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EXHIBIT A ATTACHED TO AND MADE A PART OF A CERTAIN DEED TO CONVEY DATED 12-23-91 TO LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-21466-08 FROM KLEFSTAD PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP, RE REAL ESTATE LEGALLY DESCRIBED AS FOLLOWS:

Lots 9, 10, 11, 12, 13, 14 and 16 in Block 38 in Montrose Subdivision of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:

Encroachment of chain link fence onto public way west and adjoining by 1.65 feet, as disclosed by survey made by Gremley and Biedermann, Inc., dated July 26, 1985 and currently recertified October 11, 1991, Order Number 851768;

Encroachment of overhang onto public way south and adjoining by .25 of a foot, as disclosed by survey noted above;

Rights of the public bodies to maintain aerial wires, as disclosed by survey aforesaid;

The Leases as follows:

Lease between Klefstad Partnership, an Illinois General Partnership, Landlord, and the Evanston Stripp Joint, Ltd., an Illinois Corporation, Tenant, dated as of September 1, 1988 for approximately 4,281 square feet in the building commonly known as 4444-48 West Montrose and 4414 North Kenneth Avenues, Chicago, Illinois 60641 for the term expiring on August 31, 1993 and containing the right to extend the term for five (5) years commencing on September 1, 1993 and terminating on August 31, 1998.

Lease between Klefstad Companies Inc., Landlord, and Orkin Extermination Company Inc., a Delaware Corporation, Tenant, dated April 10, 1985 (as amended February 13, 1986) (Landlord Klefstad Partnership) for 2700 square feet in the building commonly known as 4444-48 West Montrose Avenue, Chicago, Illinois for the term ending February 28, 1996.

Parking Lot Lease between Klefstad Partnership, an Illinois General Partnership, Landlord, and Capitol News Agency, Inc., an Illinois corporation, dated as of October 10, 1990 for Lot 16 in Block 38 in Montrose subdivision of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, for the term expiring December 27, 1991.

Lease between LaSalle National Bank, not personally but as Trustee under the Trust Agreement dated October 2, 1975 and known as Trust Number 10-21466-08, Klefstad Partnership, an Illinois General Partnership, Landlord, and Midwest Heavy Duty, Inc., an Illinois corporation, Tenant, dated as of September 1, 1990 for approximately 6,874 square feet in the building commonly known as 4444 West Montrose Avenue, Chicago, Illinois for the term commencing on September 1, 1990 and expiring on August 31, 1995 and containing the exclusive right and option of purchasing Lots 9, 10, 11, 12, 13, 14 and 16 in Block 38 in Montrose Subdivision of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Real Estate Taxes and Assessments not due and payable as of December 27, 1991.

Laws and zoning ordinances affecting the property.

Acts of Midwest Heavy Duty, Inc., an Illinois corporation and Montrose Investment Company, Inc., an Illinois corporation.

Utility Easements, if any.

Special installments of taxes or assessments for improvements not yet completed which are not due and payable as of December 27, 1991.

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...or suffer no waste of such property, and to maintain the same in good condition and promptly all bills for such repairs and all other expenses incident to the ownership of said property; that no lien of mechanics or materialmen shall attach to said property; and to suffer or permit no use of nor any nuisance to exist upon said property; not to weaken, diminish or impair the value of said property or the security intended to be effected by virtue of this mortgage by any act or omission; to appear in and defend any proceeding which, in the opinion of the Mortgagee, affects its interest hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may be made a party defendant by reason of this mortgage.

...to permit or suffer without the written permission or consent of the Mortgagee being first obtained, the use of said premises for the manufacture, sale or dispensing of alcohol or alcoholic beverages for any use of said property for a purpose other than that for which the same is now used or represented to be used; and not to permit any alterations, additions to, demolition or removal of any of the improvements now or hereafter upon said property, nor a sale, assignment or transfer of any right, title or interest in and to said property or any portion thereof.

