

MORTGAGE (Direct)

5.5.0020614

This mortgage made and entered into this 6 day of March 1990, by and between Miguel A. Roldan and Vincenta S. Roldan, his wife, (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 219 So. Dearborn St., Suite 437, Chicago, Illinois 60604-1776.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of COOK State of ILLINOIS

15.00

Lot One (1) and the North Ten Feet (N 10') of Lot Two (2) in Westerlund's Subdivision, being a Subdivision of the North Half (N 1/2) of the West Five (W 5) Acres of the South Half (S 1/2) of Lot Fifteen (15), in Davlin, Kelly and Carroll's Subdivision of the Northwest Quarter (NW 1/4) of Section Twenty-Six (26), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 3941-43 W. George, Chicago, Illinois 60618.

P.I.N. # 13-26-123-018.

COOK COUNTY, ILLINOIS FILED FOR RECORD

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Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the appurtenances and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversion, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder); To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated in the principal sum of \$142,500.00 signed by Angel David Roldan, President, in behalf of Roldan Video, Inc. d/b/a West Coast Video.

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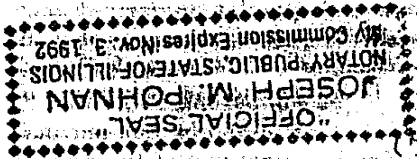
MORTGAGE

TO

RECORDING DATA

Joseph M. Pohnan
Paralegal Specialist
U.S. SMALL BUSINESS ADMINISTRATION
219 So Dearborn St., Suite 437
Chicago, Illinois 60604-1776

This instrument prepared by:



My commission expires Nov 3, 1992

Joseph M. Pohnan
Notary Public

GIVEN under my hand and notarial seal this 11th day of March, 1990.

I, Joseph M. Pohnan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, Miguel A. Roldan and Vincenza S. Roldan, his wife, persons known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, including waiver of rights of redemption and waiver of all rights and benefits under and by virtue of the Homestead exemption laws.

STATE OF ILLINOIS
COUNTY OF COOK
SS

(Add Appropriate Acknowledgment)

Executed and delivered in the presence of the following witnesses:

BY: *Miguel A. Roldan*
Miguel A. Roldan
BY: *Vincenza S. Roldan*
Vincenza S. Roldan, his wife

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgage has accepted delivery of this instrument as of the day and year aforesaid.

Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 3941-43 W. George, Chicago, Illinois 60618 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 219 S. Dearborn St., Suite 437, Chicago, Illinois 60604

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Property of County Clerk's Office

RETURN TO: U.S. SMALL BUSINESS
ADMINISTRATION
Name 219 So Dearborn Street, Room 437,
Chicago, Illinois 60604-1776.
Address
ATTN: Joseph M. Pohnan
Legal Division Box 333

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1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premium therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewal thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons applying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

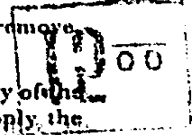
i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

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10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of the instrument.

10(a) Mortgagor, on behalf of himself/herself and each and every person claiming by, through or under Mortgagor, hereby waives any and all rights of redemption, statutory or otherwise, without prejudice to Mortgagor's right to any remedy, legal or equitable, which Mortgagor may pursue to enforce payment or to effect collection of all or any part of the indebtedness secured by this mortgage, and without prejudice to Mortgagor's right to a deficiency judgment or any other appropriate relief in the event of foreclosure of this mortgage.

9. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the obligation secured hereby.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural the singular, and the use of any gender shall include all genders.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien charge or other expense charged against the property, the mortgagor is hereby authorized at his option to pay the same. Any sums so paid by the mortgagor shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, and shall be subject to the same terms and conditions. The mortgagor shall pay and discharge the indebtedness evidenced by said note, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be cancelled and surrendered.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagor will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorney's fees, and secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons expressly entitled thereto.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be deemed the holder of the note and shall forthwith deliver possession to the purchaser at such sale or be summarily disposed of, in accordance with the provisions of law applicable to tenants holding over. The power and authority hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted and assumed to the remedies for collection of said indebtedness provided by law.

(iii) Take any suit or appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

expressly waived and conveyed to the mortgagee or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby conveyed and hereby covenants and warranties shall be made so made shall be effectual to bar all equity or mortgage, the agent and attorney of said mortgagor hereby constitute and appoint the mortgagee or any agent or attorney of the dependant, and the said mortgagor hereby constitute and appoint the mortgagee or any agent or attorney of the dependant as to the happening of the default upon which the execution of the power of sale herein granted deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain held as to the property to be sold or all the Federal, county, or city courthouse for the county in which the property is located. The mortgagor is hereby authorized to execute for and on behalf of the mortgagor and to behalf of said mortgagor may bid with the unpaid indebtedness evidenced by said note. Said sale shall be returned, all other notice being hereby waived by the mortgagor (and said mortgage, or any person on behalf of said mortgagor) during four weeks of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is located, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first during four weeks of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is located, all other notice being hereby waived by the mortgagor (and said mortgage, or any person on behalf of said mortgagor) may bid with the unpaid indebtedness evidenced by said note. Said sale shall be held as to the property to be sold or all the Federal, county, or city courthouse for the county in which the property is located. The mortgagor is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain mortgage, the agent and attorney of said mortgagor hereby constitute and appoint the mortgagee or any agent or attorney of the dependant, and the said mortgagor hereby constitute and appoint the mortgagee or any agent or attorney of the dependant, and the said mortgagor hereby constitute and appoint the mortgagee or any agent or attorney of the dependant as to the happening of the default upon which the execution of the power of sale herein granted conveyance and hereby covenants and warranties shall be made so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee or

(ii) a judicial sale pursuant to the provisions of 28 U.S.C. 2001(n) : or

(iii) a judicial sale pursuant to the provisions of 28 U.S.C. 2001(n) : or

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assign, regardless of maturity, and the mortgagee or his assigns may before or after entry of a judgment or decree, or without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal).

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