

MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT
UNOFFICIAL COPY 2 | 91334221

THIS MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (hereinafter referred to as this "Mortgage") is made as of JULY 1, 19 91 from Bank of Chicago/Garfield Ridge, not personally but solely as Trustee pursuant to Trust Agreement dated May 13, 19 91 and known as Trust No. 91-5-9 ("Mortgagor"), with a mailing address at 6353 West Fifty-fifth Street, Chicago, Illinois, 60638 and Bank of Chicago/ Garfield Ridge ("Mortgagee"), with a mailing address at 6353 W. 55th Street, Chicago, Illinois 60638 ; WHEREAS, Mortgagor is justly and truly indebted to Mortgagee in the principal sum of THREE HUNDRED THIRTY TWO THOUSAND THREE HUNDRED SEVENTY AND 00/100 (\$332,370.00) Dollars evidenced by a certain Promissory Note of even date herewith executed by Mortgagor payable to the order of Mortgagee whereby Mortgagor promises to pay out of that part of the trust estate subject to the aforesaid trust said principal sum as follows:

[Signature] in 35 equal successive monthly installments ~~at periodic~~ in the amount of \$3,811.24 each commencing with the installment due on AUGUST 1, 19 91 and continuing on the same day of each successive month thereafter with a final installment of the entire unpaid principal balance and accrued interest due on JULY 1, 19 94.

DEPT-01 RECORDING \$15.00
#2222 TRAM 3544 07/05/91 14:32:00
#7100 # B * -91-334221
COOK COUNTY RECORDER

- ON DEMAND
- Interest shall accrue from date hereof on the unpaid principal balance outstanding from time to time at the fixed rate of 14.75% % per annum.
- Interest shall accrue from date hereof on the unpaid principal balance outstanding from time to time at the variable rate of _____ % per annum above the Mortgagee's prime rate which interest rate shall change on the date or dates the said prime rate changes.

Interest shall be paid in successive monthly installments.
The interest rate due under the Note on default or after maturity ("Default Rate") shall be a simple interest rate of 14.75% % per annum. All payments due under the Note shall be paid by Mortgagor to Mortgagee at the office of the Mortgagee at its address set forth above.

To secure payment by Mortgagor of the Note when the same becomes due and payable (whether by lapse of time, acceleration or otherwise), including all renewals, extensions, modifications and refinancings thereof, and the payment of all other indebtedness, obligations and liabilities which this Mortgage secures pursuant to any of its terms, Mortgagor does hereby GRANT, MORTGAGE, CONVEY AND ASSIGN to Mortgagee, its successors and assigns the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lots 4, 5 and 6 in Frederick H. Bartlett's 5th Addition to Bartlett Highlands, a Subdivision of the West 1/2 of the Northeast 1/4 of Section 19, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1914, as Document No. 5478382, in Cook County, Illinois.

Street Address: 6715 W. Archer Ave., Chicago IL 60635
P.I.N. 19-18-201-007 and 19-18-201-037

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This Instrument prepared by: Bank of Chicago/Garfield Ridge, 6353 W. 55th Street Chicago, IL 60638

TOGETHER WITH (1) all buildings, improvements, fixtures, appurtenances, easements and hereditaments thereto belonging; and together with all equipment and machinery now or hereafter therein or thereon used to supply heat, gas, air conditioning, electrical, sprinkler systems, plumbing, water, light, power, refrigeration and ventilation; elevators, escalators, communication and electronic monitoring equipment, tanks, pump and together with any other fixtures, equipment, machinery or other personal property now or hereafter placed on the above described property which shall be employed in connection with the operation, use, occupancy or enjoyment thereof; (2) all right, title and interest of Mortgagor including any after-acquired title or reversion, in and to the rights-of-way, roads, streets, avenues and alleys adjoining the Mortgaged Premises (3) all rents, issues, proceeds and profits accruing and to accrue from the Mortgaged Premises and all right, title and interest of Mortgagor and to any and all leases approved by Mortgagee now or hereafter on or affecting the Mortgaged Premises whether written or oral, and other leases and agreements for the use thereof (collectively "Leases"), together with all security therefor and all monies payable thereon subject, however, to the conditional permission of Mortgagee given to Mortgagor to collect the rentals to be paid pursuant thereto, provided Mortgagor shall not be in default hereunder; and (4) all proceeds heretofore or hereafter payable to Mortgagor by reason of loss or damage by and such other hazards, casualties and contingencies insured pursuant to the insurance policies hereinafter described and awards and of compensation heretofore or hereafter payable to Mortgagor for any taking by condemnation or eminent domain proceedings of all or any part of the Mortgaged Premises or any easement or appurtenance thereof, including severance and consequential damage (said real estate and all of the above collectively referred to herein as the "Mortgaged Premises").

