

9. COLLECTION OF INDEBTEDNESS FROM THIRD PARTY. Lender shall be entitled to notify or require Grantor to notify any third party (including, but not limited to, lessors, licensees, governmental authorities and insurance companies) to pay Lender any indebtedness or obligation owing to Grantor with respect to the Property (cumulatively "indebtedness") whether or not a default exists under this Mortgage. Grantor shall diligently collect the indebtedness owing to Grantor from these third parties with respect to the giving of such notification. In the event that Grantor possesses or receives possession of any instruments or other documents with respect to the indebtedness following the giving of such notification, Grantor shall promptly provide to Lender, and immediately provide to possession in trust for Lender apart from its other property, evidence the instruments and other documents and other retainances to Lender, and immediately provide to possession for the instruments and other retainances. Lender shall be entitled, but not required, to collect (by legal proceedings or otherwise), extend the term for payment, compromise, exchange or release any obligor or collateral upon, or otherwise settle any of the indebtedness whether or not an event of default exists under this Agreement. Lender shall not be liable to Grantor for any action, error, mistake, omission, or delay pertaining to the actions described in this paragraph or any damages resulting therefrom.

8. REFERENCE WITH LEASES AND OTHER AGREEMENTS. Grantor shall not take or fail to take any action which may cause or permit this continuation or the withholding of any payment in connection with any lease or other agreement (an "Agreement") pertaining to the Property, in addition to any Agreement, without Lender's prior written consent, shall not (a) collect any monies payable under any Agreement more than one month in advance; (b) modify any Agreement; (c) assign or allow a lien, security interest or other encumbrance to be placed upon Lender's rights, title and interest in and to any Agreement or the amounts payable thereunder; or (d) terminate or cancel any Agreement except for the nonpayment of any sum or other material breach of the party thereunder. If Grantor receives at any time any written communication asserting a default by Grantor under an Agreement or purporting to terminate or cancel any Agreement, Grantor shall promptly forward a copy of such communication (and any subsequent communications relating thereto) to Lender.

7. GUARANTEES AND INDEBTEDNESS TO THIRD PARTIES. Grantor hereby authorizes Lender to contact any third party and make any inquiry pertaining to Grantor's financial condition or the Property. In addition, Lender is authorized to provide oral or written notice of its interest in the Property to any third party. Grantor shall not assign, convey, lease, sell or transfer (cumulatively "transfer") any of its Property without Lender's prior written consent. Lender shall be entitled to withhold its consent to any such transfer if Lender in good faith deems that the transfer would increase the risk of the non-payment or non-performance of any of the Obligations.

6. TRANSFER OF PROPERTY. Grantor shall not assign, convey, lease, sell or transfer (cumulatively "transfer") any of its Property without Lender's prior written consent. Lender shall be entitled to withhold its consent to any such transfer if Lender in good faith deems that the transfer would increase the risk of the non-payment or non-performance of any of the Obligations.

(e) Grantor has not violated and shall not violate any statute, regulation, ordinance, rule of law, contract or other agreement which might materially affect the Property (including, but not limited to, those governing Hazardous Materials) or Lender's rights or interest in the Property pursuant to this Mortgage.

(f) No action or proceeding is or shall be pending or threatened which might materially affect the Property.

(g) Grantor has the right and is duly authorized to execute and perform its Obligations under this Mortgage and these actions do not and shall not conflict with the provisions of any statute, regulation, ordinance, rule of law, contract or other agreement in which may be binding on Grantor at any time.

