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TOGETHER with and including within the term "Premises", as used herein, any and all equipment, improvements, buildings, structures, easements, fixtures, privileges, reservations, appurtenances, rights and estates in reversion or remainder, rights in or to adjacent sidewalks, alleys, streets and vaults, and any and all rights and interests of every name and nature now or hereafter owned by Mortgagor, forming a part of and/or used in connection with the Real Estate and/or the operation and convenience of the buildings and improvements now or hereafter located thereon, including (by way

TO SECURE the payment and performance of Indebtedness Hereby Secured and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Mortgagor does hereby MORTGAGE, WARRANT and CONVEY the Real Estate described in Exhibit B together with the property mentioned in the next succeeding paragraphs (collectively "Premises").

NOW, THEREFORE:

WHEREAS, the indebtedness evidenced by the Note, the undertakings by Mortgagor in this instrument and any and all other sums which may at any time be due, owing or required to be paid as herein or in the Note provided, are herein called "Indebtedness Hereby Secured".

WHEREAS, Mortgagor has concurrently herewith executed and delivered to Mortgagee a promissory note dated the date hereof in the principal sum of \$350,000 ("Note"), bearing interest and payable in the amount and at the times set forth and otherwise in the form attached hereto as Exhibit A; and

THIS INSTRUMENT is a Real Estate Mortgage and Assignment of Rents made and delivered by Maurice H. Goldenberg and Marilyn Goldenberg (collectively "Mortgagor") to First Chicago Bank of Oak Park, an Illinois corporation, (herein, together with its successors and assigns, called the "Mortgagee").

REAL ESTATE MORTGAGE AND ASSIGNMENT OF RENTS

Handwritten signature and date:
3/1/08

P.I.N.: 16-08-105-016

COMMONLY KNOWN AS: 722-728 North Austin Boulevard, Oak Park, IL 60302

THIS MORTGAGE IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

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1988 MAR -3 AM 10:50
COOK COUNTY, ILLINOIS
FILED FOR RECORD
KIMBERLY K. ENDERS
100 WEST MONROE STREET #1100
CHICAGO, ILLINOIS 60603
K-K-021888-2 (OP: GOLDENBERG)
THIS INSTRUMENT PREPARED BY, AND
PLEASE RETURN TO:
8 5 0 9 1 9 2 8
THIS SPACE FOR RECORDER

BOX 333 - GC

71-50-492 DF Matthews

DAI

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2. Maintenance, Repair, Restoration, Prior Liens, Parking, Etc. Mortgagor will (a) promptly construct, repair, restore and rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or destroyed whether or not proceeds of insurance are available or sufficient for the purpose; (b) keep the Premises in good condition and repair, without waste, and free from mechanics', materialmen's or like liens or claims or other liens or claims for lien not expressly subordinated to the lien hereof;

1. Payment of Indebtedness. Mortgagor will promptly pay the principal and interest on the Note, and all other indebtedness Hereby Secured, as the same become due, and will duly perform and observe all of the covenants, agreements and provisions herein and in the Note required.

AND IT IS FURTHER AGREED THAT:

PROVIDED, that if all indebtedness Hereby Secured shall be duly and punctually paid and all terms, provisions, conditions and agreements herein contained on the part of Mortgagor to be performed or observed shall be strictly performed and observed, then this Mortgage and the estate, right and interest of Mortgagee in the Premises shall cease and be of no effect.

TO HAVE AND TO HOLD all and sundry of the Premises hereby mortgaged and warranted or intended so to be together with the rents, issues and profits thereof, unto Mortgagee forever, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois (which rights and benefits are hereby expressly released and waived), for the uses and purposes herein set forth, together with all right to retain possession of the Premises after any default in the payment of all or any part of the Indebtedness Hereby Secured, or the breach of any covenant or agreement herein contained, or upon the occurrence of any event of default as hereinafter defined.

AND TOGETHER WITH all of the rents, income, receipts, revenues, issues and profits thereof and therefrom; and all of the land, estate, property and rights hereinabove described and hereby conveyed and intended so to be, whether real, personal or mixed, and whether or not affixed or annexed to the Real Estate are intended to be as a unit and are hereby understood, agreed and declared to form a part and parcel of the Real Estate and to be appropriated to the use of the Real Estate and for the purposes hereof shall be deemed to be real estate mortgaged and warranted hereby.

no wise exclude or be held to exclude any items of property not specifically enumerated. at the Premises. The enumeration of any specific articles of property shall in storm windows, blinds, awnings; in each case now or hereafter placed in, on or removal, refrigeration and ventilation, and all floor coverings, screens, fixtures, apparatus, equipment and articles used to supply heating, gas, electricity, air conditioning, water, light, power, sprinkler protection, waste, machinery, whether or not incorporated therein; machines, machinery, and intended to be incorporated in improvements now or hereafter to be constructed thereon, whether or not incorporated in improvements now or hereafter located at the Real Estate or useful in the operation of the Real Estate or furnished by Mortgagor to tenants thereof; all building materials located at the Real Estate of enumeration but without limitation) all furniture, furnishings and equipment used or useful in the operation of the Real Estate and furnished by Mortgagor to tenants thereof; all building materials located at the Real Estate