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TO HAVE AND TO HOLD the Mortgaged Premises unto Mortgagee, its successors and assigns forever (Mortgagor hereby RELEASING AND WAIVING all rights under and by virtue of the homestead exemption laws of the State of Illinois and all rights of homestead created by the Federal Bankruptcy Code) provided, however, that if and when Mortgagor shall pay the principal and accrued interest on the Note and all other indebtedness hereby secured shall be paid in full and shall perform all of the terms, covenants and agreements contained herein, then this Mortgage shall become null and void and shall be released upon the written request and expense of Mortgagor.

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

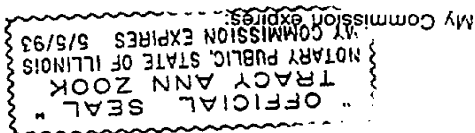
MORTGAGOR HEREBY FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. Mortgagor hereby agrees: (a) to pay when due all indebtedness secured by this Mortgage, all interest thereon and all other indebtedness, obligations and liabilities which this Mortgage secures; (b) not to commit or permit to exist any waste of the Mortgaged Premises and to keep the Mortgaged Premises in good condition and repair; (c) to keep the Mortgaged Premises free of any mortgage, trust deed, mechanic's lien, or other lien or encumbrance; (d) not to suffer or permit unlawful use or any nuisance to exist upon the Mortgaged Premises; (e) not to remove or demolish any part of the improvements of a structural nature which would adversely affect the value of the Mortgaged Premises; (f) not to abandon the Mortgaged Premises; (g) to pay when due any indebtedness or liability which may be secured by a mortgage, lien, other encumbrance or charge on all or any part of the Mortgaged Premises equal or senior in priority to this Mortgage; (h) to complete within a reasonable time any buildings or improvements now or at any time in the process of erection upon the Mortgaged Premises; (i) immediately after destruction or damage to all or any part of the Mortgaged Premises to commence and promptly complete the rebuilding or restoration of buildings, improvements and all other property now or hereafter on the Mortgaged Premises unless Mortgagee elects to apply the proceeds of insurance to the indebtedness secured by this Mortgage as hereinafter provided; (j) to comply with all laws, regulations, rulings, ordinances, orders and all other requirements imposed by any governmental or other competent authority and with all restrictions, covenants and conditions relating to the Mortgaged Premises or to the use of thereof; (k) not to make or permit, without first obtaining the written consent of the Mortgagee, the use of the Mortgaged Premises for any purpose other than that for which it was used on the date of this Mortgage or the removal, demolition or sale of any

5002

MAIL TO:
Bank of Chicago/Garfield Ridge
6353 West Fifty-fifth Street
Chicago, Illinois 60638
Attn: Commercial Loan Dept.

5/5/93



Tracy Ann Zook
Notary Public

I, Tracy Ann Zook, a Notary Public in and for the said County, in the State aforesaid, DO CERTIFY June A. Novotny, Rosemarie J. Baran, and Vice President of Bank of Chicago/Garfield Ridge, and Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers 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 Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Vice President acknowledged that as custodian of the corporate seal of said Bank (s) he affixed the seal as his/her own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth. Given under my hand and notarial seal this 1st day of July, 1991.