(h) Neither Grantor nor, to the best of Grantor's knowledge, any other party, has used, generated, released, discharged, stored, or disposed of any hazardous waste, toxic substance, or related material (cumulatively "Hazardous Materials") in connection with the Property or transported any Hazardous Materials to or from the Property. Grantor shall not commit or permit such actions to be taken in the future. The term "Hazardous Materials" shall mean any substance, material, or waste which is or becomes regulated by any governmental authority including, but not limited to, (a) petroleum (b) asbestos; (c) polychlorinated biphenyls; (d) those substances, materials or wastes designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act or listed pursuant to Section 307 of the Clean Water Act or any amendments or replacements to these statutes; (e) those substances, materials or wastes defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act or any amendments or replacements to that statute; or (f) those substances, materials or wastes defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, or any amendments or replacements to that statute.

(i) Grantor shall maintain the Property free of all liens, security interests, encumbrances and claims except for this Mortgage and those described in Schedule B which is attached to this Mortgage and incorporated here in by reference.

5. REPRESENTATIONS, WARRANTIES AND COVENANTS. Grantor represents, warrants and covenants to Lender that:

4. CONSTRUCTION PURPOSES. If checked , this Mortgage covers an indebtedness for construction purposes.

3. FUTURE ADVANCES AND EXPENSES. This Mortgage also secures the repayment of all advances that Lender may extend to Borrower or Grantor under the documents described in the preceding section or any other present or future written agreement. In addition, this Mortgage secures the repayment of all amounts expended by Lender to perform (a) the covenants under this Mortgage or maintain, preserve, or dispose of the Property.

(c) all amendments, modifications, replacements, or substitutions to any of the foregoing.

(b) all other present or future, written or oral, agreements between Borrower or Grantor and Lender (whether executed for the same or different purposes than the preceding documents);

BORROWER/GRANTOR	INTEREST RATE	PRINCIPAL AMOUNT/ CREDIT LIMIT	NOTE/ AGREEMENT DATE	MATURITY DATE	CUSTOMER NUMBER	LOAN NUMBER
SEGER INC	11.000	135,000.00	12/21/90	12/21/93		

(a) this Mortgage and the following promissory notes and other agreements:

2. OBLIGATIONS. This Mortgage shall secure the payment and performance of all of Borrower and Grantor's present and future, indebtedness, liabilities, obligations and covenants (cumulatively "Obligations") to Lender pursuant to:

1. GRANT. Grantor hereby mortgages, grants, assigns and conveys to Lender identified above, the real property described in Schedule A which is attached to this Mortgage and incorporated herein together with all future and present improvements and fixtures, betterments, and standing appurtenances, leases, licenses and other agreements; rents, issues and profits; water, well, ditch, reservoir and mineral rights and stock, and standing timber and crops pertaining to the real property (cumulatively "Property").

PURPOSE	BORROWER
THIS MORTGAGE AND THE OBLIGATIONS DESCRIBED HEREIN ARE EXECUTED AND INCURRED FOR BUSINESS PURPOSES AND IN ORDER TO SECURE THE PROMISSORY NOTES AND OTHER AGREEMENTS LISTED BELOW.	BEYER INC 17 W 621 ROOSEVELT ROAD VILLA PARK, IL 60181

<b>GRANTOR</b> EDWARD B. BEYER LORRAINE BEYER 1922 BURR OAK DR. MOUNT PROSPECT, IL 60056 Home Phone: _____ Business Phone: _____		Home Phone: _____ Business Phone: _____
<b>MORTGAGE</b> 90629336		BEYER INC 355 W. Army Trail Road Bloomington, IL 60108 (800) 351-0600

West Suburban Bank of Carol  
 H.H.L. 76:  
 Stream/Sturford Square  
 355 W. Army Trail Road  
 Bloomington, IL 60108  
 (800) 351-0600

S. 94.2.1145

90629336

22. APPLICATION OF FORECLOSURE PROCEEDS. Trustee shall apply the proceeds from its foreclosure of this Mortgage and the sale of the Property in the following manner: first, to the payment of any Sheriff's or Trustee's fee and the satisfaction of its expenses and costs; then to reimburse Lender for its expenses and costs of the sale or in connection with securing, preserving and maintaining the Property, seeking or obtaining the appointment of a receiver for the Property, (including, but not limited to, attorney's fees, legal expenses, filing fees, notification costs, and appraisal costs); then to the payment of the Obligations; and then to any third party as provided by law.