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3. Taxes. Mortgagor will pay when due 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 (all herein generally called "Taxes") assessed against or applicable to the premises or any interest therein, or the indebtedness hereby secured and mortgagor will, furnish to mortgagor duplicate receipts therefor. Mortgagor will pay in full, under protest in the manner provided by statute, any Taxes which mortgagor may desire to contest. However, if detrainment of payment is required to conduct any contest or review, mortgagor shall deposit the full amount thereof, together with an amount equal to the interest and penalties during the period of contest (as estimated by mortgagor) with mortgagor. In any event, mortgagor shall (and if mortgagor shall fail to do so, mortgagor may, but shall not be required to, use the monies deposited in aforesaid) pay all Taxes, notwithstanding such contest, if in the opinion of mortgagor, the premises shall be in jeopardy or in danger of being forfeited or foreclosed. In the event any law or court decree has the effect of deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon mortgagor the payment of the whole or any part of the Taxes or liens herein required to be paid by mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the interest of mortgagor in the premises or the manner of collection of Taxes, so as to affect this Mortgage or the indebtedness hereby secured or the holder thereof, then, and in any such event, mortgagor upon demand by mortgagor will pay such Taxes or reimburse mortgagor therefore. Nothing herein contained shall require mortgagor to pay any income, franchise or excise tax imposed upon mortgagor, excepting only such which may be levied against such income expressly as and for a specific substitute for Taxes on the premises and then only in an amount computed as if mortgagor derived no income from any source other than its interest hereunder.

(c) pay, when due, any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to mortgagor; (d) complete, within a reasonable time, any building or buildings now or at any time in the process of erection upon the premises; (e) comply with all requirements of law, municipal ordinances or restrictions and covenants of record with respect to the premises and the use thereof; (f) make no material alterations in the premises, except as required by law or municipal ordinance without mortgagor's prior written consent, which such consent shall not be unreasonably withheld; (g) make or permit any change in the general nature of the occupancy of the premises without mortgagor's prior written consent, which such consent shall not be unreasonably withheld; (h) pay all operating costs of the premises; (i) not initiate or acquiesce in any zoning reclassification with respect to the premises without mortgagor's prior written consent and (j) provide, improve, grade, surface and thereafter maintain, clean and repair any sidewalks, alleys, streets, driveways and sidewalk cuts and paved areas for parking and for ingress, egress and right-of-way to and from the adjacent public thoroughfares necessary or desirable for the use thereof; and reserve and use all such areas solely and exclusively for the purpose of providing parking, ingress and egress for tenants or invitees of tenants of the premises; and mortgagor will not reduce, limit upon, obstruct, redesignate or relocate any such area or rights-of-way or lease or grant any rights to use the same to any person except tenants and invitees of tenants of the premises without prior written consent of mortgagor.

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6. Deposits for Taxes and Insurance Premiums. To assure payment of Taxes and Insurance premiums payable with respect to the Premises as and when the same shall become due and payable:

All policies must contain a provision to the effect that any waiver of subrogation rights by the insured does not void the coverage and must contain any other special endorsements as may be required by the terms of any leases, assigned as security for the loan. The Mortgagor will deliver all policies, including additional and renewal policies to Mortgagor. All insurance policies shall be prepaid for one year. In case of insurance policies about to expire, Mortgagor will deliver renewal policies not less than thirty (30) days prior to the respective dates of expiration. All policies shall provide that such insurance shall not be cancelled, modified or terminated without thirty (30) days prior written notice to Mortgagor.

First Chicago Bank of Oak Park,
its successors and assigns
1044 Lake Street
Oak Park, Illinois 60301

5. Insurance Policies. All policies of insurance herein required shall be in forms, companies and amounts reasonably satisfactory to Mortgagor. Unless otherwise specified by Mortgagor, the insuring company must meet the following basic requirements: (a) it must have minimum rating according to Best's Key Rating Guide for Property - Liability of A; (b) it must be a stock company or non-assessable mutual company and incorporated in America, Canada or Britain; (c) it must be licensed to do business in Illinois; (d) it may not have more than 10% of the policyholder's surplus on any one risk; and (e) it must have all policies and endorsements manually signed. Co-insurance requirements, if any, must be met or an agreed amount endorsement attached. The maximum deductible allowable in the policy will be \$5,000 and the policy must contain a standard mortgage clause in favor of:

(d) Flood insurance is required by the Flood Disaster Protection Act of 1973 as a condition of receipt of federal or federally related financial assistance for acquisition and/or construction of buildings in amounts required by such Act.

(a) Insurance against loss by fire and risks covered by the so-called extended coverage endorsement in amounts equal to the full replacement value of the premises but not less than the amount of the Note;

4. Insurance Coverage. Mortgagor will keep insured all buildings and improvements on the premises against such risks, perils and hazards as Mortgagor may from time to time require, including but not limited to:

(c) Steam boiler, machinery and other insurance of the types and in amounts as Mortgagor may require;

(b) Public liability insurance against bodily injury, death and property damage in the amount of at least \$1,000,000 combined single limit;

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(f) In the event of a default in any of the provisions of this Mortgage or the Note, Mortgagee may, but shall not be required to, apply Tax and Insurance Deposits on any Indebtedness Hereby Secured, in such order and manner as Mortgagee may elect. When the Indebtedness Hereby Secured has been fully paid, any remaining Tax and Insurance Deposits shall be paid to Mortgagee. All Tax and Insurance Deposits are hereby pledged as additional security for Indebtedness Hereby Secured and shall not be subject to the direction or control of the Mortgagor.

(e) Mortgagee will pay insurance premiums and Taxes from the Tax and Insurance Deposits upon the presentation by Mortgagor of bills therefor, or upon presentation of receipted bills, reimburse Mortgagor for such payments. If the total Tax and Insurance Deposits on hand shall not be sufficient to pay all of the Taxes and Insurance premiums when due, Mortgagor shall deposit with Mortgagee any amount necessary to make up the deficiency. If the total of such Deposits exceed the amount required to pay Taxes and Insurance premiums, such excess shall be credited on subsequent deposits to be made for such items.