STATE OF ILLINOIS }
COUNTY OF COOK }
SS

ACKNOWLEDGMENT

ATTEST
By: *June A. Novotny*
June A. Novotny
Assistant Vice President
Title: Assistant Vice President
By: *Rosemarie J. Baran*
Rosemarie J. Baran
Land Trust Officer
Title: Land Trust Officer

IN WITNESS WHEREOF, Mortgagee has executed this Mortgage the day and year first above written.
BANK OF CHICAGO/GARFIELD RIDGE,
not personally, but solely as Trustee as aforesaid.
24. This Mortgage is executed by Bank of Chicago/Garfield Ridge, hereby warrants that it possesses power and authority to execute this instrument, and it is expressly understood and agreed that nothing herein or in the Note shall be construed as creating any liability on Bank of Chicago/Garfield Ridge personally to pay the Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenants, conditions and agreements herein or therein contained, either express or implied, all such liability, if any, being expressly waived by Mortgagee and every person now or hereafter claiming any right or security hereunder. Mortgagee further acknowledges and agrees that Mortgagee's sole recourse against Mortgagee shall be to proceed against the Mortgaged Premises and other property given as security for the payment of the Note and other indebtedness and obligations hereby secured, in the manner herein, in the Note and related loan documents and by law provided.
22. Whenever any of the parties hereto is referred to, such reference shall be deemed to include the successors and assigns of such party and all the covenants, promises and agreements contained in this Mortgage, or by or on behalf of Mortgagee, or any other parties claiming any interest in the Mortgaged Premises under Mortgagee. If more than one party signs this instrument, the term "Mortgagee" as used herein shall mean all of such parties, jointly and severally. In addition, the term "Mortgagee" shall include all persons claiming under or through Mortgagee and all persons liable for the payment of the indebtedness or any part thereof whether or not such persons shall have executed the Note or this Mortgage.
21. All communications provided for herein shall be in writing and shall be deemed to have been given when delivered personally or three (3) business days after mailing by United States certified mail, return receipt requested, first class mail, postage prepaid, addressed to the parties hereto at their addresses as shown at the beginning of this Mortgage or to such other and different address as Mortgagee or Mortgagee may designate pursuant to a written notice sent in accordance with the provisions hereof.
20. Mortgagee represents and agrees that the proceeds of the Note will be used for business purposes and that the Note and this Mortgage are exempt from limitations upon lawful interest, pursuant to the terms of the Illinois Revised Statutes, Chapter 17, Paragraph 6404.
19. Mortgagee shall have the right to inspect the Mortgaged Premises at all reasonable times, and access thereto shall be permitted for that purpose.
18. Mortgagee shall pay Mortgagee's costs and expenses, title charges, search fees, appraisal fees, recording fees, costs of survey, trust fees and attorneys' fees for negotiation, drafting, closing and protecting this Mortgage and loan documents and for advice in connection therewith.

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13. Mortgagor shall not and will not apply for or avail itself of any moratorium, valuation, stay, extension or exemption laws, or any so-called "moratorium laws" now existing or hereafter enacted in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but does hereby waive the benefit of such laws. Mortgagor expressly waives any and all rights and remedies under any judgment or decree of foreclosure of this Mortgage, on its own behalf, on behalf of the beneficiaries of Mortgage, on behalf of all persons claiming or having an interest (direct or indirect) by, through or under Mortgage and on behalf of each and every person acquiring any interest in or title to the Mortgaged Premises subsequent to the date hereof, it being the intent of Mortgagor hereby that any and all such rights of redemption of Mortgage and of all other persons are and shall be deemed to be hereby waived to the full extent permitted by applicable laws.

This Mortgage shall secure, in addition to all other indebtedness and obligations herein recited, any loss, liability, penalty, damage or judgment including reasonable attorneys' fees incurred by Mortgagee by reason of any actual or alleged violation of any applicable statute, ordinance, rule or regulation for the protection of the environment which occurs upon the Mortgaged Premises or any adjoining parcels or by reason of imposition of any governmental lien for the recovery of environmental cleanup costs expended by reason of such violation ("Environmental Costs").