Lender's rights are cumulative and may be exercised together, separately, and in any order. In the event that Lender institutes an action seeking the recovery of any of the Property by way of a judgment remedy in an action against Grantor, Grantor waives the posting of any bond which might otherwise be required.

- (f) to exercise all other rights available to Lender under any other written agreement or applicable law.
  - (g) to foreclose this Mortgage;
  - (h) to set-off Grantor's Obligations against any amounts due to Lender including, but not limited to, monies, instruments, and deposit accounts maintained with Lender; and
  - (i) to apply for and obtain, without notice and upon ex parte application, the appointment of a receiver for the Property without regard to Grantor's financial condition or solvency, the adequacy of the Property to secure the payment or performance of the Obligations, or the existence of any waste to the Property;
  - (j) to collect all of the rents, issues, and profits from the Property from the date of default through the expiration of the last redemption period following the foreclosure of this Mortgage;
  - (k) to take immediate possession, management and control of the Property without seeking the appointment of a receiver;
  - (l) to require Grantor to deliver and make available to Lender any personal property constituting the Property at a place reasonably convenient to Grantor and Lender;
  - (m) to collect the outstanding Obligations with or without resorting to judicial process;
  - (n) to declare the Obligations immediately due and payable in full;
21. RIGHTS OF LENDER ON DEFAULT. If there is a default under this Mortgage, Lender shall be entitled to exercise one or more of the following remedies without notice or demand (except as requested by law):
- (a) allow the Collateral to be used by anyone to transport or store goods the possession, transportation, or use of which is illegal;
  - (b) causes Lender to deem itself insecure in good faith for any reason;
  - (c) allows the Property to be damaged, destroyed, lost or stolen in any material respect;
  - (d) seeks to revoke, terminate or otherwise limit its liability under any guaranty to Lender;
  - (e) fails to perform any Obligation or breaches any warranty or covenant to Lender contained in this Mortgage or any other present or future, written or oral agreement;
  - (f) fails to pay any Obligation to Lender when due;

20. DEFAULT. Grantor shall be in default under this Mortgage in the event that Grantor, Borrower or any guarantor of any Obligation:

- (a) fails to provide the requested statement in a timely manner.
- (b) causes Lender to deem itself insecure in good faith for any reason;
- (c) allows the Property to be damaged, destroyed, lost or stolen in any material respect;
- (d) seeks to revoke, terminate or otherwise limit its liability under any guaranty to Lender;
- (e) fails to perform any Obligation or breaches any warranty or covenant to Lender contained in this Mortgage or any other present or future, written or oral agreement;
- (f) fails to pay any Obligation to Lender when due;

19. STOPPER CERTIFICATES. Within ten (10) days after any request by Lender, Grantor shall deliver to Lender, or any intended transferee of Lender's rights with respect to the Obligations, a signed and acknowledged statement, including (a) the outstanding balance on the Obligations; and (b) whether Grantor possesses any claims, defenses, set-off or counterclaims with respect to the Obligations and, if so, the nature or such claims, defenses, set-off or counterclaims. Grantor will be conclusively bound by any representation made by any transferee of Lender's rights with respect to these matters in the event that Grantor fails to provide the requested statement in a timely manner.

18. INSPECTION OF PROPERTY, BOOKS, RECORDS AND REPORTS. Grantor shall allow Lender or its agents to examine and inspect the Property and examine, inspect and make copies of Grantor's books and records pertaining to the Property from time to time. Grantor shall provide any assistance required by Lender for these purposes. All of the signatures and information contained in Grantor's books and records shall be genuine, true, accurate and complete in all respects. Grantor shall note the existence of Lender's interest in its books and records pertaining to the Property. Additionally, Grantor shall complete in a form satisfactory to Lender, such information as Lender may request regarding Grantor's financial condition or the Property. The information shall be for such periods as shall reflect Grantor's records at such time, and shall be rendered with such frequency as Lender may designate. All information furnished by Grantor to Lender shall be true, accurate and complete in all respects.

