LOAN # 70/842 300 MORIGAGE

90423154

THIS MORTGAGE made this 27th day of August , 19 90 between ___Peter J. Goutos_____ and <u>spiros Sourbis</u> (hereinafter referred to as "Mortgagor") and BANK OF LYDNS, an Illinois Banking Corporation, whose address is 8601 W. Ogden Avenue, Lyons, Illinois, 60534, (hereinafter referred to as "Mortgager");

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of One hundred fifty five thousand and no/100 Dollars (\$ 155,000.00), which indebtedness is evidenced by Mortgagor's Promissory Note dated August 27 , 19 90 , (hereinafter referred to as the "Note"), which Note provides for payments of the indebtedness as set forth therein, including monthly principal and interest payments (interest to be payable at the rate of $\frac{10.5}{2}$ %) per annum) with a final payment of all outstanding principal and interest due August 26, , 1995 .

NOW, THEREFORE, the Mortgagor, to secure the payment of the Note with interest thereon and the payment of all other sums with interest thereon advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of the Mortgagor herein contained, does he eby mortgage, warrant, grant and convey to Mortgagee the following described real estate located in the Village of

BROOKFIFLD , COOK County, State of Illinois:

PARCEL 1: Lots 18, 19, 20 and 21 in Block 2 in West Grossdale, a subdivision of part of the WEst 1/2 of the West 1/2 of Section 3, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois PIN Nos: 18-03-103-026 18-03-103-028 18-03-103-027 18-03-103-029 Property address: 9438 Ogden Ave, Brookfield, IL 60513

PARCEL 2: Lot 155 in Commings and Foreman Real Estate Corporation Resubdivision of part of diamai Park in the West Half of Section 9, Township 39 Nor'm, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Property address: 220 Bellwood .we Bellwood, IL 61

PIN: # 19-09-111-019-0000

DEPT-01 RECORDING

\$22.50 T#7777 TRAN 6290 08/30/90 12:48:00

. #3293 # G *-90-423154

COOK COUNTY RECORDER

Prinaryen's Xberk Monober's:

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NOTE THIS IS NOT HOMESTEAD PROPERTY

Which real estate has the address of ______, IL _____, and which, with the property herein described, is referred to herein as the "Premises".

OT 11 " A

This instrument should be mailed to: Bank of Lyons 8601 West Ogden P.O. Box 63 Lyons, IL 60534-0063

This instrument prepared by: A. V. Loulousis 8601 W. Ogden Lyons, IL 60534

22 mail

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TOGETHER, with all improvements, tenements, pasements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration (whether single units or centrally controlled), and ventilation, plumbing, cleaning, communications, electrical, laundry, drying, dishwashing, and garbage disposal, including (without restricting the foregoing): all fixtures, apparatus, equipment and articles, other than all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures used in the operation of any business conducted upon the Premises as distinguished from fixtures which relate to the use, occupancy and enjoyment of the Premises, it being understood that the enumeration of any specific articles of property shall in no way exclude or be held to exclude any items of property not specifically mentioned. All of the land, estate and property hereinabove described, real, personal and mixed, whether affixed of annexed or not (except where otherwise hereinabove specified) and all lights hereby conveyed and mortgaged are intended so 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 shall be for the purposes of this Mortgage to be deemed to be real estate and tunveyed and mortgaged hereby.

Mortgagor coverants and warrants that Mortgagor is lawfully seized of the real estate hereby conveyed and has the right to mortgage, grant and convey the Premises, that the Premises is unencumbered and that Mortgagor will warrant and defend generally the title to the Premises against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagor's incerest in the Premises.

IT IS FURTYER UNDERSTOOD THAT:

- 1. Mortgagor shall promptly pa, when due the principal of and interest on the indebtedness evidenced by the Note, late charges as provided in the Note, and the principal of and interest on any future advances allowed under and secured by this mortgage.
 - In addition, the Mortgagor shall:
 - (a) Promptly repair, restore or requild any improvement now or hereafter on the property which may become damaged or destroyed.
 - (b) Pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against the property, including those heretofore due, (inc monthly payments provided in the Note in anticipation of such taxes and charges to be applied thereto), and to turnish the Mortgagee, upon request, with the original or suplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.
 - (c) Keep the improvements now existing or hereafter erected on the property insured against loss or damage by fire, lightning, wind storm or such other hazards, as the Mortgagee may reasonably require to be insured against under policies providing for payment by the insurance companies of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies through such agents or brokers and insuch form as shall be satisfactory to the Mortgagee, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the