- (i) Tax and Insurance Deposits;
- (ii) Indebtedness Hereby Secured other than principal and interest on the Note;
- (iii) Interest on the Note;
- (iv) Amortization of the principal balances of the Note.

(d) Monthly Tax and Insurance Deposits, together with monthly payments of principal, if any, and interest shall be paid in a single payment each month, to be applied to the following items in the following order:

(c) The amount of such deposits ("Tax and Insurance Deposits") shall be based upon the most recently available bills therefor. All Tax and Insurance Deposits shall be held by the Mortgagor without any allowance of interest thereon.

(b) Concurrently with each monthly payment installment pursuant to the Note, Mortgagor shall deposit with Mortgagee an amount equal to one-twelfth of the Taxes and one-twelfth of the Insurance premiums.

(ii) An amount equal to one-twelfth of such annual insurance premiums multiplied by the number of months elapsed between the date premiums on each policy were last paid to and the date of such first deposit.

(i) An amount equal to one-twelfth of such Taxes due multiplied by the number of months elapsed between the date on which the most recent installment for such taxes was required to be paid and the date of such first deposit; and

(a) The Mortgagor shall deposit with Mortgagee at the time of the disbursement of the proceeds of the Note:

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(d) In the event proceeds of insurance shall be made available to Mortgagee for the restoring, repairing, replacing or rebuilding of the premises, Mortgagee covenants to restore, repair, replace or rebuild the premises, to be of at least equal value and of substantially the same character as prior to such damage or destruction; all to be effected in accordance with plans and specifications to be first submitted to and approved by Mortgagee.

(c) Except as provided in subsection (b) of this Section 7, Mortgagee may apply the proceeds of insurance consequent upon any Insured Casualty upon Indebtedness Hereby Secured, in such order or manner as Mortgagee may elect.

then, if no event of default as hereinafter defined shall have occurred and be continuing, the proceeds of insurance shall be applied to reimburse Mortgagee for the cost of restoring, repairing, replacing or rebuilding the premises as provided in Section 8, and Mortgagee covenants to agree to forthwith commence and diligently prosecute such restoring, repairing, replacing or rebuilding. Mortgagee shall pay all costs of such restoring, repairing, replacing or rebuilding in excess of the proceeds of insurance.

(ii) If under the terms of any lease which is prior to this Mortgage, Mortgagee is obligated to restore, repair, replace or rebuild the premises and such Insured Casualty does not result in cancellation or termination of such lease or leases and the Insureds do not deny liability to the Insureds,

(i) If in the judgment of Mortgagee the premises can be restored to an economic unit not less valuable than prior to the Insured Casualty, and adequately securing the outstanding balance of the Indebtedness Hereby Secured, or

(b) In the event of any Insured damage or destruction of the premises or any part thereof (herein called an "Insured Casualty"), and:

(a) In case of loss covered by policies of insurance, Mortgagee (or, after entry of decree of foreclosure, the purchaser at the foreclosure sale or decree creditor) is hereby authorized, at its option (i) to settle and adjust any claim without consent of Mortgagee, or (ii) allow Mortgagee to agree with the insurance company or companies on the amount to be paid upon the loss. Mortgagee may itself adjust losses aggregating not in excess of Five Thousand (\$5,000) Dollars. In any case Mortgagee is hereby authorized to collect and receipt for any such insurance proceeds. Expenses incurred by Mortgagee in adjustment and collection of insurance proceeds shall be additional Indebtedness Hereby Secured, and shall be reimbursed to Mortgagee upon demand.

7. Proceeds of Insurance. Mortgagee will promptly give Mortgagee notice of damage or destruction of the premises, and:

(g) Mortgagee shall not be liable for any failure to apply any amounts deposited to the payment of Taxes and insurance premiums unless while no default exists hereunder Mortgagee shall have presented to Mortgagee the appropriate Tax and insurance premium bills to be paid from the Tax and Insurance Deposits.

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9. Condemnation. Mortgagor hereby assigns, transfers and sets over unto Mortgagee the entire proceeds of any award or claim for damages for any of the premises taken or damaged under the power of eminent domain or by condemnation including damages to remainder. Mortgagee may elect to apply the proceeds of the award in reduction of indebtedness Hereby Secured then most remotely to be paid, whether due or not, or to require Mortgagee to restore or rebuild the premises; in which event, provided there then exists no uncured Event of Default, the proceeds held by Mortgagee shall be used to reimburse Mortgagee for the cost of such rebuilding or restoring. If Mortgagee is obligated to restore or replace the damaged or destroyed buildings or improvements under the terms of any lease or leases which are prior to the lien of this Mortgage, and if such taking does not result in cancellation of such lease or leases, the award shall be used to reimburse Mortgagee for the cost of restoration and rebuilding provided that Mortgagee is not in default hereunder and that no Event of Default has occurred and is then continuing. If Mortgagee is required or permitted to rebuild or restore the Premises as aforesaid, such rebuilding or restoration shall be affected in accordance with plans and specifications submitted to and approved by Mortgagee and proceeds of the award shall be paid out in the same manner as provided in Section 8 for the payment of insurance proceeds towards the cost of rebuilding or restoration. If the amount of such award is insufficient to cover the cost of rebuilding or restoration, Mortgagee shall pay such costs in excess of the award before being entitled to reimbursement out of the award. Any surplus which may remain out of the award after payment of such costs of rebuilding or restoration shall, at the option of Mortgagee, be applied on account of the indebtedness Hereby Secured then most remotely to be paid or be paid to any other party entitled thereto. Mortgagee shall deposit such proceeds in a so-called Money Market account, or a reasonably equivalent account, and the interest earned thereon shall inure to the benefit of Mortgagee.