14. Any one or more of the following shall constitute an event of default ("Event of Default") hereunder: (a) default in the payment, when due, (whether by lapse of time, acceleration or otherwise) of the principal of or interest on the Note or of any other indebtedness hereby secured; (b) default for more than 30 days in observance or compliance with any other covenant, warranty, term or provision of this Mortgage or of any separate assignment of leases and/or rents securing the Note or of any other instrument or document securing the Note or relating thereto; (c) any representation or warranty made by Mortgagor herein or in any separate assignment of leases and/or rents securing the Note or in any other instrument or document securing the Note or relating thereto or in any statement or certificate furnished by it pursuant hereto or thereto proves to be untrue or misleading in any material respect as of the date of issuance or making thereof; (d) the Mortgaged Premises or any part thereof, or the beneficial interest in the trust estate holding title thereto shall be assigned, sold, transferred or conveyed, whether voluntarily or involuntarily, by operation of law or otherwise, except for sales of obsolete, worn out or unusable fixtures or personal property which are concurrently replaced with similar fixtures or personal property at least equal in quality and condition to those sold and owned by Mortgagor free of any lien, charge or encumbrance other than the lien hereof; (e) any indebtedness secured by a lien or charge on the Mortgaged Premises or any part thereof is not paid when due or proceedings are commenced to foreclose or otherwise realize upon any such lien or charge or to have a receiver appointed for the property subject thereto or to place the holder of such indebtedness or its representative in possession thereof; (f) Mortgagor or any of the guarantors of the indebtedness hereby secured (a "Guarantor") becomes insolvent or bankrupt or admits in writing its, his or her inability to pay its, his or her debts as they mature or makes an assignment for the benefit of creditors or applies for or consents to the appointment of a trustee, custodian or receiver for the major part of its, his or her property or such a trustee, custodian or receiver is appointed for Mortgagor or any Guarantor or for the major part of the properties of any of them and is not discharged within 30 days after such appointment, or bankruptcy, reorganization, arrangement, insolvency, readjustment, liquidation, dissolution or other proceedings for relief under any present or future bankruptcy laws or laws or other statute, law or regulation for the relief of debtors are instituted by or against Mortgagor or any Guarantor and if instituted against such party are consented to or acquiesced in or are not dismissed within 30 days after such institution, or Mortgagor or any Guarantor takes any action in contemplation of or furtherance of any of the foregoing; (g) there shall be any execution, attachment or levy on the Mortgaged Premises not stayed or released within 30 days; (h) any event occurs or condition exists which is specified as an event of default in any separate assignment of leases and/or rents securing the Note or in any other instrument or document securing the Note or relating thereto; (i) any financial or other information submitted by any Guarantor to Mortgagee proves untrue in any material respect; (j) the Mortgaged Premises is abandoned; (k) the beneficiary of Mortgage shall fail or refuse to pay Environmental Costs as herein defined, or (l) any hazardous substances or wastes, industrial wastes, pollution control wastes or toxic substances, within the meaning of any applicable Federal, state or local environmental statute, ordinance, rule or regulation (collectively, "Hazardous Substances") shall be installed, used, generated, manufactured, produced, stored, released, discharged or disposed of on, under or about the Mortgaged Premises, or transported to or from the Mortgaged Premises, in violation of any Federal, state or local environmental statute, ordinance, rule, or regulation; or (m) the beneficiary of Mortgage shall fail or refuse voluntarily to clean up and to bear the cost of cleaning up all Hazardous Substances on, under or about the Mortgaged Premises within 60 days after their discovery, or after receipt from any environmental agency or any other governmental unit or authority that a violation of any applicable Federal, state or local environmental statute, ordinance, rule or regulation has occurred; or (n) any Guarantor shall die, or become incompetent, or any Guarantor shall terminate, repudiate, revoke or disavow any obligations under the applicable guarantee agreement or breach any of the terms of such guarantee agreement.