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Mortgagee making them payable to the Mortgagee, interest may appear, and in case of loss under policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of it by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagor from making all monthly payments until the indebtedness is paid in full. the event of a loss, Mortgagor shall give prompt notice to the insurance carrier and Mortgagee. Mortgagee may make proof of loss if not made and promptly delivered at least 10 days before such insurance shall expire. All policies shall provide further that Mortgagee shall receive 10 days notice prior to cancellation. So long as this Mortgage is not in default, such insurance proceeds, after deductioin therefrom any expenses incurred in the collection thereof, shall at the option of Mortgagee be made available by the Mortgagee for the rebuilding or restoration of the premises.

- (1) Complete within a reasonable time any buildings or mprovements now or at any time in process of erection upon (2) d property.
- (e) Subject to the provisions hereof, restore and rebuild any buildings or improvements now or at any time upon said property and destroyed by fire or other casualty so as to be of at least equal value and substantially the same character as prior to such damage or destruction. In any case, where the insurance proceeds are made available for rebuilding and restoration, such proceeds shall be disbursed upon the disbursing party being furnished with matisfactory evidence of the estimated Lost of completion thereof and with architects certificates, waivers of lien, contractors and subcontractors sworn (talements and other evidence of cost and payment so that the disbursing party can verify that the amounts disbursed from time to time are represented by completed and in place work and that said work is free and clear of mechanics lien claims. No payment prior to the final completion of the work small exceed ninety percent (90%) of the value of the work resformed from time to time and at all times the undisbursed balance of such remaining in the hands of the disbursing party shall be at least sufficient to pay for the cost of completion of the work free and clear of liens. If the cost of rebuilding, repairing or restoring the buildings and improvements can reasonably exceed the sum of \$30,000.00, then the Mortgagee shall approve plans and specifications of such work before such work shall be commenced. Any surplus which commains out of said insurance proceeds after payment of such /.osts of building or restoring shall at the option of the Mortgagee be applied on account of the indebtedness secured hereby or be paid to any party entitled thereto without interest.
- (f) Keep said Premises in good condition and repair without waste and free from any mechanics or other lien or claims of lien not expressly subordinated to the lien hereof.
- (g) Not suffer or permit any unlawful use of or any nuisance to exist on said Premises nor to diminish nor impair its value by an act or omission to act.
- (h) Comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof.
- (i) Comply with the provisions of any lease if this Mortgage is on a leasehold.
- 3. Any sale, conveyance or transfer of any right, title or interest in the Premises or any portion thereof or any sale, transfer or assignment

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- કરવા, તેમના, ૧૯૦૩ માં લાઇ છે. તેમને ઉત્તર હતાં પ્રાથમિક પ્રોથમાં કે દેશ લાઇમાં જો પ્રોથમાં છે. ઉત્તરે ૧૯૦૩ માના પ્રાથમિક કરા કે માર્ચ કે સ્થાપ કરાયા છે. કે માર્ચ કે માર્ચ કે સ્થાપના કર્યો કે માર્ચ કે માર્ચ કે માર્
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of all or any part of the beneficial interest in any trust holding title to the Premises without the prior written approval of the Mortgagee shall, at the option of the Mortgagee, constitute a default hereunder on account of which the holder of the Note secured hereby may declare the entire indebtedness evidenced by said Note to be immediately due and payable and foreclose this Mortgage immediately or at any time such default occurs.