8. Disbursement of Insurance Proceeds. If Mortgagee is entitled to reimbursement out of insurance proceeds held by Mortgagee, such proceeds shall be disbursed from time to time upon Mortgagee being furnished with (1) satisfactory evidence of the cost of completion of restoration, repair, replacement and rebuilding, (2) funds sufficient, in addition to the proceeds of insurance, to complete the proposed restoration, repair, replacement and rebuilding, and (3) such architect's certificates, waivers of lien, contractor's sworn statements and other evidences of cost and payment as the Mortgagee may reasonably require and approve. Mortgagee may require that all plans and specifications for such restoration, repair, replacement and rebuilding be submitted to and be approved by the Mortgagee prior to commencement of work. No payment made prior to the final completion of the restoration, repair, replacement or rebuilding shall exceed ninety (90%) percent of the value of the labor and material for work performed from time to time. Funds other than proceeds of insurance shall be disbursed prior to disbursement of insurance proceeds. At all times the undistributed balance of the insurance proceeds remaining in the hands of the Mortgagee, together with funds deposited for the purpose or irrevocably committed to the satisfaction of the Mortgagee by or on behalf of the Mortgagee for the purpose, shall be at least sufficient, in the judgment of Mortgagee, to pay for the cost of completing the restoration, repair, replacement or rebuilding the Premises, free and clear of all liens or claims for lien. Mortgagee shall deposit such proceeds in a so-called Money Market account, or a reasonably equivalent account, and the interest earned thereon shall inure to the benefit of Mortgagee.

13. Mortgagee's Performance of Mortgagor's Obligations. In case of default, Mortgagee either before or after acceleration of the indebtedness hereby secured or the foreclosure of the lien hereof and during the period of redemption, if any, may, but shall not be required to, make any payment or perform any act herein in any form and manner deemed expedient to Mortgagee, but shall not be required to, make full or partial payments of principal or interest on superior encumbrances, if any, and pay, purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, redeem from any tax sale or forfeiture, contest any tax or assessment, and may, but shall not be required to, complete construction, furnishing and equipping of the improvements upon the premises and rent, operate and manage the premises and pay operating costs and expenses, including management fees, of every kind and nature in connection therewith, so that the premises shall be operational and usable. The amount of all monies paid for any of the purposes herein authorized, and all expenses paid or incurred in connection therewith, including attorneys fees and monies advanced to protect the premises and the lien hereof, shall be additional indebtedness hereby secured, whether or not they exceed the amount of the Note, and shall become immediately due and payable without notice, and with interest thereon at the Default Rate specified in the Note (herein called the "Default Rate"). Inaction of Mortgagee shall never be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagor. Mortgagee, in making any payment hereby authorized: (a) relating to taxes and assessments, may do so according to any bill, statement or estimate, without inquiry into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof (b) for the purchase, discharge, compromise or settlement of any other superior lien, may do so without inquiry as to the validity or amount of any claim for lien which may be asserted or (c) in connection with the completion of construction, furnishing or equipping of the premises, the rental, operation or management of the premises or the payment of operating costs and expenses thereof may do so in such amounts and to such persons as Mortgagee may

12. Effect of Extensions of Time, Amendments on Junior Liens and Others. If payment of the Indebtedness hereby secured, or any part thereof, be extended or varied, or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in the premises, shall be held to assent to such extension, variation or release and their liability, and the lien and all provisions hereof shall continue in full force and effect; the right of recourse against all such persons being expressly reserved by Mortgagee, notwithstanding any such extension, variation or release. Any junior mortgage, or other lien upon the premises or any interest therein, shall be subject to the rights of Mortgagee to amend, modify and supplement this Mortgage the Note and the Assignment of Rents hereinafter referred to, and to extend the maturity of the Indebtedness hereby secured, in each and every case without obtaining the consent of the holder of such junior lien and without the lien of this Mortgage, or any part thereof, losing its priority over the rights of any such junior lien.

11. Prepayment Privilege. Mortgagor may prepay the principal of the Note at the times and in the manner set forth in the Note.

10. Stamp Tax. If any tax is due or becomes due in respect of the issuance of the Note, Mortgagor shall pay such tax in the manner required by such law.

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(iv) Mortgagor shall be adjudicated a bankrupt, or a trustee or receiver shall be appointed for the Mortgagor or for all or a major part of

(iii) Within sixty (60) days after the filing against Mortgagor of any involuntary proceedings under such bankruptcy Act or similar law, such proceedings shall not have been vacated or stayed,

(ii) Mortgagor shall file an answer or otherwise in writing admit insolvency or inability to pay its debts,

(1) Mortgagor shall file a petition in voluntary bankruptcy under any Federal Bankruptcy Act or similar law, state or federal, now or hereafter in effect,

(c) If (and for the purpose of this Section the term Mortgagor includes a beneficiary of Mortgagor and each person who, as co-maker, guarantor or otherwise is, shall be or become liable for or obligated upon all or any part of the indebtedness hereby Secured):

(b) If an Event of Default pursuant to Section 15 hereof shall occur and be continuing, without notice or period of grace of any kind; or

(a) If default be made for fifteen days in the payment of any installment of principal or interest of the Note, or if default be made for ten days after notice in the making of any other payment of monies required to be made hereunder or under the Note; or

16. Events of Default. If one or more of the following events (herein called "Events of Default") shall occur:

In each case it shall be an Event of Default even though such conveyance, sale, assignment, encumbrance, lien or transfer is affected directly, indirectly, voluntarily or involuntarily, by operation of law or otherwise. Provided, however, that the foregoing provisions of this Section shall not apply (i) to liens securing indebtedness hereby Secured, or (ii) to the lien of current taxes and assessments not in default.