To provide for payment of taxes, assessments and insurance premiums the Mortgagor shall deposit with the Mortgagee on each monthly payment date an amount equal to one-twelfth of the annual amount of all such taxes, assessments levied against said premises and one-twelfth the annual premiums of all such insurance policies. As taxes and assessments become due and determined by the amount of the last available bills. As taxes and assessments become due and insurance policies expire, or premiums thereon become due, the Mortgagee is authorized to make such deposits for the purpose of paying taxes or assessments, or renewing insurance policies or paying premiums thereon, and in the event any deficit shall exist in the amount of such deposits, the Mortgagor agrees to pay any difference forthwith.

B. THE MORTGAGOR FURTHER COVENANTS:

(1) That in case of failure or inability to perform any of the covenants herein, the Mortgagee may do any act it may deem necessary to maintain or repair said property or to protect the lien of this mortgage. Any monies paid or disbursed by the Mortgagee for any such purpose and all expenses and charges in connection therewith shall become so much additional indebtedness secured by this mortgage and, at the election of the Mortgagee, shall be forthwith due and payable, together with interest thereon at the highest rate for which it may then be lawful to contract, or shall be added to and included in the principal mortgage indebtedness. It shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys in that behalf, as herein authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for that purpose nor do any act hereunder, nor shall the Mortgagee incur personal liability because of anything it may do or omit to do hereunder.

(2) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured and any deposits made hereunder in the same manner as with the Mortgagor.

(3) That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of creditors, or if Mortgagor or Mortgagor's property be placed under control of or in custody of any political or judicial body, or if the Mortgagor abandons any of said property or conveys the same without first obtaining the written consent of the Mortgagee, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option and without impairing the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, without notice, to declare all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagor to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage.

(4) That if the time or terms of payment of the whole or any portion of the obligation secured hereby be extended or modified by the Mortgagee, the Mortgagor and guarantors thereof, and any person or persons hereafter assuming the payment thereof, or any part thereof, shall be held hereby to waive notice of and consent to such extensions and modifications and shall, notwithstanding such extension or modification, continue liable thereon to said Mortgagee, and shall pay the same at the times mentioned in any such extension or modification agreements, it being the intention hereof that the liability of the Mortgagor, sureties and guarantors shall, under all circumstances whatsoever, continue in its original force until said obligation and the interest thereon and any advancements that may be made by the Mortgagee, as herein authorized, are paid in full.

(5) That upon the commencement of any foreclosure proceedings hereunder, the court in which such suit is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under Mortgagor, and without regard to the then value of said premises or whether the same shall then be occupied by the owners of the equity of redemption, appoint a receiver with power to manage, rent, and collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, either before or after any foreclosure sale, may be applied toward the payment of the indebtedness or any deficiency decree, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises, there shall first be paid out of the proceeds of such sale a reasonable sum for plain-

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liff's attorney's fees and also all expenses of advertising, selling and conveying said premises, and all moneys advanced, together with interest thereon as herein provided, for any taxes or other liens or assessments, outlays for documentary evidence, stenographer's charges, all title costs, master's fee, and cost of procuring or completing an abstract of title, guarantee policy or Torrens Certificate showing the whole title to said premises, and including the foreclosure decree and Certificate of Sale; there shall next be paid the principal indebtedness, whether due and payable by the terms hereof or not, and the interest due thereon up to the time of such sale, and the overplus, if any, shall be returned to the Mortgagor. It shall not be the duty of the purchaser to see to the application of the purchase money. In case of payment of said indebtedness after the preparation or filing of any suit, and prior to the entry of any judgment or decree, a reasonable sum for legal services rendered to the time of such payment shall be allowed, which together with any sum paid for continuation of evidence of title, court costs and stenographer's charges, and expenses of such proceedings, shall be additional indebtedness hereby secured.

(6) That each right, power and remedy herein conferred upon the Mortgagee is cumulative with every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the singular number, as used herein, shall include the plural; that all rights and obligation under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the Mortgagor and the Mortgagee.

The Mortgagor hereby waives any and all rights of redemption from sale under any decree foreclosing this mortgage.

7) See ~~Other~~ attached hereto and made a part hereof.

