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It is agreed by the parties hereto that this instrument shall be null and void on the condition that Mortgagor shall keep and perform all covenants, conditions, and terms of

claims, and demands whatsoever of Mortgagor in and to said premises or any part thereof; and Mortgagor does hereby covenant, warrant, and agree that it is lawfully seized and possessed of said real estate in fee simple absolute and has good and lawful right and authority to sell, convey, and mortgage same; that said real estate is free from all liens, claims, charges, and encumbrances whatsoever, except as set forth herein; and that Mortgagor will warrant and defend the title to said real property against the lawful claims and demands of all persons whatsoever.

TO HAVE AND TO HOLD the same unto Mortgagee, together with all estates, titles, claims, and demands whatsoever of Mortgagee, now owner or hereafter acquired, in and to any and all strips and gores of land adjacent to and used in connection with the premises and all right, title, and interest of Mortgagee, now owned or hereafter acquired, in, to, and under the street, sidewalks, and alleys adjoining the premises;

Together with all right, title, and interest of Mortgagee, now owner or hereafter acquired, in and to any and all strips and gores of land adjacent to and used in connection with the premises and all right, title, and interest of Mortgagee, now owned or hereafter acquired, in, to, and under the street, sidewalks, and alleys adjoining the premises; and all awards made to the present and all subsequent owners of the premises by any governmental or other lawful authority for all improvements, temporary use thereof or any part of the premises or improvements thereon, the temporary use thereof or any easement thereon or thereunder, including any awards for any changes of grade of streets, which said awards are hereby assigned to Mortgagee, who is hereby authorized to collect and receive the proceeds of any such awards from said authorities and to give proper receipts and acquittances therefor;

Together with all awards made to the present and all subsequent owners of the premises by any governmental or other lawful authority for all improvements, temporary use thereof or any part of the premises or improvements thereon, the temporary use thereof or any easement thereon or thereunder, including any awards for any changes of grade of streets, which said awards are hereby assigned to Mortgagee, who is hereby authorized to collect and receive the proceeds of any such awards from said authorities and to give proper receipts and acquittances therefor;

Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereof belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereof belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereof belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereof belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereof belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

Together with all improvements, buildings, and structures now or at any time hereafter erected or situated on the real property, and all tenements, easements, fixtures, and appurtenances thereof belonging, and all rents, issues, and profits thereof (which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor coverings, now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation; and all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures, used in the operation of any business conducted on the premises, all of which for the purposes of this mortgage shall be deemed to be real estate and conveyed and mortgaged hereby;

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MORTGAGE 5 PM 1: 33

COOK COUNTY, ILLINOIS
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5. In the event of any damage to or destruction of the premises covered by any policy or policies of insurance required to be carried by Mortgage, Mortgage may in its discretion (and is hereby authorized to) either settle and adjust any claim under such or leases.

4. Mortgage shall keep all buildings and improvements now or hereafter situated on the premises insured against loss or damage by fire and such other hazards as may be reasonably required by Mortgage, including without limitation of the generality of the foregoing, war damage insurance whenever in the opinion of Mortgage such protection is necessary, in forms, companies, and amounts satisfactory to Mortgage, and with mortgages clauses attached to all policies in favor of and on forms satisfactory to Mortgage, and shall deliver all policies to Mortgage, not less frequently than once every three years, Mortgage at its expense will furnish Mortgage with an appraisal of the full insurable value of the premises, made by fire insurance appraisers satisfactory to Mortgage and fire insurance companies generally. Mortgage shall also carry public liability insurance protecting Mortgage (and any tenant or other user of the mortgaged premises) against liability for injuries to persons and property occurring in, on, or adjacent to the mortgaged premises, in forms, companies, and amounts satisfactory to Mortgage with the policy or policies evidencing such insurance to contain a thirty (30) day notice of cancellation clause in favor of Mortgage. Such liability policy or policies or certificates thereof shall be delivered to Mortgage. Mortgage shall, until the indebtedness secured hereby is paid in full, furnish Mortgage at least ten (10) days prior to the date each coverage required herein would otherwise expire, with evidence of the renewal or continuation of such coverage in the form of premium receipts or renewal policies or certificates. In the event the mortgaged premises or any part thereof are at any time leased and the lease or leases have been assigned to Mortgage as additional security for the payment of indebtedness secured by this mortgage, Mortgage shall, upon the request of Mortgage, provide rent insurance payable to Mortgage in an amount equal to the annual rental payable under such assigned lease or leases plus the lessor's or lessor's approximate annual liability for taxes and insurance as provided in the lease or leases.