17. TAXES AND ASSESSMENTS. Grantor shall pay all taxes and assessments relating to Property when due. Upon the request of Lender, Grantor shall deposit with Lender each month one-twelfth (1/12) of the estimated annual insurance premium, taxes and assessments pertaining to the Property. These amounts shall be applied to the payment of taxes, assessments and insurance as required on the Property.

16. INDEMNIFICATION. Lender shall not assume or be responsible for the performance of any of Grantor's Obligations with respect to the Property under any circumstances. Grantor shall immediately provide Lender and its shareholders, directors, officers, employees and agents with written notice of any and all claims, damages, liabilities (including attorneys' fees and legal expenses), causes of action, actions, suits and other legal proceedings (collectively "Claims") pertaining to the Property (including, but not limited to, those involving Hazardous Materials). Grantor, upon the request of Lender, shall pay the attorney's fees, legal expenses and other costs incurred in connection therewith, in the alternative, Lender shall be entitled to employ its own legal counsel to defend such Claims at Grantor's cost.

15. LENDERS RIGHT TO COMMENCE OR DEFEND LEGAL ACTIONS. Grantor shall immediately provide Lender with written notice of any actual or threatened action, suit, or other proceeding affecting the Property. Grantor hereby appoints Lender as its attorney-in-fact to commence, intervene in, and defend such action, suit, or other legal proceedings and to compromise or settle any claim or controversy pertaining thereto. Lender shall not be liable to Grantor for any action, suit, or other proceeding, omission or delay pertaining to the actions described in this paragraph in its own name. Nothing contained herein will prevent Lender from taking the actions described in this paragraph in its own name.

14. CONDEMNATION. Grantor shall immediately provide Lender with written notice of any actual or threatened condemnation or eminent domain proceeding pertaining to the Property. All monies payable to Grantor from such condemnation or taking are hereby assigned to Lender and shall be applied first to the payment of Lender's attorney's fees, legal expenses and other costs (including appraisal fees) in connection with the condemnation or eminent domain proceeding and then, at the option of Lender, to the payment of the Obligations or the restoration or repair of the Property.

13. ZONING AND PRIVATE COVENANTS. Grantor shall not initiate or consent to any change in the zoning provisions or private covenants affecting the use of the Property without Lender's prior written consent. If Grantor's use of the Property becomes a nonconforming use under any zoning provision, Grantor shall not cause or permit such use to be discontinued or abandoned without the prior written consent of Lender. Grantor will immediately provide Lender with written notice of any proposed changes to the zoning provisions or private covenants affecting the Property.

12. INSURANCE. The Collateral will be kept insured for its full value against all hazards including loss or damage caused by fire, collision, theft or other casualty. If the Collateral consists of a motor vehicle, Grantor will obtain comprehensive and collision coverage in amounts at least equal to the actual cash value of the vehicle with deductibles not to exceed \$500. Grantor may obtain insurance on the Collateral from such companies as are acceptable to Lender in its sole discretion. The insurance policies shall require the insurance company to provide Lender with at least thirty (30) days' written notice before such policies are altered or canceled in any manner. The insurance policies shall name Lender as a loss payee and provide that no act or omission of Grantor or any other person shall affect the right of Lender to be paid the insurance proceeds pertaining to the loss or damage of the Collateral. In the event Grantor fails to acquire or maintain insurance, Lender (after providing notice as may be required by law) may in its discretion procure appropriate insurance coverage upon the Collateral and charge the insurance cost as an advance of principal under the promissory note. Grantor shall furnish Lender with evidence of insurance indicating the required coverage. Lender may act as attorney-in-fact for Grantor in making and setting claims under insurance policies, cancelling any policy or endorsing Grantor's name on any draft or negotiable instrument drawn by any insurer.