15. When any Event of Default has occurred and is continuing (regardless of the pendency of any proceeding which has or might have the effect of preventing Mortgagor from complying with the terms of this instrument and of the adequacy of the security for the Note) and in addition to such other rights as may be available under applicable law, but subject at all times to any mandatory legal requirements: (a) Mortgagee may, by written notice to Mortgagor, declare the Note and all unpaid indebtedness of Mortgagor hereby secured, including any interest then accrued thereon, to be forthwith due and payable, whereupon the same shall become and be forthwith due and payable, without other notice or demand of any kind; (b) Mortgagee shall, with respect to any part of the Mortgaged Premises constituting property of the type in respect of which realization on a lien or security interest granted therein is governed by the Illinois Uniform Commercial Code, have all the rights, options and remedies of a secured party under the Illinois Uniform Commercial Code; (c) Mortgagee may proceed to protect and enforce the rights of Mortgagee hereunder (i) by any action at law, suit in equity or other appropriate proceedings, whether for the specific performance of any agreement contained herein, or for an injunction against the violation of any of the terms hereof, or in aid of the exercise of any power granted hereby or by law; or (ii) by the foreclosure of this Mortgage in any manner permitted by law; (d) Mortgagee shall, as a matter of right, without notice and without giving bond to Mortgagor or anyone claiming by, under or through it, and without regard to the solvency or insolvency of Mortgagor or the then value of the Mortgaged Premises, be entitled to have a receiver appointed of all or any part of the Mortgaged Premises and rents, issues and profits thereof, with such power as the court making such appointment shall confer, and Mortgagor hereby consents to the appointment of such receiver and shall not oppose any such appointment. Any such receiver may, to the extent permitted under applicable law, without notice, enter upon and take possession of the Mortgaged Premises or any part thereof by force, summary proceedings, ejectment or otherwise, and may remove Mortgagor or other persons and any and all property therefrom, and may hold, operate and manage the same and receive all earnings, income, rents, issues and proceeds accruing with respect thereto or any part thereof, whether during the pendency of any foreclosure or until any right of redemption shall expire or otherwise; (e) Mortgagee may enter and take possession of the Mortgaged Premises or any part thereof and manage, operate, insure, repair and improve the same and take any action which, in Mortgagee's judgment is necessary or proper to conserve the value of the Mortgaged Premises. Mortgagee may also take possession of, and for these purposes use, any and all personal property contained on or about the Mortgaged Premises and used in the operation, rental or leasing thereof or any part thereof. Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues and profits of the Mortgaged Premises or any part thereof (and for such purpose Mortgagor does hereby irrevocably constitute and appoint Mortgagee its true and lawful attorney-in-fact for it and in its name, place and ste to receive, collect and receipt for all of the foregoing, Mortgagor irrevocably acknowledging that any payment made to Mortgagee hereunder shall be a good receipt and acquittance against Mortgagor to the extent so made) and to apply same to the reduction of the indebtedness hereby secured. The right to enter and take possession of the Mortgaged Premises and use any personal property thereon, to manage, operate and conserve the same, and to collect the rents, issues and profits thereof, shall be in addition to all other rights or remedies of Mortgagee hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. The expense (including any receiver's fees, court fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be so much additional indebtedness hereby cured which Mortgagor promises to pay upon demand together with interest at the Default Rate applicable to the Note at the time such expenses are incurred. Mortgagee shall not be liable to account to Mortgagor for any action taken pursuant hereto other than to account for any actually received by Mortgagee. Without taking possession of the Mortgaged Premises, Mortgagee may, in the event the Mortgaged Premises becomes vacant or is abandoned, take such steps as it deems appropriate to protect and secure the Mortgaged Premises (including hiring watchmen therefor) and all costs incurred in so doing shall constitute so much additional indebtedness hereby secured payable upon demand with interest thereon at the Default Rate applicable to the Note at the time such costs are incurred.

16. All rights and remedies set forth in this Mortgage are cumulative and the holder of the Note and of every other obligation secured hereby may recover judgment herein, issue execution therefor, and resort to every other right or remedy available at law or in equity, without first exhausting and without affecting or impairing the security of any right or remedy afforded hereby.