3. Mortgage shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due and shall, upon written request, furnish to Mortgage duplicate receipts therefor. To prevent default hereunder, Mortgage shall pay in full, under protest in the manner provided by statute, any tax or assessment which Mortgage may desire to contest.

2. Mortgage shall: (a) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's liens or other liens or claims for liens not expressly subordinated to the lien hereof; (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 Mortgage; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon the premises; (e) comply with all requirements of law, municipal ordinances, rules, regulations, or restrictions of record with respect to the premises and the use thereof; (f) make no material alterations, repairs, additions, or improvements in or on said premises, except as required by law or municipal ordinance, without the written consent of Mortgage; (g) suffer no change in the general nature of the occupancy of the premises without Mortgage's written consent; (h) initiate or acquiesce in no zoning reclassification without Mortgage's written consent; (i) allow Mortgage to inspect the premises at any reasonable time and permit access thereto for that purpose.

1. Mortgage will promptly pay the above-described Note according to the tenor and effect thereof and as provided in said Note, and will also pay any other notes which hereafter may be given renewal or extension thereof and any and all other prepayments on said Note only as set forth in said Note. Mortgage agrees to pay a late charge not to exceed four percent (4.0%) of each and every installment which becomes overdue for a period in excess of ten (10) days to help defray expenses incurred in handling said delinquent payments.

Mortgage further covenants, warrants, and agrees with Mortgage as follows:

This mortgage and pay or cause to be paid to Mortgage the above-described indebtedness with interest thereon according to the terms and conditions of said Note and shall keep and perform all covenants, conditions, and terms contained in said Note.

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insurance policy or policies with consent of Mortgagee, or allow Mortgagee to agree with the insurance company on the amount to be paid upon the loss. In either case, the proceeds shall be paid to Mortgagee; and Mortgagee is authorized to collect and to give receipt therefor. If (a) Mortgagee or any lessee is obligated to rebuild and restore the damaged or destroyed buildings or improvements under the terms of any lease or leases which are or may be prior to the lien of this mortgage; and (b) such damage or destruction does not result in the cancellation or termination of any such lease; and (c) the insurers do not deny liability with respect to the loss, such proceeds, after deducting therefrom any expenses incurred in the collection thereof, shall be used to reimburse Mortgagee or the lessee (whichever is obligated under the terms of the lease to accomplish the rebuilding and restoration) for the cost of rebuilding and restoring the buildings and improvements on the premises. In all other cases such insurance proceeds may, at the option of Mortgagee, either be applied in reduction of the indebtedness secured hereby, whether or not then due and payable, or be held by Mortgagee and used to reimburse Mortgagee for the cost of the rebuilding and restoration of buildings and improvements on the premises. Following any damage to or destruction of the buildings or improvements on the premises (and regardless of the cause thereof, the availability of insurance proceeds or the manner of use of those proceeds by Mortgagee), until all indebtedness secured hereby shall be fully paid, Mortgagee shall be obligated to repair, restore, and rebuild any buildings or improvements so damaged or destroyed. Repair and restoration of the buildings and improvements shall be commenced promptly after the occurrence of the loss and shall be diligently prosecuted to completion; and the buildings and improvements shall be so restored and rebuilt as to be of at least equal value and substantially the same character as prior to such damage and destruction; and in the event the estimated costs of rebuilding and restoration exceed twenty-five percent (25.0%) of the indebtedness then remaining unpaid as secured by this mortgage, the drawings and specifications pertaining to such rebuilding and restoration shall be subject to the prior written approval of Mortgagee. In the event that Mortgagee or any lessee is entitled to reimbursement out of the insurance proceeds, such proceeds shall be made available from time to time upon the furnishing to Mortgagee of satisfactory evidence of the estimated cost of completion thereof and with such architect's certificates, waivers of lien, contractor's sworn statements, and other evidences of cost and of payment as Mortgagee may reasonably require and approve. No payment made by Mortgagee prior to the final completion of the work shall, together with all payments theretofore made, exceed ninety percent (90.0%) of the value of the work performed to the time of payment; and at all times the undisbursed balance of such proceeds remaining in the hands of Mortgagee shall be at least sufficient to pay for the cost of completion of the work free and clear of liens.

Should a loss occur after foreclosure or sale proceedings have been instituted, the proceeds of any such insurance policy or policies, if not applied as aforesaid in rebuilding or restoration of the buildings or improvements, shall be used to pay the amount due in accordance with any decree of foreclosure or deficiency judgment that may be entered in connection with such proceedings; and the balance, if any, shall be paid to the owner of the equity of redemption if he shall then be entitled to the same, or otherwise as any court having jurisdiction may direct. Following any foreclosure sale or other sale of the premises by Mortgagee pursuant to the terms hereof, Mortgagee is authorized without the consent of Mortgagee to assign any and all insurance policies to the purchaser of the sale and to take such other steps as Mortgagee may deem advisable to cause the interest of such purchaser to be protected by any of such insurance policies.