- In the case of a failure to perform any of the covenants herein, or if any action or proceeding is commenced which materially affects Mortgagee's interest in the Premises, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements proceedings involving a bankrupt or decedent, the Mortgagee may do on the Mortgagor's behalf everything so covenanted; the Mortgagee may also do any act it may deem necessary to protect the lien hereo"; and the Mortgagor will repay upon demand any monies paid or disbursed, including reasonable attorneys' fees and expenses, by the Mortgagee for any of the above purposes and such monies together with interest thereon at the rate set forth in the Note secured hereby shall become so much additional indebte mass hereby secured and may be included in any decree foreclosing this Mortgage and be paid out of the rents or proceeds of sale of said Premises in not otherwise paid. It shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing munies as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any monies for any purpose nor to dreay act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder nor shall any acts of Mortgagee act as a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage or to proceed to foreclose this Mortgage.
- Time is of the essence hereof, and if default be made in performance of any covenant termin contained or contained in the Note or in making any payment under selo Note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of the Premises, or upon the filing of a proceeding in bankruptcy by or against the Mortgajor, or if the Mortgagor shall make an assignment for the benefit of their creditors or if its property be placed under control of or in custocy of any court or officer of the government, or if the Mortgagor abandons the Premises, or fails to pay when due any charge or assessment (whether for instrance premiums, maintenance, taxes, capital improvement, purchase of another unit, or otherwise) imposed by any condominium, townhouse, cooperative or similar owners' group, then and in any of said events, the Mortgagee is ereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mcr. sagee hereunder, to declare, without notice all sums secured hereby Commediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any injectedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made of the Premises enmasse without the offering of the several parts severately.
- Upon commencement of any foreclosure proceeding hereunder. court in which such bill is filed may at any time, either before or after sale, and without regard to the solvency of the Mortgagor or the then value of said Premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver, or the Mortgagee as"Mortgagee in Possession" with power to manage and rent and to collect the rents, issues, and profits of said Premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the foreclosure sale, towards the payment of the indebtedness, costs, insurance or other items including the expenses of receivership, or on any deficiency decree whether there be a decree therefor in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of a deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said Premises shall be nullified by the appointment or entry possession of a receiver but he may elect to terminate any lease junior to

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the lien hereof; and upon foreclosure of said Premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of the Note rate plus four (4%) per annum, which may be paid or incurred by or in behalf of the Mortgagee for attorneys' fees, Mortgagee's fees, appraiser's fees, court costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) and of procuring all such data with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said Premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this Mortgage or the Note hereby secured; or (b) preparations for the accrual of the right to foreclosure, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the Pranises or the security hereof. In the event of a foreclosure sale of said Premises there shall first be paid out of the proceeds thereof all of the aforesail items, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

- 7. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Mortgagee to any successor in interest of Mortgagor shall not operate to release in any manner the liability of the original for gagor and Mortgagor's successor in interest. Mortgagee shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sum secured by this Mortgage by reason of any demand made by the original Mortgagor and Mortgagor's successors in interest.
- 8. Any forebearance by Mortgagee in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the indebtedness secured by this Mortgage.
- 9. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this includes or afforded by law or equity and may be exercised concurrently, independently or successively.
- 10. The covenants contained herein shall bind and the rights hereunder shall inure to, the respective successors and assigns of Mortgagee and Mortgagor subject to the provisions of paragraph 1 hereof. All covenants and agreements to Mortgagor shall be binding soon the beneficiaries of Mortgagor and any other party claiming any interest in the Premises under Mortgagor.
- 11. Except to the extend any notice shall be required under applicable law to be given in another manner, any notice to Mortgagor shall be given by mailing such notice by certified mail addressed to Mortgagor at:

or at such other address as Mortgagor may designate by notice to Mortgagee as provided herein and any notice to Mortgagee shall be given by certified mail, return receipt requested to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.