15. Restrictions on Transfer. It shall be an immediate Event of Default and default hereunder if, without the prior written consent of Mortgagee, Mortgagor shall create, affect, contract or consent to or shall suffer or permit any conveyance, sale, encumbrance, lien or alienation of the Premises or any part thereof or interest therein, excepting only leases in the ordinary course of business and sales or other dispositions of any equipment or machinery constituting part of the Premises no longer useful in connection with the operation of the Premises; provided that prior to the sale or other disposition thereof, such obsolete machinery or equipment has been replaced by machinery and equipment, subject to the first and prior lien hereof, of at least equal value and utility.

14. Inspection of Premises. Mortgagee may inspect the Premises at all reasonable times and shall have access thereto permitted for that purpose.

deem appropriate and may enter into such contracts therefor as Mortgagee may deem appropriate or may perform the same itself.

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18. Receiver. Upon, or at any time after, the filing of a complaint to foreclose this Mortgage, the court may appoint a receiver of the Premises. Such appointment may be made before or after sale, without notice, without regard to solvency or insolvency of Mortgagor and without regard to the then

17. Foreclosure. When the Indebtedness Hereby Secured or any part thereof shall become due, by acceleration or otherwise, Mortgagor shall have the right to foreclose the lien hereof for the Indebtedness hereby secured or any part thereof. In any suit or proceeding to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale, all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring abstracts of title, title searches and examinations, title insurance policies, and similar data and assurances with respect to title to prosecute such suit or to evidence to bidders at sales, which may be had pursuant to such decree, the true conditions of the title to or value of the Premises. All expenditures and expenses in this Section mentioned and expenses as may be incurred in the protection of said Premises and the maintenance of the lien of this Mortgage, including the fees of any attorney employed by Mortgagee in any litigation or proceedings affecting this Mortgage, the Note or the Premises, including probate and bankruptcy proceedings, or in preparation for the commencement or defense of any proceeding or threatened suit or proceeding, shall be immediately due and payable by the Mortgagor, with interest thereon at the Default Rate as set forth in the Note.

(e) If the Premises shall be abandoned;

(d) If default shall continue for fifteen (15) days after notice thereof by Mortgagee to Mortgagor in the due and punctual performance or observance of any other agreement or condition herein or in the Note contained, except if the nature of the default is such that it cannot be cured in fifteen days and cure is begun within fifteen days and thereafter diligently pursued such default shall not be considered an event of Default; or

(v) Mortgagor shall make an assignment for the benefit of creditors or shall admit in writing its inability to pay its debts generally as they become due or shall consent to the appointment of a receiver or trustee or liquidator of all or the major part of its property or the Premises; or

the Mortgagor's property or the Premises, or any court shall take jurisdiction of all or the major part of Mortgagor's property or the Premises in any involuntary proceedings for the reorganization, dissolution, liquidation or winding up of Mortgagor, and such trustee or receiver shall not be discharged or jurisdiction relinquished or vacated or stayed on appeal or otherwise stayed within sixty (60) days, or

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20. Waiver of Redemption Rights. Mortgagor covenants and agrees that it will not at any time insist upon or plead, or in any manner whatsoever claim or take any advantage of, any stay, exemption or extension law or any so-called "Moratorium Law" now or at any time hereafter in force or claim, take or insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisalment of the premises, or any part thereof, prior to any sale or sales thereof to be made pursuant to any provisions herein contained, or to decree, judgment or order of any court of competent jurisdiction or after such sale or sales claim, exercise any rights under any statute now or hereafter in force to redeem the property so sold, or any part thereof, or relating to the marshalling thereof, upon foreclosure sale or other enforcement hereof. Mortgagor expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage on its own behalf and on behalf of each and every person, accepting only decree or judgment creditors or judgment creditors acquiring any interest

19. Insurance Upon Foreclosure. In case of an insured loss after foreclosure proceedings have been instituted, the proceeds of any insurance policies, if not applied in rebuilding or restoring the buildings or improvements, shall be used to pay the amount due in accordance with any decree of foreclosure and any balance shall be paid as the court may direct. In the case of foreclosure of this mortgage, the court in its decree may provide that the decree creditor may cause a new loss payable clause to be attached to each casualty insurance policy making the proceeds payable to decree creditors. Any such foreclosure decree may further provide that in case of one or more redemptions under said decree, each successive redeemer may cause the preceding loss clause attached to each casualty insurance policy to be cancelled and a new loss clause to be attached thereto, making the proceeds thereunder payable to such redeemer. In the event of foreclosure sale, mortgagee is authorized, without the consent of mortgagor, to assign any and all insurance policies to the purchaser at the sale or to take such other steps as mortgagee may deem advisable to cause the interest of such purchaser to be protected by any of the said insurance policies.

(b) The deficiency in case of a sale and deficiency.

(a) The indebtedness hereby secured or the indebtedness secured by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to the foreclosure sale; or

whole or in part of:
 receiver to apply the net income from the premises in his hands in payment in whole or in part of said period. The court may, from time to time, authorize the receiver, possession, control, management and operation of the premises during the other powers which may be necessary or are usual in such cases for the protection, would be entitled to collection of such rents, issues and profits and all other times when the mortgagor, except for the intervention of such receiver, case of a sale and a deficiency, during the full statutory period of redemption, if any, whether there be a redemption or not, as well as during any further receiver. Such receiver shall have the power to collect the rents, issues and profits of the premises during the pendency of such foreclosure suit and, in value of the premises or whether the same shall be then occupied as a home-

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25. Mortgagee's Right of Possession. In case of an Event of Default and in any case in which under the provisions of this Instrument Mortgagee has a right to institute foreclosure proceedings, before or after the whole principal sum secured hereby is declared to be immediately due, or whether before or

24. Mortgagee in Possession. Nothing shall be construed as constituting Mortgagee a mortgagee in possession in the absence of actual taking of possession of the premises by Mortgagee.