17. Unless expressly provided in this Mortgage to the contrary, no consent or waiver, express or implied, by Mortgagee to or of any breach or default by Mortgagor in the performance by Mortgagor or Guarantor of any obligations contained herein shall be deemed a consent to or waiver by Mortgagee of such performance in any other instance or any other obligation hereunder. The failure of Mortgagee to exercise either or both of its remedies to accelerate the maturity of the indebtedness hereby secured and/or to foreclose the lien hereof following any Event of Default hereunder, or to exercise any other remedy granted to Mortgagee hereunder or under applicable law in any one or more instances, or the acceptance by Mortgagee of partial payments of such indebtedness shall neither constitute a waiver of any such Event of Default or of Mortgagee's remedies hereunder, or under applicable law nor establish, extend or affect any grace period for payments due under the Note, but such remedies shall remain continuously in force. Acceleration of maturity, once claimed hereunder by Mortgagee, may at Mortgagee's option be rescinded by written acknowledgment to that effect by Mortgagee and shall not affect Mortgagee's right to accelerate maturity upon or after any future Event of Default.

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building, improvement, fixture, machinery or equipment now or hereafter upon the Mortgaged Premises: (i) that no construction shall be commenced upon the Mortgaged Premises unless the plans and specifications for such construction have been submitted to and approved in writing by the Secretary of Housing and Urban Development as a Flood Hazard Area and in which flood insurance has been made available under the National Flood Insurance Act of 1968, as may be amended from time to time (the "Act"); the Mortgagor will keep the Mortgaged Premises covered for the term of the Note by flood insurance up to the maximum limit of coverage available under the Act.

2. Mortgagor shall keep the Mortgaged Premises continuously insured against loss or damage by fire, lightning, windstorm, malicious mischief, vandalism and extended coverage hazards, for full replacement value, and shall provide business interruption, boiler and machinery, flood and drainage insurance as required by Mortgagor. All casualty policies shall contain a standard mortgage clause naming Mortgagor as first Mortgagee and a loss payable endorsement in favor of Mortgagor. Mortgagor shall also provide a Comprehensive General Liability Property Damage and Workers' Compensation Policy naming Mortgagor as an additional insured. All policies of insurance shall be written by insurers acceptable to Mortgagor and have such monetary limits as Mortgagor shall require.

3. In the event of any loss or damage sustained by casualty for which insurance policies are in effect, the Mortgagor is authorized to adjust compromise and collect all claims thereunder without the consent of the Mortgagor and to execute and deliver on behalf of Mortgagor all necessary proofs of loss, receipts, vouchers, releases and such other documents as shall be required by the insurers to be executed. At the election of Mortgagor, the proceeds of any insurance may be applied to the reduction of the indebtedness secured by this Mortgage, whether or then due, or may be applied to the cost of building or restoring or restoring of buildings and improvements on the Mortgaged Premises, or may be applied to both purposes in such proportion as the Mortgagor shall determine. That part of the Mortgaged Premises so damaged or destroyed shall be repaired or rebuilt, in accordance with plans and specifications therefor submitted to and approved by Mortgagor (which approval shall be unreasonably withheld or delayed) and all life, safety and environmental regulations, laws, ordinances (including zoning), rules and regulations of governmental authorities having jurisdiction thereover, so as to be as similar, as is reasonably possible, to the condition which exists prior to such casualty.

4. Mortgagor shall pay all general real estate taxes, special taxes, special assessments, water and sewer charges and all other taxes and charges on the Mortgaged Premises before any charge for nonpayment attaches or accrues and to furnish the Mortgagor, upon request, with the original or duplicate receipts therefor. If Mortgagor shall desire to consent any tax or special assessment, to avoid default under this Mortgage, Mortgagor shall pay such tax or assessment in full in the manner provided by law.

5. In case of default hereunder, Mortgagor may, at its option, at any time make any payment or perform any act herein required by Mortgagor in any form and manner deemed expedient by Mortgagor, and Mortgagor may, at its option, make full or partial payments of principal or interest on prior encumbrances, if any, pay delinquent taxes and insurance premiums and purchase, discharge or settle any tax lien or any other lien or claim, redeem from any tax sale or foreclosure affecting the Mortgaged Premises or contest any tax or assessment. All monies paid or incurred by Mortgagor in connection therewith including costs and attorneys' fees and any other monies advanced by Mortgagor to protect the Mortgaged Premises shall be so much additional indebtedness secured hereby and shall be immediately due and payable by Mortgagor together with interest at the Default Rate defined here in.

