such rights of redemption of the Mortgagor and of all other persons are and shall be deemed to be hereby waived to the fullest extent permitted by applicable law. To the fullest extent permitted by law, the Mortgagor, for itself and all who may at any time claim through or under it, hereby waives any and all right to have the assets subject to the lien of this Mortgage marshalled upon any foreclosure or sale. The Mortgagor hereby fully and absolutely waives and releases all rights and claims the Mortgagor may have in and to the Premises as a homestead exemption or other exemption under and by virtue of any act of Illinois now existing or which may hereafter be passed in relation thereto.

SECTION 16

Rights Cumulative

(a) Each right, power and remedy herein conferred upon the Mortgagee is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter provided by law or in equity, and each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the Mortgagee.

(b) No waiver or modification of any of the terms of this Mortgage shall be binding on the Mortgagee unless set forth in writing signed by the Mortgagee and any such waiver by the Mortgagee of any default by the Mortgagor under this Mortgage shall not constitute a waiver of any other default under the same or any other provision hereof.

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with interest thereon at the default rate in such order and manner as the Mortgagee shall determine. Third, to the interest remaining unpaid upon the Note; Fourth, to the principal remaining unpaid upon the Note; and Fifth, any balance remaining to the Mortgagee.

SECTION 12

Waiver of Right to Redemption and Other Rights

To the fullest extent permitted by law, the Mortgagee hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on its own behalf, on behalf of all persons claiming or having an interest (direct or indirect) by, through or under the Mortgage and on behalf of each and every person acquiring any interest in or title to the premises subject to the said Note, it being the intent hereof that any and all such rights of redemption of the Mortgagee and of all other persons are and shall be deemed to be hereby waived to the fullest extent permitted by applicable law. To the fullest extent permitted by law, the Mortgagee, for itself and all who may at any time claim through or under it, hereby waives any and all right to have the assets subject to the lien of this Mortgage marshalled upon any foreclosure or sale. The Mortgagee hereby fully and irrevocably waives and releases all rights and claims the Mortgagee may have in and to the proceeds as a homestead exemption or other exemption under and by virtue of any act of Illinois now existing or which may hereafter be passed in relation thereto.

SECTION 13

Rights Cumulative

(a) Each right, power, and remedy herein conferred upon the Mortgagee is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter provided by law or in equity, and each and every right, power, and remedy herein conferred or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the Mortgagee.

(b) No waiver or modification of any of the terms of this Mortgage shall be binding on the Mortgagee unless set forth in writing signed by the Mortgagee and any such waiver by the Mortgagee of any default by the Mortgagee under this Mortgage shall not constitute a waiver of any other default under the same or any other provision hereof.

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SECTION 17

Successors and Assigns

(a) This Mortgage and each and every provision hereof shall be binding upon the Mortgagor and its successors and assigns (including, without limitation, each and every record owner from time to time of the Mortgaged Property or any other person having an interest therein), and shall inure to the benefit of the Mortgagee and its respective successors and assigns.

(b) All of the covenants of this Mortgage shall run with the Land and be binding on any successor owners of the Land. In the event that the ownership of the Premises or any portion thereof becomes vested in a person or persons other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest of the Mortgagor with reference to this Mortgage and the Indebtedness in the same manner as with the Mortgagor without in any way releasing or discharging the Mortgagor from its obligations hereunder.

(c) No successor to the rights, titles, interests, duties, discretions and options of the Mortgagee hereunder have any liability for any acts or omissions of any prior Mortgagee.

SECTION 18

Execution of Separate Security Agreements,
Financing Statements, Etc.

The Mortgagor will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all such further acts, conveyances, notes, mortgages, security agreements, financing statements and assurances as the Mortgagee shall require for the better assuring, conveying, mortgaging, assigning and confirming unto the Mortgagee all property mortgaged hereby or property intended so to be, whether now owned by the Mortgagor or hereafter acquired.

SECTION 19

Governing Law; Invalidity of Certain Provisions

(a) This Mortgage shall be construed and enforced according to the laws of Illinois, without reference to the conflicts of law principles of that State.

(b) The whole or partial invalidity, illegality or unenforceability of any provision hereof at any time, whether under the terms of then applicable law or otherwise, shall not affect (i) in the case of partial invalidity, illegality or unenforceability, the validity, legality or enforceability of such provision at such time except to the extent of such partial invalidi-

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SECTION 17

Successors and Assigns

(a) This mortgage and every provision hereof shall be binding upon the mortgagor and its successors and assigns (including, without limitation, each and every record owner from time to time of the mortgaged property or any other person having an interest therein) and shall inure to the benefit of the mortgagee and its respective successors and assigns.