11. LOSS OR DAMAGE. Grantor shall bear the entire risk of any loss, theft, destruction or damage (collectively "Loss or Damage") to the Property or any portion thereof from any cause whatsoever. In the event of any Loss or Damage, Grantor shall, at the option of Lender, repair the affected Property to its previous condition or pay or cause to be paid to Lender the decrease in the fair market value of the affected Property.

10. USE AND MAINTENANCE OF PROPERTY. Grantor shall take all actions and make any repairs needed to maintain the Property in good condition. Grantor shall not commit or permit any waste to be committed with respect to the Property. Grantor shall use the Property solely in compliance with applicable law and insurance policies. Grantor shall not make any alterations, additions or improvements to the Property without Lender's prior written consent. Without limiting the foregoing, all alterations, additions and improvements made to the Property shall be subject to the interest belonging to Lender, shall not be removed without Lender's prior written consent, and shall be made at Grantor's sole expense.

6 3 1 3 6

ADDITIONAL GRANTOR: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

ADDITIONAL GRANTOR: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

The following additional grantor, spouse or other claimant of a right with respect to the Property ("Additional Grantor") hereby executes and agrees to be bound by the terms and conditions of this Mortgage and waives all rights under and by virtue of the Homestead Exemption laws of the state indicated in Lender's address, provided, however, that Additional Grantor does not assume any personal liability for the payment of any Obligation for which Additional Grantor is not liable at the present time.

ADDITIONAL GRANTOR: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

LENDER WEST SUBURBAN BANK OF CS/SS

ADDITIONAL GRANTOR: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

ADDITIONAL GRANTOR: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

ADDITIONAL GRANTOR: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

GRANTOR: \_\_\_\_\_  
 BY: *Edward H. Bryer*  
 TITLE: \_\_\_\_\_

Date: DECEMBER 21, 1990

Grantor acknowledges that Grantor has read, understands, and agrees to the terms and conditions of this Mortgage.