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- 12. Upon payment of all sums secured by this Mortgage, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordations of any documentation necessary to release this Mortgage.
- 13. Mortgagor assigns to Mortgagee and authorizes the Mortgagee to negotiate for and collect any award for condemnation of all or any part of the Premises. The Mortgagee may, in its discretion, apply any such award to amounts due hereunder, or for restoration of the Premises.
- 14. Mortgagor shall not and will not apply for or avail itself of any appraisement, valuation, stay, extension or exemption laws, or any so-called "moratorium laws," now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but bereby waives the benefit of such laws. MORTGAGOR DOES HEREBY EXPRESSLY WAIVE ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR DECREE OF FORECLOSURE OF THIS MORTGAGE ON BEHALF OF MORTGAGOR AND EACH AND EVERY PERSON EXCEPT DECREE OF JUDGMENT CREDITORS OF THE MORTGAGOR IN THEIR REPRESENTATIVE CAPACITY AND OF THE TRUST ESTATE, ACQUIRING ANY INTEREST IN OR TITLE JO THE PREMISES SUBSEQUENT TO THE DATE OF THIS MORTGAGE.
- 15. It's Mortgage constitutes a Security Agreement under the Uniform Commercial Code of the State in which the Premises are located (herein called the "Code") with respect to any part of the Premises which may or might now or hereafter by or be deemed to be personal property, fixtures or property other than real estate (all for the purposes of this Section 16 called "Collateral"); 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 Premises; and the following provisions of this Section 16 shall not limit the generality or applicability of any other provision of this Mortgage but shall be in addition thereto:
 - (a) The Mortgagor (being the Debtor as that term is used in the Code) is and will be the true and lawful owner of the Collateral, subject to no liens, charges or encumbrances other than the lien hereof.
 - (b) The Collateral is to be used by the Mortgagor solely for business purposes, being installed upon the Premises for Mortgagor's use as the equipment and furnishings furnished by Mortgagor, as landlord, to treats of the Premises.
 - (c) The Collateral will be kept at the rea' estate comprised in the Premises, and will not be removed therefrom without the consent of the Mortgagee (being the Becard Party as that term is used in the Code) by Mortgagor or any other person; and the Collatoral may be affixed to such real estate but will not be affixed to any other real estate.
 - (d) The only persons having any interest in the Premises are the Mortgagor, and the Mortgagee.
 - No Financing Statement covering any of the Collateral or any proceeds thereof is on file in any public office except pursuant hereto; and Mortgagor will at its own cost and expense, upon demand, furnish to the Mortgagee such further information and will execute and deliver to the Mortgages financing statement and other documents in 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 reasonably request or as may be necessary or appropriate to establish and maintain a perfected security interest in the Collateral as security for the indebtedness hereby secured, subject to no adverse liens or encumbrances; and the Mortgagor will pay the cost of filing the same or filing or recording such financing statements or other documents, and this instrument, in all public offices wherever filing or recording is deemed by the Mortgagee to be necessary or desirable.

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- (f) Upon any default or Event of Default hereunder (regardless of whether the Code has been enacted in the jurisdiction where rights or remedies are asserted) and at any time thereafter (such default not having previously been cured), the Mortgagee at its option may declare the indebtedness hereby secured immediately due and payable, all as more fully set forth in Section 6 hereof, and thereupon Mortgagee shall have the remedies of a secured party under the Code, including without limitation, the right to take immediate and exclusive possession of the Collateral, or any part thereof, and for that purpose may, so far as the Mortgagor can give authority therefor, with or without judicial process, enter (if this can be done without breach of the peace), upon any place which the Collateral or any part thereof may be situated and remove the same therefrom (provided that if the Collateral is affixed to real estate, such removal shall be subject to the conditions stated in the Code); and the Mortgagee shall be entitled to hold, maintain, preserve and prepare the Collateral for sale, until disposed of, or may propose to retain the collateral subject to Mortgagor's right of redemption in satisfaction of the Mortgagor's obligations, as provided in the Code. The Mortgagee without removal may render the Collateral un sable and dispose of the Collateral on the Premises. The Murigagee may require the Mortgagor to assemble Colliteral and make it available to the Mortgagee for possession at a place to be designated by Mortgagee which is reasonably convenient to both parties. The Mortgagee will give Mortgagor at least ten (10) days' notice of the time and place of any public sale thereof or of the time after which any private sale or any other intended disposition thereof is nade. The requirements of reasonable notice shall be met if such notice is mailed, by certified mail or equivalent postage prepaid, to the address of Mortgagor shown in Section 12 of this Mortgage at least ten (10) days before the time of the sale or disposition. The Mortgagee may buy at any public sale and if the Collateral is of a type customarily sold in a recognized market or is of a type which is the subject of winely distributed standard price quotations, Mortgagee may buy at private sale. Any such sale may be held as part of end in conjunction with any foreclosure sale of the real estate comprised within Premises, the Collateral and real estate to be sold as lot if Mortgagee so elects. The not proceeds realized upon any such disposition, after deduction for the expenses of retaking, holding, preparing for sale, stiling or the like and the reasonable attorneys' fees and legal expenses incurred by Mortgagee, shall be applied in satisfaction of the indebtedness hereby secured. The Mortgagee will account the Mortgagor for any surplus realized on disposition.
- (g) The remedies of the Mortgagee hereunder are cumulative and the exercise of any one or more of the remedies provided for herein or under the Code shall not be construed as a valver of any of the other remedies of the Mortgagee, including having the Collateral deemed part of the realty upon any foreclosure thereof so long as any part of the indebtedness hereby secured remains unsatisfied.
- (h) The terms and provisions contained in this Section 16 shall, unless the context otherwise requires, have the meanings and be construed as provided in the Code.
- 16. Mortgagee shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.
- 17. This Mortgage shall be governed by the law of the State of Illinois. In the event one or more of the provisions contained in this Mortgage shall be prohibited or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or