6. If by the laws of the United States of America or of any state having jurisdiction of Mortgagee or of the mortgaged premises or of the transaction evidenced by the Note and this mortgage, any tax or fee is due or becomes due in respect of the mortgage, Mortgagee covenants and agrees to pay such tax or fee in the manner required by such law, and to hold harmless and indemnify Mortgagee, its successors, and assigns against any liability incurred by reason of the imposition of any such tax or fee.

7. At such time as Mortgagee is not in default under the terms of this Mortgage or of the Note secured hereby, Mortgagee shall have the privilege of making prepayments on the principal of the said Note (in addition to the required payments) to the extent permitted by and upon the terms and conditions set forth in the Note.

8. If the payment of the indebtedness secured hereby or of any part thereof shall be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor or interested in said premises shall be held to assent to such extension, variation, or release; and their liability and the lien and all provisions

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hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by Mortgagee notwithstanding such variation or release.

9. In the event of the enactment after the date hereof of any law of the state in which the premises are located deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagee, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or Mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event Mortgagee, upon demand by Mortgagee, shall pay such taxes or assessments or reimburse Mortgagee therefor; provided, however, that if in the opinion of counsel for Mortgagee it might be unlawful to require Mortgagee to make such payment, or the making of such payment might be construed as imposing a rate of interest beyond the maximum permitted by law, then and in such event Mortgagee may elect by notice in writing given to Mortgagee to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

10. In case of any default therein by Mortgagee, Mortgagee may, but need not, make any payment or perform any act herein required of Mortgagee, in any form and manner deemed expedient; and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any; and purchase, discharge, compromise, or settle any tax lien or other prior lien or title or claim thereof; or redeem from any tax sale or foreclosure affecting said premises; or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees and any other money advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of twenty-five percent (25.0%) per annum from the date of expenditure or advance until paid. No inaction on the part of Mortgagee shall be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagee.

11. In making any payment hereby authorized relating to taxes or assessments or for the purchase, discharge, compromise, or settlement of any prior lien, Mortgagee may make such payment according to any bill, statement, or estimate secured from the appropriate public office without inquiry into the accuracy thereof or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof or without inquiry as to the validity or amount of any claim for lien which may be asserted.

12. If (a) default be made in the due and punctual payment of the Note or any installment thereof in accordance with its terms, either of principal or interest; (b) Mortgagee shall file a petition in voluntary bankruptcy or under Chapter VII, Chapter XI and Chapter XIII of the Federal Bankruptcy Act or any similar law, state or federal, whether now or hereafter existing, or an answer admitting insolvency or inability to pay its debts, or fail to obtain a vacation or stay of involuntary proceedings within twenty (20) days as hereinafter provided; or (c) Mortgagee shall transfer or assign all or a major portion of its assets, or shall be adjudicated a bankrupt, or a trustee or receiver shall be appointed for Mortgagee or for all or a major portion of its property in any involuntary proceeding, or any court shall have taken jurisdiction of the property of Mortgagee or of the major part thereof in an involuntary proceeding for the reorganization, dissolution, liquidation, or winding up of Mortgagee, and such trustee or receiver shall not be discharged or such jurisdiction relinquished or vacated or stayed on appeal or otherwise stayed within twenty (20) days; or (d) Mortgagee 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 of its property or the major part thereof; or (e) default shall be made in the due observance or performance of any other of the covenants or agreements or conditions herein contained, required to be kept or performed or observed by Mortgagee, and the same shall continue for twenty (20) days after notice specifying such default is given by Mortgagee to Mortgagee; or (f) any representation or warranty made herein by Mortgagee shall prove to be untrue or inaccurate in material respect and Mortgagee shall fail to make good or correct such untrue or inaccurate within twenty (20) days following receipt of notice from Mortgagee; then in each and every such case the whole of said principal sum hereby secured shall at once at the option of Mortgagee become immediately due and payable together with accrued interest thereon.