IN WITNESS WHEREOF said Mortgagor has caused its corporate seal to be hereto affixed and this mortgage to be signed by its ~~President~~ President and attested by its ~~Secretary~~ Secretary, on the 27th day of December, A. D. 19 91, pursuant to authority given by resolutions duly passed by the ~~of said corporation.~~ of said corporation.

Said resolutions further provide that the obligation herein described may be executed on behalf of said corporation by its ~~President, Treasurer and Secretary~~ President, Treasurer and Secretary

MONROSE INVESTMENT COMPANY, INC.

ATTEST:

A Corporation.

Christine A. Ciucci

By

David A. [Signature]

Christine A. Ciucci Secretary

David A. [Signature] President

STATE OF ILLINOIS, } ss.
COUNTY OF COOK }

I, THE UNDERSIGNED a Notary Public, in and for said County, in the State afore-said, DO HEREBY CERTIFY, that President of the MONROSE INVESTMENT COMPANY, INC., and Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such

President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that she, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as her own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27th day of December, A. D. 19 91

Dorothy Kuta
Notary Public.

" OFFICIAL SEAL "
DOROTHY KUTA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/25/93

Approved by 4 mail to:

COMMUNITY BANK & TRUST CO. OF EDGEWATER
5340 NORTH CLARK STREET
CHICAGO, ILLINOIS 60640
ATTN: *Arthur Kaufman*

BOX 333

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RIDER ATTACHED TO MORTGAGE DATED December 27, 1991
SECURING AN OBLIGATION IN THE AMOUNT OF \$637,500.00
TO COMMUNITY BANK AND TRUST COMPANY OF EDGEWATER

1. The amount due hereunder may be accelerated at the option of the Holder of the Note if the premises specifically described in this Mortgage are assigned, sold or transferred in any manner, including but not limited to deed, assignment, bill of sale or Articles of Agreement, without prior written acknowledgement of the Holder of the Note; prepayment by Mortgagor as described in the Note, to be made without penalty.
2. The amount due hereunder may be accelerated at the option of the Holder of the Note secured hereby if there is filed by or against Mortgagor or Guarantors, or any affiliate or subsidiary of any such, Mortgagor or Guarantors a petition in bankruptcy or insolvency or for reorganization or for the benefit of creditors unless within thirty (30) days after such occurrence, the proceeding is dismissed.
3. Without the Holder of the Note's written consent thereto, Mortgagor may not pledge, as collateral security for any other loans obtained by either of them, any of the collateral described therein.
4. Mortgagor hereby waives any and all rights of statutory redemption to the real estate described herein upon a foreclosure of the Mortgage.
5. Mortgagor and Guarantor hereby agree to provide or cause to be provided to Lender upon Lender's request, current personal financial statements on Lender's form and the U.S. individual income tax returns of all Guarantors of the Note secured hereby and the compiled financial statements relative to the real estate described herein prepared by an independent certified public accountant and certified by the Guarantors to be complete and correct and the U.S. income tax returns and any and all related business statements Lender may require.
6. The amount due hereunder may be accelerated at the option of the Holder of the Note if the premises specifically described in this Mortgage or any portion thereof is abandoned, vacated or left unattended by the Mortgagor or the Guarantors thereof.
7. Mortgagor and each Guarantor hereof shall provide the Holder of the Note secured hereby, within 5 days of the receipt thereof, with all information on any incident which may cause a material change in the financial condition of Mortgagor or any such Guarantor or any affiliate or subsidiary of any such Mortgagor or Guarantor. Information as used herein shall include, but not be limited to changes in financial condition, claims, lawsuits, bankruptcies, tax assessments and/or death.

MONROSE INVESTMENT COMPANY, INC.

BY: David M. Regan, President

BY: Christine A. Ciucci, Secretary

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RIDER ATTACHED TO MORTGAGE DATED December 27, 1991

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TO COMMUNITY BANK AND TRUST COMPANY OF EDGEWATER

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MONROSE-INVESTMENT COMPANY, INC.
BY: David A. Magrant, President
BY: Christine A. Ciucci, Secretary

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