23. Assignment of Leases. Mortgagor hereby assigns and transfers to Mortgagee as additional security for the payment of the Indebtedness Hereby Secured all present and future leases upon all or any part of the premises and shall 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.

22. Collection Upon Default. Upon any Event of Default Mortgagee may, at any time without notice, either in person, by agent or by a receiver appointed by a court and without regard to the adequacy of any security for the Indebtedness Hereby Secured, enter upon and take possession of the premises, or any part thereof, and in its own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including attorneys' fees, upon any Indebtedness Secured Hereby, and in such order as Mortgagee may determine. The collection of such rents, issues and profits, or the entering upon and taking possession of the premises, or the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done in response to such default or pursuant to such notice of default.

21. Assignment of Rents, Issues and Profits. Mortgagor hereby assigns and transfers to Mortgagee all the rents, issues and profits of the premises, and hereby gives to and confers upon Mortgagee the right, power and authority to collect such rents, issues and profits. Mortgagor irrevocably appoints Mortgagee its true and lawful attorney-in-fact, at the option of Mortgagee at any time and from time to time, to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue in the name of Mortgagor or Mortgagee for all such rents, issues and profits and apply the same to the Indebtedness secured hereby. Provided, however, that Mortgagor shall have the right to collect such rents, issues and profits (but not more than two months in advance) prior to or at any time there is not an Event of Default under this Mortgage or the Note. The assignment of the rents, issues and profits of the premises in this Section is intended to be an absolute assignment from Mortgagor to Mortgagee and not merely the passing of a security interest. The rents, issues and profits are hereby assigned absolutely by Mortgagor to Mortgagee contingent only upon the occurrence of an Event of Default under this Mortgage.

or title to the premises subsequent to the date hereof, it being the intent hereof that any and all such rights of redemption of Mortgagor and of all other persons are and shall be deemed to be hereby waived to the full extent permitted by law. Mortgagor will not invoke or utilize any such law or laws or otherwise hinder, delay or impede the execution of any right, power and remedy as though no such law or laws have been made or enacted.

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Mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any leases. Mortgagee shall and does hereby agree to indemnify and hold Mortgagee harmless of and from any and all liability, loss or damage which it may or

(vi) to receive all of such avails, rents, issues and profits hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to Mortgagee.

(v) to insure and reinsure the same and all risks incidental of Mortgagee's possession, operation and management thereof; and

(iv) to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the premises as to it may seem judicious;

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

(ii) to extend or modify any then existing leases and to make new leases, which extensions, modifications and new leases may provide for terms to expire or for options to lessees to extend or renew terms to expire beyond the maturity date of the indebtedness secured hereby and beyond the date of the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such leases, and the options or other such provisions to be contained therein, shall be binding upon Mortgagee and all persons whose interests in the premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the mortgage indebtedness, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any purchaser;

(i) to cancel or terminate any lease or sublease for any cause or on any grounds that would entitle Mortgagee to cancel the same;

after the institution of legal proceedings to foreclose the lien hereof, or before or after sale thereunder, forthwith, upon demand of Mortgagee, Mortgagee shall surrender to Mortgagee and Mortgagee shall be entitled to take actual possession of the Premises or any part thereof, personally or by its agents or attorneys. In such event Mortgagee in its discretion may, with or without force and without process of law, enter upon, take and maintain possession of all or any part of the Premises, together with all documents, books, records, papers and accounts of Mortgagee, and may exclude Mortgagee, its agents or servants wholly therefrom and may act as attorney-in-fact or agent of Mortgagee, or in its own name as Mortgagee and under the powers herein granted, hold, operate, manage and control the Premises and conduct the business thereof, either personally or by its agents, with full power to use such measures, legal or equitable, as it may deem proper or necessary to enforce the payment or security of the avails, rents, issues and profits of the Premises including actions for the recovery of rent, actions in forcible detainer and actions in distress for rent, and with full power:

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28. Rights Cumulative. Each right, power and remedy conferred upon Mortgagee is cumulative and in addition to every other right, power or remedy, express or implied, given now or hereafter existing, at law or in equity, and each and every right, power and remedy so existing may be exercised from time to time as often and in such order as may be deemed expedient by Mortgagee, and the exercise or the beginning of the exercise of one right, power or

27. Title in Mortgagee's Successors. If ownership of the premises be- comes vested in a person or persons other than Mortgagee, Mortgagee may, with- out notice to Mortgagee, deal with such successor or successors in interest of Mortgagee with reference to this Mortgage and the indebtedness hereby secured in the same manner as with Mortgagee. Mortgagee shall give immediate written notice to Mortgagee of any conveyance, transfer or change of ownership of the Premises. Nothing in this Section shall vary or negate the provisions of Sec- tion 15 hereof.

(iv) to the payment of any indebtedness hereby secured or any defi- ciency which may result from any foreclosure sale.

(iii) to the payment of all repairs, decorating, renewals, replace- ments, alterations, additions, betterments and improvements of the Premises, including but not limited to the cost from time to time of installing or re- placing refrigeration and gas or electric stoves therein, and of placing the Premises in such condition as will, in the judgment of Mortgagee, make it readily rentable;

(ii) to the payment of taxes and special assessments now due or which may hereafter become due on the Premises; and, if this is a leasehold mortgage, of all rents due or which may become hereafter due under the under- lying lease;

(i) to the payment of the operating expenses of the Premises, in- cluding cost of management and leasing thereof (which shall include reasonable compensation to Mortgagee and its agent or agents if management be delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases); established claims for damages, if any, and premiums on insurance hereinafore authorized.