In the event that any default specified by Mortgagee to Mortgagee under either (e) or (f) above shall be of such nature that it cannot be cured or remedied within twenty

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(20) days, Mortgagor shall be entitled to a reasonable period of time to cure or remedy such default, provided Mortgagor commences the cure or remedy thereof within the twenty (20) day period following the giving of notice and thereafter proceeds with diligence to complete such cure or remedy. Mortgagor, in case of such default or failure to act or perform as set out herein, does hereby authorize and fully empower Mortgagor immediately to commence suit for the collection of the indebtedness secured hereby, or any part thereof, or for the foreclosure of this mortgage, or to obtain any other proper remedy deemed desirable by Mortgagor or any combination of the aforesaid remedies. Mortgagor agrees to pay all costs, charges, and expenses reasonably incurred by Mortgagor because of the failure of Mortgagor to perform its duties and obligations under the mortgage and the Note secured hereby or either, including attorney's fees, appraiser's fees, and title expenses and any and all expenses of foreclosure deemed reasonably necessary by Mortgagor to prosecute the foreclosure action and successfully obtain good and merchantable title to the premises. At any time after default, either before or after the commencement of an action in foreclosure, the holder of this mortgage shall be entitled to the appointment of a receiver for the mortgaged premises as a matter of right and without notice, with power to collect the rents, issues, and profits of said mortgaged premises due and becoming due during the pendency of such foreclosure suit, such rents and profits being hereby expressly assigned and pledged as additional security for the payment of the indebtedness secured by this mortgage, without regard to the value of the mortgaged premises or the solvency of any person or persons liable for the payment of the mortgaged indebtedness. Mortgagor, for itself and any subsequent whomever, hereby waives any and all defenses to the application for a receiver as above, and hereby specifically consents to such appointment without notice, but nothing herein contained is to be construed to deprive the holder of the mortgage of any other right, remedy, or privilege it may now have under the law to have a receiver appointed. Whenever there is a default, regardless of whether Mortgagor elects to foreclose this mortgage, Mortgagor may collect all rents which may become due on the above property, deducting therefrom any necessary operating expenses plus ten percent (10.0%) of the gross rents collected as compensation for making the collections, and apply the remainder on the balance due on the Note.

13. Mortgagor in the exercise of the rights and power hereinabove conferred upon it shall have the full power to use and apply the avals, rents, issues, and profits of the premises to the payment of or on account of the following, in such order as Mortgagor may determine:

(a) to the payment of the expenses of operating said property, including cost of management and leasing thereof (which shall include reasonable compensation to Mortgagor and its agent or agents; management is delegated to an agent or agents, and shall 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 as herein above authorized;

(b) to the payment of taxes and special assessments now due or which may hereinafter become due on said premises;

(c) to the payment of all repairs, decorating, renewals, replacements, alterations, additions, betterments, and improvements of said premises, and of placing said property in such condition as will in the judgment of Mortgagor make it readily rentable;

(d) to the payment of any indebtedness secured hereby or any deficiency which may result from any foreclosure sale.

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

15. Mortgagor hereby assigns, transfers, and sets over to Mortgagor the entire proceeds of any award or claim for damage for any of the mortgaged property taken or damaged under the power of eminent domain or by condemnation. Mortgagor may elect hereby, whether or not then due and payable, or to require Mortgagor to restore or rebuild, in which event the proceeds shall be held by Mortgagor and used to reimburse Mortgagor for the cost of restoring and rebuilding all buildings and improvements on said premises in accordance with plans and specifications to be submitted to and approved by Mortgagor. If Mortgagor or any lessee is obligated to restore and replace the damaged or destroyed buildings or improvements under the terms of any lease or leases which are or may be prior to the lien of this mortgage, and if such taking does not result in cancellation or termination of such lease, the award shall be used to reimburse Mortgagor

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or the lessee (whichever is obligated under the terms of the lease to accomplish the rebuilding and restoration) for the cost of rebuilding and restoring the buildings and improvements on said premises, provided Mortgagee is not then in default under this mortgage. In the event Mortgagee holds the proceeds to reimburse Mortgagee or any lessee for the costs of rebuilding and restoring the premises, then the proceeds of the award will be paid out in the same manner as provided in Paragraph 5 hereof for the payment of insurance proceeds in reimbursement of the costs of rebuilding and restoration. If the amount of such award is insufficient to cover the cost of rebuilding and restoration, Mortgagee shall pay such cost in excess of the award before being entitled to reimbursement out of the award. Any surplus which may remain out of said award after payment of such cost of rebuilding and restoration shall, at the option of Mortgagee, be applied on account of the indebtedness secured hereby or be paid to any other party entitled thereto. In applying the proceeds of any award on account of the indebtedness secured hereby, Mortgagee shall be entitled to collect out of the proceeds of the award a premium on the amount prepaid at the same rate as though Mortgagee had elected at the time of such application of proceeds (or if Mortgagee then has no such election, at the first succeeding date Mortgagee could so elect) to prepay the indebtedness in accordance with the terms of the Note secured hereby.

16. Upon payment in full of the indebtedness secured hereby and the performance by Mortgagee of all of the obligations imposed on Mortgagee herein and in the Note, then hereof, by proper instrument executed in recordable form.