(b) All of the covenants of this mortgage shall run with the land and be binding on any subsequent owners of the land, in the event that the ownership of the land or any portion thereof becomes vested in a person or persons other than the mortgagor, the mortgagee and its assigns, without notice to the mortgagor, with such successors or assigns in interest of the mortgagor with reference to this mortgage and the indebtedness in the same manner as with the mortgagor without in any way releasing or discharging the mortgagor from its obligations hereunder.

(c) No successor to the rights, title, interest, duties, obligations and options of the mortgagor hereunder have any liability for any acts or omissions of any prior mortgagor.

SECTION 18

Execution of Separate Security Agreements, Financial Statements, Etc.

The mortgagor will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all such further acts, documents, notes, mortgages, security agreements, financial statements and assurances as the mortgagee shall require for the better securing, conveying, mortgaging, assigning and continuing into the mortgagee all property mortgaged hereby or property intended so to be, whether now owned by the mortgagor or hereafter acquired.

SECTION 19

Governing Law; Invalidity of Certain Provisions

(a) This mortgage shall be construed and enforced according to the laws of Illinois, without reference to the conflicts of law principles of that State.

(b) The whole or partial invalidity, illegality or unenforceability of any provision hereof at any time, whether under the terms of then applicable law or otherwise, shall not affect the validity, enforceability, legality or assignability of any provision in the case of partial invalidity, illegality or unenforceability, and the validity, legality or assignability of any provision at such time except to the extent of such partial invalidity.

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ty, illegality or unenforceability; or (ii) the validity, legality or enforceability of such provision at any other time or of any other provision hereof at that or any other time.

SECTION 20

Loan Legal

The Mortgagor declares, represents, warrants, certifies and agrees that the proceeds of the Note will be used solely for business purposes and that the loan is exempt from interest limitations pursuant to the provisions of Illinois Revised Statutes, Chapter 17, Section 6404 and is an exempted transaction under the Truth in Lending Act, 15 U.S.C. Section 1601 et. seq.

All rights, remedies and powers provided by this Mortgage may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law, and all the provisions of this Mortgage are intended to be subject to all applicable mandatory provisions of law which may be controlling in the premises and to be limited to the extent necessary so that they will not render this Mortgage invalid or unenforceable under the provisions of any applicable law.

SECTION 21

Inspection of Premises and Records

The Mortgagee and its representatives and agents shall have the right to inspect the Premises at all reasonable times, and access thereto, subject to the rights of tenants pursuant to leases, the form of which have been approved by the Mortgagee, shall be permitted for that purpose. The Mortgagor shall keep and maintain full and correct books and records showing in detail the income and expenses of the Premises and, within ninety (90) days of the end of the Mortgagor's fiscal year will forward to Mortgagee annual operating statements of its income and expenses certified to be true and correct by the Mortgagor.

SECTION 22

Time is of the Essence

Time is of the essence of this Mortgage and the Note.

SECTION 23

Captions and Pronouns

The captions and headings of the various Sections of this Mortgage are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the

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... validity of mortgage; or (ii) the validity, legal-
ty or enforceability of such provision at any other time or at
any other specified period at that or any other time.

SECTION 20

Loan Legal

The Mortgagee, hereinafter, represents, warrants, certifies and
agrees that the proceeds of the Note will be used solely for
business purposes and that the loan is exempt from interest limit-
ations pursuant to the provisions of Illinois Revised Statutes,
Chapter 115, Section 1104 and is an exempt transaction under the
funds in Section 107, 10 U.S.C. Section 1007, etc. etc.

All rights, remedies and powers provided by this Mortgage
may be exercised only to the extent that the exercise thereof
does not violate any applicable provisions of law and all the
provisions of this Mortgage are intended to be subject to all
applicable mandatory provisions of law which may be controlling
in the process and not limited to the extent necessary so that
they will not render this Mortgage invalid or unenforceable under
the provisions of any applicable law.

SECTION 21

Inspection of Documents and Records

The Mortgagee and its representatives and agents shall have
the right to inspect and examine all reasonable times, and
during normal business hours, to the files of the Mortgagee
concerning the Note, which have been approved by the Mortgagee,
and all documents and records relating to the Note, and shall
maintain such records, books and records showing in detail
the terms and conditions of the Mortgage and within ninety (90)
days of the end of the Mortgagee's fiscal year will forward to
Mortgagee annual operating statements of its income and expenses
certified to be true and correct by the Mortgagee.

SECTION 22

Time is of the Essence

Time is of the essence of this Mortgage and the Note.