26. Application of Income and Proceeds Received by Mortgagee. Mortga- gee, in the exercise of the rights and powers herein conferred upon it shall have full power to use and apply the avals, rents, issues, profits and pro- ceeds of the Premises in payment of or on account of the following, in such order as Mortgagee may determine:

might incur under said leases or under or by reason of the assignment thereof and of from any and all claims and demands whatsoever which may be as- serted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements con- tained in said leases. Should Mortgagee incur any such liability, loss or damage, under said leases or under or by reason of the assignment thereof, or in the defense of any claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby and Mortgagee shall reimburse Mortgagee therefor immediately upon demand.

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Maurice H. Goldenberg
Marilyn Goldenberg
601 Franklin
River Forest, Illinois 60306

IF TO MORTGAGOR:

First Chicago Bank of Oak Park
1044 Lake Street
Oak Park, Illinois 60301
Attn.: Loan Department

IF TO MORTGAGEE:

33. Addresses and Notices. Any notice which any party hereto may desire or may be required to give to any other party shall be in writing, and the mailing thereof by certified mail to the addresses hereafter set forth or to such other place as any party hereto may by notice in writing designate, shall constitute service of notice hereunder:

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

31. Waiver of Defense. Actions for the enforcement of the lien or any provision hereof shall not be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the Note, and all such defenses are hereby waived by Mortgagor.

30. Provisions Severable. The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.

29. Successors and Assigns. This Mortgage and each and every covenant, agreement and other provision hereof shall be binding upon Mortgagor and its successors and assigns, including each and every from time to time record owner of the premises or any other person having an interest therein, and shall inure to the benefit of Mortgagee and its successors and assigns, wherever herein Mortgagee is referred to, such reference shall be deemed to include the holder of the Note, whether so expressed or not; and each such holder of the Note shall have and enjoy all of the rights, privileges, powers, options and benefits afforded hereby and hereunder, and may enforce all and every of the terms and provisions hereof, as fully and to the same extent and with the same effect as if such from time to time holder were herein by name designated the Mortgagee.

remedy shall not be a waiver of the right to exercise at the same time or thereafter any other right, power or remedy and no delay or omission of Mortgagee in the exercise of any right, power or remedy shall impair any such right, power or remedy, or be construed to be a waiver of any default or acquiescence therein.

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Maurice H. Goldenberg
Marilyn Goldenberg

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed and delivered as its free and voluntary deed for the uses and purposes herein set forth, all on February 29, 1988.

36. E.P.A. Compliance. Mortgagee covenants that the buildings and other improvements constructed on, under or above the subject real estate will be used and maintained in accordance with the applicable state or federal environmental protection agency regulations and the use of said buildings by Mortgagee, or Mortgagee's lessees, will not unduly or unreasonably pollute the atmosphere with smoke, fumes, noxious gases or particulate pollutants in violation of any such regulations. In the event Mortgagee or said lessees are served with notice of violation by any such E.P.A. Agency or other governmental authority, Mortgagee will immediately cure such violation and abate whatever nuisance or violation is claimed or alleged to exist.

35. Mortgagee not a Joint Venturer or Partner. Mortgagee and Mortgagee acknowledge and agree that Mortgagee is not and in no event shall be deemed to be a partner or joint venturer with Mortgagee or any beneficiary of Mortgagee. Mortgagee shall not be deemed to be a partner or joint venturer on account of its becoming a mortgagee in possession or exercising any rights pursuant to this mortgage or pursuant to any other instrument or document evidencing or securing any of the indebtedness secured hereby, or otherwise.

34. No Liability on Mortgagee. Notwithstanding anything contained herein, Mortgagee shall not be obligated to perform or discharge, and does not hereby undertake to perform or discharge, any obligation, duty or liability of Mortgagee, whether hereunder, under any of the leases affecting the Premises, under any contract relating to the Premises or otherwise, and Mortgagee shall and does hereby agree to indemnify and hold Mortgagee harmless of and from any and all liability, loss or damage which Mortgagee may incur under or with respect to any portion of the Premises or under or by reason of its exercise of rights hereunder; and any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants or agreements contained in any of the contracts, documents or instruments affecting any portion of the Premises or affecting any rights of the Mortgagee thereto. Mortgagee shall not have responsibility for the control, care, management or repair of the Premises or be responsible or liable for any negligence in the management, operation, upkeep, repair or control of the Premises resulting in loss or injury or death to any tenant, licensee, employee, stranger or other person. No liability shall be enforced or asserted against Mortgagee in its exercise of the powers herein granted to it, and Mortgagee expressly waives and releases any such liability. Mortgagee should incur any such liability, loss or damage under any of the leases affecting the Premises or under or by reason hereof, or in the defense of any claims or demands, Mortgagee agrees to reimburse Mortgagee immediately upon demand for the full amount thereof, including costs, expenses and attorneys' fees.

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COOK COUNTY, ILLINOIS

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[Signature]
Notary Public

GIVEN under my hand and Notarial Seal this 29th day of February, 1988.

The undersigned, a Notary Public in and for the State and County of Cook, Illinois, do hereby certify that Marilyn Goldenberg, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

[Signature]
Notary Public

GIVEN under my hand and Notarial Seal this 29th day of February, 1988.