17. Any notice which either party hereto may desire or be required to give to the other shall be deemed to be an adequate and sufficient notice if given in writing, and service is made by the mailing of such notice by registered or certified mail, addressed to Mortgagee at its address given on the first page hereof, or to Mortgagee at 50 South Lincoln Street, Hinsdale, Illinois 60521, or to such other place as either party hereto may by notice in writing to the other party designate as a place for service of notice.

18. In case Mortgagee makes a party to any suit or proceedings at law or in equity by reason of its interest in the premises as evidenced by this mortgage, Mortgagee promises to pay to Mortgagee all reasonable costs, charges, and attorney's fees incurred by Mortgagee in the preparation and trial of such suit or proceedings. Mortgagee may appear in and defend any action or proceeding purporting to affect the security hereof, and Mortgagee promises to pay all reasonable costs, charges, and attorney's fees so incurred. All sums expended or incurred by Mortgagee pursuant to this paragraph shall be secured hereby as so much additional indebtedness owing by Mortgagee to Mortgagee.

19. Notwithstanding anything herein or in the Note contained to the contrary, no provision contained herein and no provision contained in the Note which purports to obligate Mortgagee to pay any amount of interest or any fees, costs, or expenses which are in excess of the maximum permitted by applicable law, shall be effective to the extent that it calls for the payment of any interest or other sum in excess of such maximum.

20. All federal, state, and other tax returns of Mortgagee required by law to be filed have been duly filed; and all federal, state, and other taxes, assessments, and governmental charges upon Mortgagee which to the knowledge of Mortgagee are due and payable have been paid.

21. Mortgagee will furnish, at the option of Mortgagee, during the life of this mortgage, to Mortgagee within ninety (90) days after the close of each fiscal year a detailed and analytical audit covering the full and complete operation of Mortgagee's business, including a balance sheet statement of income and expenses and a statement of surplus accounts as at the close of the preceding fiscal year. This audit report, if required, will be prepared at the option of Mortgagee by a certified public accountant of recognized standing who has been previously approved by Mortgagee, and said audit report will be accompanied by the certificate of said certified public accountant. In addition to the items named above, Mortgagee agrees to supply Mortgagee with such additional information and records as may be from time to time required by Mortgagee.

22. Mortgagee will not file, or cause or permit to be filed, any bankruptcy or insolvency or reorganization proceedings, or apply for or consent to the appointment of a receiver or trustee for itself or the property (except when requested by Mortgagee) or permit any such appointment to be made, or make any assignment for the benefit of its creditors, or suffer any order to be entered adjudicating it to be bankrupt or insolvent, or appoint a receiver or trustee of it or the property or any part thereof.

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26. (a) Mortgagor covenants and agrees, at the option of Mortgagee, to deposit at such place as Mortgagee may from time to time in writing appoint, and in the absence of such appointment, then at the office of Mortgagee at Hinsdale, Illinois 60521, on the first day of each month until the indebtedness secured by this mortgage is fully paid, a sum equal to one-twelfth (1/12) of the last total annual taxes and assessments for the last ascertainable year (general and special) on said premises (unless said taxes are based upon assessments which exclude the improvements or any part thereof now constructed, or to be constructed, in which event the amount of such deposits shall be based upon

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 lease; and Mortgagee shall and does hereby agree to indemnify and to hold Mortgagee harmless of and from all liability, loss, or damage which it might incur under said lease or under or by reason of the assignment thereof, and of and from any and all claims or demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained in said leases. Should Mortgagee incur any such liability, loss, or damage under any of 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 attorney's fees, shall be secured hereby; and Mortgagee shall reimburse Mortgagee therefor immediately upon demand.

25. In any case in which, under the provisions of this mortgage, Mortgagee has a right to declare the principal sum secured hereby to be immediately due and payable, either before or after the institution of legal proceedings to foreclose the lien hereof or before or after sale thereunder, or in any case where Mortgagee has a right to commence proceedings for the sale of the premises independent of any foreclosure proceedings, then Mortgagee shall forthwith upon demand of Mortgagee surrender to Mortgagee the possession of the premises, and Mortgagee shall be entitled to take actual possession of the premises or any part thereof personally or by its agents or attorneys, as for condition broken; and Mortgagee in its discretion may, with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of the premises together with all documents, books, records, papers, and accounts of Mortgagee or the then owner of the premises relating thereto; and may exclude Mortgagee, its agents or assigns wholly therefrom; and may as attorney-in-fact or agent of Mortgagee or in its own name as Mortgagee and under the powers herein granted both, operate, manage, or control the premises and conduct the business, if any, thereof, either personally or by its agents, and with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment or security of the income, rents, issues, and profits of the premises, including actions for the recovery of rent, actions in forcible detainer, and actions in distress for rents, hereby granting full power and authority to exercise each and every of the rights and privileges herein granted at any and all times hereafter, without notice to Mortgagee, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle Mortgagee to cancel the same, to elect to disaffirm any lease or sublease made subsequent to this mortgage or subordinate to the lien thereof (unless this mortgage has specifically been made subordinate to such lease or sublease); to make all necessary or proper repairs, decorating, renewals, replacements, alterations, betterments, and improvements to the premises as may seem judicious; to insure and reinsure the same and all risks incidental to Mortgagee's possession, operation, and management thereof; and to receive all of such income, rents, issues, and profits.