**JUNIOR MORTGAGE ON THE PROPERTY COMMONLY KNOWN AS 1922 BURR OAK DRIVE MOUNT PROSPECT IL 60056**

36. ADDITIONAL TERMS:
35. MISCELLANEOUS. Grantor and Lender agree that the terms of this Mortgage shall be the entire agreement between them and no other document, oral or written, shall be binding on either party. Grantor waives presentment, demand for payment, notice of dishonor and protest except as required by law. All references to Grantor in this Mortgage shall include all persons signing below. If there is more than one Grantor, their obligations shall be joint and several. This Mortgage and all related documents represent the complete integrated understanding between Grantor and Lender pertaining to the terms and conditions of this Mortgage.
34. APPLICABLE LAW. This Mortgage shall be governed by the laws of the state indicated in Lender's address. Grantor consents to the jurisdiction and venue of any court located in Illinois in the event of any legal proceeding under this Mortgage.
33. SEVERABILITY. If any provision of this Mortgage violates the law or is unenforceable, the rest of the Mortgage shall continue to be valid and enforceable.
32. NOTICES. Any notice or other communication to be provided under this Mortgage shall be in writing and sent to the parties at the addresses described in this Mortgage or such other address as the parties may designate in writing from time to time.
31. SUCCESSORS AND ASSIGNS. This Mortgage shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors, assigns, trustees, receivers, administrators, executors, legatees and devisees.
30. MODIFICATION AND WAIVER. The modification or waiver of any of Grantor's Obligations or Lender's rights under this Mortgage must be contained in a writing signed by Lender. Lender may perform any of Grantor's Obligations or delay or fail to exercise any of its rights without causing a waiver of those Obligations or rights. A waiver on one occasion shall not constitute a waiver on any other occasion. Grantor's Obligations under this Mortgage shall not be affected if Lender or its assigns, assigns, exchanges, transfers, conveys, releases or otherwise releases any of the Obligations belonging to any Grantor, third party or any of its rights against any Grantor, third party or collateral.
29. PARTIAL RELEASE. Lender may release its interest in a portion of the Property by executing and recording one or more partial releases without affecting its interest in the remaining portion of the Property.
28. SUBROGATION OF LENDER. Lender shall be subrogated to the rights of the holder of any previous lien, security interest or encumbrance discharged with funds advanced by Lender regardless of whether these liens, security interests or other encumbrances have been released or recorded. Grantor agrees to pay Lender's attorney's fees and collection costs.
27. COLLECTION COSTS. If Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Agreement, Grantor agrees to pay Lender's attorney's fees and collection costs.
26. POWER OF ATTORNEY. Grantor hereby appoints Lender as its attorney-in-fact to endorse Grantor's name on all instruments and other documents pertaining to the indebtedness. In addition, Lender shall be entitled, but not required, to perform any action or execute any document required to be taken or executed by Grantor under this Mortgage. Lender's performance of such action or execution of such documents shall not relieve Grantor from any Obligation or cure any default under this Mortgage. The powers of attorney described in this paragraph are coupled with an interest and are irrevocable.
25. APPLICATION OF PAYMENTS. All payments made by or on behalf of Grantor may be applied against the amounts paid by Lender (including attorney's fees and legal expenses) in connection with the exercise of its rights or remedies described in this Mortgage and then to the payment of the remaining Obligations in whatever order Lender chooses.
24. REIMBURSEMENT OF AMOUNTS EXPENDED BY LENDER. Upon demand Grantor shall immediately reimburse Lender for all amounts (including attorney's fees and legal expenses) expended by Lender in the performance of any action required to be taken by Grantor or the exercise of any right or remedy of Lender under this Mortgage, together with interest thereon at the lower of the highest rate described in any Obligation or the highest rate allowed by law from the date of payment until the date of reimbursement. These sums shall be included in the definition of Obligations herein and shall be secured by the interest granted herein.
23. WAIVER OF HOMESTEAD AND OTHER EXEMPTIONS. Grantor hereby waives all homestead or other exemptions to which Grantor would otherwise be entitled under any applicable law.

90629336

Property of Cook County, Illinois

906293336

Property of Cook County

SCHEDULE B

LOT 12 IN TREE FARM ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2411330 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT 29681567 IN COOK COUNTY, ILLINOIS.

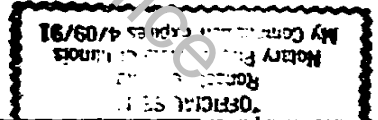
The permanent tax identification number of the property is: 03-25-208-024

The legal description of the Property is:

1922 BURR OAK DRIVE  
MT PROSPECT, IL 60055

The street address of the Property (if applicable) is:

SCHEDULE A



Commission Expires: April 9, 1991

Notary Public

Given under my hand and official seal, this 21st day of December, 1990

act, for the uses and purposes herein set forth.

sealed and delivered the said instrument as the free and voluntary

the day in person and acknowledged that he signed,

ATP subscribed to the foregoing instrument, appeared before me

personally known to me to be the same person S whose name

CERTIFY that Edward H. Beyer & Lorraine Beyer

Notary Public in and for said County, in the State aforesaid, DO HEREBY

the undersigned

County of DuPage

ss.

State of Illinois

Commission Expires:

Notary Public

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

act, for the uses and purposes herein set forth.

sealed and delivered the said instrument as the free and voluntary

the day in person and acknowledged that he signed,

ATP subscribed to the foregoing instrument, appeared before me

personally known to me to be the same person S whose name

CERTIFY that \_\_\_\_\_

Notary Public in and for said County, in the State aforesaid, DO HEREBY

the undersigned

County of \_\_\_\_\_

ss.

State of \_\_\_\_\_