The undersigned, a Notary Public in and for the State and County of Cook, Illinois, do hereby certify that Maurice H. Goldenberg, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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In the event prior to the interest adjustment date the United States shall discontinue the publication of the Federal Reserve Statistical Release, the adjustment provided for in subparagraph (b) above shall be made based upon such index as shall be, in the reasonable judgment of holder, comparable to the index provided for in said subparagraph (b). In the event the index selected by the holder is not acceptable to borrower, the interest rate previously in effect shall continue to be in effect for an additional period of two months and monthly payments shall continue in the same amount. During such period of two months borrower and holder shall agree on a mutually acceptable

(d) On March 1, 2008 the principal balance together with all accrued interest and all other amounts due hereunder shall be paid

(c) On each adjustment date and on the first day of each succeeding month thereafter there shall be paid on account of the principal and interest of this Note a payment in the appropriate amount required to amortize, by the level rate amortization method, a loan in the principal amount of three hundred fifty thousand (\$350,000) Dollars at such adjusted rate for a term of twenty (20) years, which such payment shall be applied first to interest at the adjusted rate and the remainder to principal.

(b) On April 1, 1989 and on the first day of April of each succeeding year to and including April 1, 2007 ("adjustment dates") the rate of interest to be paid by borrower to holder shall be adjusted ("adjusted rate"). The adjusted rate shall be determined by adding 3.25 percentage points to the average of yields for the four weeks next preceding the adjustment date on actively traded U.S. Government Securities One-Year Treasury Constant Maturity as published in the Federal Reserve Statistical Release (H.15, Selected Interest Rates Report).

(a) On the first day of April, 1988 and the first day of each succeeding month to and including March, 1989 there shall be paid on account of this Note the amount of \$3,435.75, which such payment shall be applied first to interest at a rate of 10.25% per annum and the remainder to principal.

FOR VALUE RECEIVED the undersigned, Maurice H. Goldenberg and Marilyn Goldenberg (collectively "Borrower"), jointly and severally promise to pay to the order of First Chicago Bank of Oak Park, an Illinois corporation (said Bank and each successive owner and holder of this Note being hereinafter called "holder"), the principal sum of three hundred fifty thousand (\$350,000) Dollars, or so much thereof as may from time to time be outstanding hereunder, together with interest on the balance of principal from time to time remaining unpaid, in the amounts, at the rates and on the dates hereafter set forth.

\$350,000.00 February 29, 1988

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rate of interest and a mutually acceptable method of determining a rate of interest for future adjustments. Should such agreement, evidenced in writing, be concluded, the monthly payments for the preceding two months shall be adjusted and monthly payments shall be calculated based upon such agreement. Should such agreement, evidenced in writing, not be concluded within such two months, then the principal balance, together with all accrued interest and all other amounts due hereunder, shall be due and payable, and shall be paid on the tenth day following the expiration of such two-month period.

The balance due on account of this Note may be prepaid, without premium or penalty, in whole or in part on any regular installment payment date, and all accrued interest hereon shall be payable and shall be paid on the date of prepayment.

Payment upon this Note shall be made in lawful money of the United States at such place as the Holder of this Note may from time to time in writing appoint and in the absence of such appointment, shall be made at the offices of First Chicago Bank of Oak Park, 1044 Lake Street, Oak Park, Illinois 60301.

Without limiting the provisions of the succeeding paragraphs, in the event any payment of interest or principal is not paid within ten (10) days after the date the same is due, the undersigned promises to pay a "Late Charge" of five (5%) percent of the amount so overdue to defray the expense incident to handling any such delinquent payment or payments.

This Note is secured by an instrument entitled "Real Estate Mortgage and Assignment of Rents" ("Mortgage") executed and delivered concurrently herewith.

At the election of the Holder hereof, without notice, the principal sum remaining unpaid hereon, together with accrued interest, shall be and become at once due and payable in the case of default for fifteen (15) days in the payment of principal or interest when due in accordance with the terms hereof or upon the occurrence of any "Event of Default" under the Mortgage.

Under the provisions of the Mortgage the unpaid balance hereunder may, at the option of the Holder, be accelerated and become due and payable forthwith upon the happening of certain events as set forth therein. The Mortgage is, by this reference, incorporated herein in its entirety and notice is given of such possibility of acceleration.

If this Note is placed in the hands of an attorney for collection or is collected through any legal proceeding, the undersigned promises to pay all court costs, litigation expense and reasonable attorneys' fees.

The principal hereof, including each installment of principal, shall bear interest after the occurrence of an event of default, not cured within the applicable cure period, at the annual rate (herein called the "Default Rate") determined by adding three (3%) percentage points to the interest rate then required to be paid, as above provided, on the principal balance.

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Property of Cook County Clerk's Office

Marilyn Goldenberg
Marilyn Goldenberg

Borrower waives presentment, notice of dishonor, protest and notice of protest.
Funds representing the proceeds of the indebtedness evidenced herein which are disbursed by holder by mail, wire transfer or other delivery to Borrower, Escrowees or otherwise for the benefit of Borrower shall, for all purposes, be deemed outstanding hereunder and received by Borrower as of the date of such mailing, wire transfer or other delivery, and interest shall accrue and be payable upon such funds from and after the date of such mailing, wire transfer or other delivery until repaid to holder, notwithstanding the fact that such funds may not at any time have been remitted by such Escrowees to Borrower.
This is of the essence of this Note and each provision hereof.

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Property of Cook County Clerk's Office

Handwritten initials/signature

COMMONLY KNOWN AS: 722-728 North Austin Boulevard, Oak Park, IL 60302
P.I.N.: 16-08-105-016

Lot 19 in Block 1 in the Village of Ridgeland a subdivision of the East 1/2 of Section 7 and the Northwest 1/4 and the West 1/2 of the South-west 1/4 of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

LEGAL DESCRIPTION:

EXHIBIT B

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