24. Mortgagee, in order better to secure the payment of the aforesaid Note and the indebtedness evidenced thereby, does hereby sell, assign, transfer, and set over unto Mortgagee, its successors and assigns, all its right, title, and interest in and to all leases and to all such leases hereafter made and entered into during the life of this mortgage, including all extensions and renewals thereof and all rents, profits, and income arising from any part of the mortgaged premises and any such leases, with the full right, but without the obligation on the part of Mortgagee to collect said rents and income. Mortgagee covenants that said leases and rents have not been previously assigned in any manner whatsoever, that they are subject to no liens of any kind, and that all existing leases are in full force and effect.

23. Mortgagee will, at Mortgagee's expense, at any time upon request by Mortgagee, execute and deliver all further assurances of title and all pertinent additional papers, information, records, and instruments as may be required by Mortgagee for effectually carrying out the intentions of the parties hereto.

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

29. Mortgagor agrees that all costs, charges, and expenses, including attorney's fees incurred by Mortgagor arising out of or in connection with any action, proceeding, or hearing, legal or quasi legal, or the preparation hereof, in any way affecting or pertaining to the mortgage, the note secured hereby, or the mortgaged premises, shall be promptly paid by Mortgagor. If funds for same are advanced by Mortgagor, all such sums so advanced shall be added to the indebtedness secured hereby and shall bear interest at the rate of twenty-five percent (25.0%) per annum from date of said advance, and shall be due and payable on demand.

28. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagor, its successors or assigns, as their rights may appear.

27. In the event of a default in any of the provisions contained in this mortgage or in the note secured hereby, Mortgagor may at its option, without being required to do so, apply any moneys at the time on deposit pursuant to Paragraphs 26 (a) and 26 (b) hereof, as any one or more of the same may be applicable, on any of Mortgagor's obligations herein or in the note contained, in such order and manner as Mortgagor may elect. When the indebtedness secured hereby has been fully paid, any remaining deposits shall be paid to Mortgagor or to the then owner or owners of the mortgaged premises. Such deposits are hereby pledged as additional security for the indebtedness hereunder and shall be held in trust to be irrevocably applied by the depository for the purposes for which made hereunder and shall not be subject to the direction or control of Mortgagor, provided however, that neither Mortgagor nor said depository shall be liable for any failure to apply to the payment of taxes and assessments any amount so deposited unless Mortgagor, while not in default hereunder, shall have requested said depository in writing to make application of such funds to the payment of the particular taxes or assessments for payment of which they were deposited, accompanied by the bills for such taxes and assessments.

(b) Mortgagor covenants and agrees, at the option of Mortgagor, to deposit at such place as Mortgagor may from time to time in writing appoint, and in the absence of such appointment, then at the office of Mortgagor at Hinsdale, Illinois, on the first day of each month until the indebtedness secured by this mortgage is fully paid, an installment of the premium or premiums that will become due and payable to renew the insurance as hereinabove required by Paragraph 4 hereof. Each of such installments shall be in an amount which, by the payment of approximately equal installments, will result in there accumulating in the hands of the depository an amount sufficient to pay renewals upon such policies of insurance at least one (1) month prior to the expiration date or dates of the policy or policies to be renewed, such deposits to be held without any allowance of interest and to be used for renewal of such insurance policies. If the funds so deposited are insufficient to pay all premiums for such renewals, Mortgagor shall within ten (10) days after receipt of demand therefor deposit such additional funds as may be necessary to pay such premiums. If the funds so deposited exceed the amount required to pay such premiums, the excess shall be applied on a subsequent deposit or deposits.

Mortgagor's reasonable estimate as to the amount of taxes and assessments to be levied and assessed, plus such sufficient additional sums as Mortgagor shall deem necessary to take care of known increases in taxes and assessments, such deposits to be held without any allowance of interest and to be used for the payment of taxes and assessments (general and special) on said premises next due and payable when they become due. If the funds so deposited are insufficient to pay any such taxes or assessments (general and special) for any year when the same shall become due and payable, Mortgagor shall within ten (10) days after receipt of demand therefor, deposit such additional funds as may be necessary to pay such taxes and assessments (general and special) in full. If the funds so deposited exceed the amount required to pay such taxes and assessments (general and special) for any year, the excess shall be applied to a subsequent deposit or deposits.