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invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

- 18. In the event of a deficiency upon a sale of the Premises pledged hereunder by Mortgagor, then the Mortgagor shall forthwith pay such deficiency including all expenses and fees which may be incurred by the holder of the Note secured by this Mortgage in enforcing any of the terms and provisions of this Mortgage.
- 19. All provisions hereof shall inure to and bind the respective heirs, executors, administrators, successors, vendees and assigns of the parties hereto, and the word "Mortgagor" shall include all persons claiming under or through Mortgagor and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Note or this Mortgage. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.
- 20. As further security for the indebtedness hereby secured, the Mortgagor has concurrently herewith executed and delivered to the Mortgagee a separate instrument (herein called the "Assignment") dated as of the date hereof wherein and whereby, among other things, the Mortgagor has assigned to the Mortgage? all of the rents, issues and profits and/or any and all leases and sale contracts and/or the rights of management of the Premises all as therein more specifically set forth, which said Assignment is hereby incorporated herein by reference as fully and with the same effect as if set forth herein at length.
- 21. At all times, regardless of whether any loan proceeds have been disbursed, this Mortgage secures (in addition to any loan proceeds disbursed from time to time) the payment of any and all loan commissions, service charges, liquidated damages, expenses and advances due to or incurred by the Mortgagee in connection with the loan to be secured hereby, in connection with this transaction; provided, however, that in no event shall the total amount of loan proceeds disbursed plus such additional amounts exceed 125% of the face amount of the Note.
- 22. Mortgagor agrees to pay immediately upon demand any sums advanced or paid by Mortgagee under any clause or provision of this Mortgage. Any such sum, until so repaid shall be added to the indebtedness secured hereby and bear interest from the date it was advanced or paid at the same interest rate as the Note and shall be secured by this Mortgage.
- 23. Mortgagee shall have the right at its sold discretion to direct the manner in which payments or process (other than principal and interest payments under the Note) shall be applied upon or Allocated among the various items comprising Mortgagor's indebtedness or obligations under this Mortgage or any other loan document.
- 24. The Mortgagor, upon Mortgagee's request, will, within sixty (60) days after the end of each fiscal year or taxable year, as the late may be, of Mortgagor, each beneficiary of Mortgagor and each guaranter of this Note furnish to the Mortgagee financial and operating statements, of Mortgagor, each beneficiary of Mortgagor and guaranter of this Note and of the operation of the building on the real estate secured hereby all in reasonable detail and in any event including such itemized statements of receipts and disbursements as shall enable Mortgagoe to determine whether any default exists hereunder or under the Note. Such financial and operating statements shall be prepared and certified at the expense of Mortgagor in such manner as may be acceptable to the Mortgagee, and the Mortgagee may, by notice in writing to the Mortgagor, require that the same be prepared and certified, pursuant to audit, by a firm of independent certified public accountants satisfactory to Mortgagee, in which case such accountants shall state whether or not, in their opinion, any default or Event of Default exists hereunder or under the Note.
- 25. Mortgagor hereby waives all right of honestead exemption in or relating to such property.

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IN WITNESS WHEREOF, sealed as of the date first above written -Borrower(Seal) SPAROS SOURBIS ~Borrower STATE OF ILLINOIS, .. County ss: K. Tonuck...a Notary Public in and for said County and state, do hereby certify that ... Letter J. Goutoo . 4. Spinos . Soundie personally known ŧο be person(s) whose name(s). A.F. .. subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that....Thesigned and delivered the said instrument as. Their. free and voluntary act, for the uses and purposes therein set forth. this. 2.7.day of. August... Given under my hord and official seal, 19.90... My Commission expires: 9-119 " OFFICIAL SEAL " DEBORAH L. BRUCK NOTARY PUBLIC, STATE OF ILLINOIS JUNIL CLORAS OFFICE My Commission Expires 9-11-91

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