SECTION 23

Options and Provisions

The options and conditions of the various Sections of this
Mortgage are the entire agreement, and are not to be construed as
conditions of lending in any way the scope or intent of the pro-
visions herein. However, the context requires or permits, the
provisions shall include the spirit, the intent and the purpose of the

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singular, and the masculine, feminine and neuter shall be freely interchangeable.

SECTION 24

Notices

Any notice, demand or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if and when personally delivered, or, if sent by private courier service or sent by overnight mail service, shall be deemed to have been given if and when received (unless addressee refuses to accept delivery, in which case it shall be deemed to have been given when first presented to the addressee for acceptance) or on the third (3rd) Business Day after being deposited in United States registered or certified mail, postage prepaid. Any such notice, demand or other communication shall be addressed to a party at its address set forth below or to such other address the party to receive such notice may have designated to all other parties by notice in accordance herewith:

If to the Mortgagee: CENTURY LIFE OF AMERICA
c/o First Interstate Mortgage Co. of Ill.
111 W. Washington, Suite 1700
Chicago, Illinois 60602

If to the Mortgagor: BANK OF LANSING as Trustee
of Trust No. 2040-685
3115 Ridge Road
Lansing, Illinois 60438

SECTION 25

Exculpatory Clause

This Mortgage is executed by BANK OF LANSING, not personally but as Trustee pursuant to Trust Agreement dated April 23, 1987, and known as Trust No. 2040-695, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the undersigned hereby warrants that it possesses full power and authority to execute this Mortgage), and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on BANK OF LANSING personally to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

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single, and the masculine form and number shall be freely interchangeable.

SECTION 24

Notices

Any notice, demand or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if and only if personally delivered, or if sent by registered mail or by overnight mail service, shall be deemed to have been given if and only if received (unless otherwise specified) at the address to which it is addressed or to which it is directed, in which case it shall be deemed to have been given when first presented to the addressee or to the person or to the third party (Business Day after being deposited in United States post office or certified mail, post paid or registered). Any such notice, demand or other communication shall be addressed to a party at the address set forth below or to such other address as the party to receive such notice may have designated to all other parties by notice in accordance herewith.

UNITED STATES OF AMERICA
111 W. Washington, Suite 1700
Chicago, Illinois 60602

BANK OF VANSTINE OF ILLINOIS
2040-682
111 Ridge Road
Lansing, Illinois 60138

SECTION 25

Exemptory Clause

This instrument is executed by BANK OF VANSTINE, not personally, but as trustee pursuant to Trust Agreement dated April 23, 1987, and known as Trust No. 2040-682, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the principal party hereto) that it possesses full power and authority to execute this instrument, and it is expressly understood and agreed that certain terms contained shall be construed as creating any liability on BANK OF VANSTINE personally to perform any covenant, condition or implied herein contained, all such liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

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IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be duly executed and delivered as of the day and year first above written.

MORTGAGOR:

BANK OF LANSING, as Trustee of Trust No. 2040-695

By: Jerome M. Gardberg
Title: Vice President

ATTEST:

By: Michelle A. Kavanagh
Title: Branch Manager
COOK COUNTY, ILLINOIS
FOR RECORD

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1987 JUN 24 PM 3:04

STATE OF ILLINOIS)
COUNTY OF COOK)

SS.

I, EUNICE LUBBERS, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Jerome Gardberg, Vice President of BANK OF LANSING, not personally but solely as Trustee pursuant to Trust Agreement dated April 23, 1987 and known as Trust No. 2040-695 and Randall Van Noort, Branch Manager thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Branch Manager respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Branch Manager did also then and there acknowledge that as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of June, 1987.

Eunice Lubbers
Notary Public

My Commission Expires:
May 27, 1990

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ON WITNESS WHEREOF, the Notary Public has caused this instrument to be duly executed and delivered as of the day and year first above written.

BANK OF AMERICA, NATIONAL ASSOCIATION
OF FIRST NO. 2000-2000

NOTARIAL

BY: _____
Title: Vice President

ATTEST:

STATE OF ILLINOIS
COUNTY OF COOK

I, ERIC L. LAMBERT, Notary Public in and for said County, in the State of Illinois, do hereby certify that the foregoing instrument was duly executed and delivered as of the day and year first above written by the person or persons whose names are subscribed to the foregoing instrument as such Vice President of Bank of America National Association, and as the free and voluntary act and deed of said corporation, for the use and purpose therein set forth, and the said Eric Lambert did also affix his official seal to the foregoing instrument as such Vice President of said corporation, and as the free and voluntary act and deed of said corporation, for the use and purpose therein set forth, and as the free and voluntary act of said corporation, for the use and purpose therein set forth.