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31. Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure, pursuant to rights therein granted, on behalf of Mortgagor, and each and every person acquiring any interest in, or title to, the premises described herein subsequent to the date of the mortgage, and on behalf of all other persons to the extent permitted by the provisions of Chapter 110, Section 15-1601(b) of the Illinois Revised Statutes.

32. This mortgage and all provisions hereof shall extend to and be binding upon Mortgagor and all persons claiming by, under, or through Mortgagor; and the word "Mortgagor" when used herein shall include the successors and assigns of the Mortgagor and all parties liable for the payment of the indebtedness or any part thereof, whether or not such parties shall have executed the note or this mortgage. The word "Mortgage" when used herein shall include the successors and assigns of the Mortgagor named herein, and the holder or holders, from time to time, of the note secured hereby.

33. Time is of the essence of this contract, and no waiver of any obligation or option hereunder or of the note secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the instruments secured thereby.

34. This mortgage shall be governed by, and construed in accordance with, the laws of the State of Illinois.

35. This mortgage is delivered on condition that as long as Mortgagor is not in default under any of the provisions of the note or mortgage, and as long as all real estate taxes are paid when due, and receipts thereof delivered to Mortgage, Mortgage will not require monthly deposits for these items to be paid as required in Paragraphs 26(a) and 26 (b).

36. Hazardous or Toxic Substances.

a. Mortgagor hereby represents and warrants to Mortgage that, no hazardous or toxic substances, within the meaning of any applicable statute or regulation, are presently stored or otherwise located on the Mortgaged Premises, and further within the definition of such statutes, no part of the Mortgaged Premises, including the ground-water located thereon, is presently contaminated by any such substance.

b. Mortgagor covenants and agrees with Mortgage that, until the indebtedness is paid in full all hazardous or toxic substances, within the definition of any applicable statute or regulation, which may be used by any person for any purpose upon the Mortgaged Premises shall be used or stored thereon only in a safe, approved manner, in accordance with all industrial standards and all laws, regulations and requirements for such storage promulgated by any governmental authority, that the Mortgaged Premises will not be used for the principal purpose of storing such substances and that no such storage or use will otherwise be allowed on the Mortgaged Premises which will cause, or which will increase the likelihood of causing, the release of such substances onto the Mortgaged Premises.

c. Mortgagor covenants and agrees with Mortgage that Mortgagor shall promptly notify Mortgage as soon as Mortgagor knows or suspects that a toxic or hazardous substance has been released on the Mortgaged Premises.

d. Mortgagor shall indemnify and hold Mortgage harmless of and, from all loss, cost (including reasonable attorney's fees), liability and damage whatsoever incurred by Mortgage by reason of any violation of any applicable statute or regulation for the protection of the environment which occurs upon the Mortgaged Premises, or by reason of the imposition of any governmental lien for the recovery of environmental cleanup costs expended by reason of such violation; provided that, to the extent that Mortgage is strictly liable under any such statute, Mortgage's obligations to Lender under this indemnity shall likewise be without regard to fault on the part of Mortgagor with respect to the violation of law which results in liability to Mortgage.

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BOX 338 - TH

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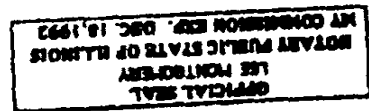
Karen G. DeBoer
Harris Bank Hinsdale
50 South Lincoln Street
Hinsdale, Illinois 60521

This instrument
was prepared by

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Property of Cook County Clerk's Office



Notary Public

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Nellie Van Male, who is President of O.J.V.M. Company, Inc., and Kenneth F. Olsen, who is Secretary/Treasurer of the same corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary/Treasurer respectively, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth. Given under my hand and seal this 28th day of August, 1990.

State of Illinois)
County of)

O.J.V.M. COMPANY, INC., a Delaware Corporation

By: Nellie Van Male
President

Attest: Kenneth F. Olsen
Secretary/Treasurer

IN WITNESS WHEREOF, Mortgagor has executed these presents as of the day and year first above written.

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Property of Cook County Clerk's Office

That part of the West 1/4 of the South West 1/4 of the South West 1/4 of Section 6, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the East line of said West 1/4 acres of Section 6, said line being also the West line of South Neva Avenue as said street now exists with a line 50 feet North of and perpendicular to the South line of said Section 6; thence North 487.67 feet for a place of beginning; thence in a Northwesterly direction along a line for a distance of 130.17 feet to a point of curve said point of curve being 571.72 feet North of the South West corner of said Section 6 as measured along the West line thereof and 236.90 feet East of and perpendicular to the East line thereof; thence in a Northwesterly and Northernly direction along a curve to the right tangent to said last described course convex to the South West and having a radius of 116.18 feet for a distance of 149.89 feet as measured along said curve to a point of tangency said point of tangency being 681.46 feet North of the South West corner of said Section 6 as measured along the West line thereof and 151.74 feet East of and perpendicular to the East line thereof; thence North along a line tangent to aforesaid last described curve for a distance of 646.30 feet to a point in the North line of the South West 1/4 of the South West 1/4 of said Section 6 said point 144.95 feet East measured at right angles to the aforesaid West line of said Section 6; thence East along the aforesaid North line of the South West 1/4 of the South West 1/4 of Section 6 to the aforesaid East line of the West 1/4 acres of said Section 6; thence South along said line to the place of beginning, in Cook County, Illinois.

P.I.N. 24-06-301-038-0000 and commonly known as 9301, 9317, and 9333 South Harlem Avenue, Oak Lawn, Illinois.

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COOK COUNTY, ILLINOIS
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The Assignors warrant to the Assignee that the Assignors have good right to make this Assignment and that the Assignors have not heretofore alienated, assigned, pledged, or otherwise disposed of any of the rights, rents, and other sums due or which may hereafter become due and which are intended to be

The Assignors do hereby irrevocably constitute and appoint the Assignee the true and lawful attorney of the Assignors with full power of substitution for Assignors and in Assignors' name, place, and stead to ask, demand, collect, receive, receipt for, sue for, compound and give acquittance for any and all sums due or to become due under any Lease, with full power to settle, adjust, or compromise any claim thereunder as fully as the Assignors could do, and to endorse the name of the Assignors or any of them on all commercial paper given in payment or in part payment thereof, and in the Assignee's discretion to file any claim or take any other action or proceeding, either in the Assignee's name or in the name of the Assignors or any of them or otherwise, which the Assignee may deem necessary or appropriate to protect and preserve the right, title, and interest of the Assignee in and to such sums and the security intended to be afforded hereby.

This Assignment is made and given as collateral security for, and shall secure: (i) the payment in full of all principal of and interest on that certain promissory note of the Assignors bearing even date herewith, payable to the order of the Assignee in the face principal sum of Two Million One Hundred Thousand and no/100 dollars (\$2,000,000.00), expressed to bear interest prior to maturity at the rate per annum of one and one-half percent (1.5%) and after maturity until paid at the rate per annum determined by adding five percent (5.0%) to the rate applicable thereto at maturity and having a final maturity of all principal and interest not required to be sooner paid of September 1, 1996, and any notes issued in extension or renewal thereof or in substitution thereof (the "Note"); (ii) the performance of all obligations, covenants, promises, and agreements contained herein or in that certain First Mortgage and Security Agreement with Assignment of Rents bearing even date herewith "from the Assignor to the Assignee (the "Mortgage"), conveying and mortgaging the premises as security for the Note and any and all other indebtedness intended to be secured thereby; (iii) the performance of all obligations, covenants, promises, and agreements setting forth terms and conditions applicable to the loan evidenced by the Note or providing collateral security therefor; and (iv) the payment of all expenses and charges, legal or otherwise, paid or incurred by the Assignee in realizing upon or protecting the indebtedness referred to in the foregoing clauses (i), (ii), and (iii) or any security therefor, including this Assignment (the Note and other indebtedness, obligations, and liabilities referred to in clauses (i), (ii), and (iii), and (iv) above being hereinafter collectively referred to as the "indebtedness hereby secured").

Delaware Corporation being hereinafter collectively referred to as ("Assignor"), in consideration of the sum of ten and no/100 dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, do hereby assign, transfer, and set over unto Harris Bank Finsdale National Association (hereinafter referred to as the "Assignee"), all right, title, and interest of the Assignors or any of them, under or pursuant to any and all present or future leases or subleases, whether written or oral, or any lettings or possession of, or any agreements for the use or occupancy of, the whole or any part of the real estate and premises hereinafter described which the Assignors or any of them may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the power hereinafter granted, including all amendments and supplements to and renewals thereof at any time made (collectively the "Leases"), relating to that certain real estate situated in the County of Cook, State of Illinois, described in Exhibit A attached hereto and made a part hereof and the improvements now or hereafter thereon (the "premises"), including, without limiting the generality of the foregoing, all right, title, and interest of the Assignors or any of them in and to all the rents (whether fixed or contingent), earnings, renewal rents, and all other sums due or which may hereafter become due under or by virtue of the Leases and all rights under or against guarantors of the obligations of the leases and obligors under the leases.

\$ 16.00

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ASSIGNMENT OF LEASES AND RENTS

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