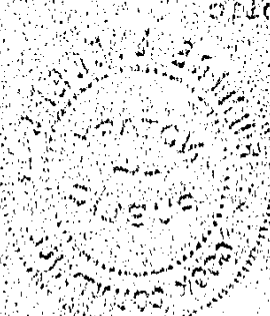
GIVEN under my hand and Notarial Seal this 19th day

of June, 1987.

NOTARY PUBLIC

My Commission Expires:

May 27, 1990



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EXHIBIT "B" 7 3 4.5 7 7 2

LEGAL DESCRIPTION

PARCEL A:

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 AFORESAID WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 189.47 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 179.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 156.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 275.03 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 63.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 185.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 102.03 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL "B":

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 AFORESAID WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 291.50 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON SAID NORTH LINE OF THE SOUTH 600.00 FEET, A DISTANCE OF 38.91 FEET TO A POINT; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 185.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 38.91 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 185.57 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL C:

THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25 WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 AFORESAID; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 330.41 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON SAID NORTH LINE OF THE SOUTH 600.00 FEET, A DISTANCE OF 201.49 FEET TO A POINT; THENCE SOUTH 32 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 134.82 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 307.32 FEET, A DISTANCE OF 144.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59 DEGREES

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37 MINUTES 48 SECONDS WEST ON A LINE FORMING AN ANGLE OF 95 DEGREES 01 MINUTES 29 SECONDS WITH A LINE TANGENT TO THE LAST DESCRIBED CURVE (WHEN TURNED FROM THE SOUTH EAST TO THE WEST) A DISTANCE OF 140.62 FEET TO A POINT ON THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 149.94 FEET TO A POINT DISTANT 200 FEET NORTH OF THE NORTH EAST CORNER OF LOT 1 IN BARGER'S SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25) RECORDED JUNE 25, 1959 AS DOCUMENT NUMBER 17579685; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 146.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS EAST ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 AFORESAID A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 26.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 1158.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 264.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.59 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 24.09 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 185.57 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL D:
THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 IN BARGER'S SUBDIVISION AFOREDESCRIBED, DISTANT 146.00 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25 (SAID EAST LINE ALSO BEING THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1), A DISTANCE OF 200.00 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 146.00 FEET TO A POINT ON THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25 AFORESAID; THENCE SOUTHERLY ON THE LAST DESCRIBED LINE, A DISTANCE OF 200.00 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL "E":
THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT 1 IN SAUK JEFFREY COMMERCIAL UNIT NUMBER 1 (BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SAID SECTION 25) RECORDED FEBRUARY 28, 1973 AS DOCUMENT NUMBER 22235543; THENCE NORTHERLY ON A LINE WHICH IS THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1 (SAID LINE ALSO BEING THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25) A DISTANCE OF 208.00 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25, A DISTANCE OF 208.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE WESTERLY ON THE LAST DESCRIBED LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

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THE STATE OF ILLINOIS, COUNTY OF COOK, ss. I, Clerk of said County, 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 said County.

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

COOK COUNTY, ILLINOIS

CLERK OF COOK COUNTY

NOTED TO THE RECORDS OF THE COUNTY OF COOK, ILLINOIS, THIS _____ DAY OF _____, 19____.

CLERK OF COOK COUNTY

10/10/10

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PARCEL F:
THE EAST 125.00 FEET OF LOT 1 (AS MEASURED ON THE NORTH LINE THEREOF)
IN BARGER'S SUBDIVISION AFOREDESCRIBED IN COOK COUNTY, ILLINOIS

PARCEL G:
THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25,
TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF
INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST
1/4 AFORESAID WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH
WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89
DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A
DISTANCE OF 189.47 FEET FOR THE POINT OF BEGINNING OF THE HERINAFTER
DESCRIBED PARCEL OF LAND; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECOND
EAST, A DISTANCE OF 179.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11
MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE
NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 179.57 FEET
TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST
1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES
11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF
40.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PIN: 32-25-300-012, 32-25-300-013, 32-25-300-015
32-25-300-016, 32-25-300-036, 32-25-302-029

Address of Property: Surreybrook Plaza Shopping Center
Salk Village, Illinois

Cook County Clerk's Office

8734572

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE COURT OF COMMON PLEAS IN AND FOR THE COUNTY OF COOK, ILLINOIS, DO HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH ME THIS _____ DAY OF _____, 19__.

FILED IN BOOK _____ PAGE _____

8/9/97