6. Mortgagor agrees to pay to Mortgagor each month a sum specified by Mortgagor and estimated by Mortgagor to be equal to one-twelfth of the total amount of the general property taxes to be assessed against the Mortgaged Premises for the year in which the deposit is made and one-twelfth of the annual premiums for insurance required by this Mortgage. Mortgagor shall also increase the monthly deposit for payment of all special assessments. Mortgagor agrees that no deposit shall be deemed to exist by reason of the making of the foregoing deposits, no interest shall be payable thereon and the deposits may be commingled with Mortgagor's funds. The Mortgagor is hereby authorized to pay all taxes, special assessments and insurance premiums as here provided or billed without inquiry as to the accuracy or validity thereof. If deposits made hereunder for taxes, special assessments and insurance premiums shall not be sufficient to pay the amounts billed as they become due, the Mortgagor shall pay the deficiency to Mortgagor on demand.

7. In the event that the Mortgaged Premises or any part thereof is taken by condemnation, Mortgagor is hereby empowered to collect and receive any awards resulting therefrom ("Awards"), which shall, at the election of Mortgagor, be applied to the payment of the Note or any other indebtedness secured hereby, or on account of rebuilding or restoration of the Mortgaged Premises not so taken or damaged. If Mortgagor elects to permit the use of Awards for rebuilding or restoration of the Mortgaged Premises, the Mortgaged Premises shall be so rebuilt or restored in accordance with plans and specifications therefor submitted to and approved by Mortgagor (which approval shall not be unreasonably withheld or delayed) and applicable laws, so as to be as similar, as is reasonably possible, to the condition which existed prior to condemnation. In the event the Awards are insufficient to pay for all costs of rebuilding or restoration, Mortgagor shall deposit with Mortgagor an amount equal to such excess costs prior to any disbursement.

8. To further secure payment of the Note, all other indebtedness secured hereby, and performance of all of the terms, covenants, conditions and agreements contained herein, Mortgagor hereby sells, assigns and transfers to Mortgagor all of its right, title and interest in and to all Leases and rentals, issues, proceeds and profits now due and which may hereafter become due pursuant thereto, it being the intention hereby to establish an absolute transfer and assignment thereof to Mortgagor, hereby irrevocably appointing Mortgagor its agent, in its name and in its stead (with or without taking possession of the Mortgaged Premises), to rent, lease or let all or any part of the Mortgaged Premises to any party or parties, at such rental and upon such terms as Mortgagor shall, in its discretion, determine and to collect all of said rentals, rents, issues or profits arising from or accruing at any time hereafter and all present or future due or which may hereafter become due pursuant to each and every Lease or any other tenancy existing or which hereafter exists on the Mortgaged Premises, with the same rights and powers and subject to the same rights and powers as Mortgagor would have. If no Event of Default under this Mortgage has occurred, Mortgagor shall have the right to collect all of the rents arising from Leases or renewals or rentals thereon. Upon an occurrence of an Event of Default, Mortgagor shall have the right to thereafter, without notice to Mortgagor may notify any and all of the tenants of the Leases that the Leases have been assigned to Mortgagor and Mortgagor may direct said tenants thereafter to make all rentals and payments due from tenants under the Leases directly to Mortgagor and shall have the right to enforce the terms of the Leases and obtain payment of and collect the rents, issues, proceeds or other proceeds in the name of the Mortgagor. Mortgagor will at all times deliver to the Mortgaged Premises duplicate originals or certified copies of all leases, agreements and documents relating to the Mortgaged Premises and shall permit access by the Mortgagor to its books and records, insurance policies and other papers for examination and making copies and extracts thereof. The Mortgagor, its agents and designees shall have the right to inspect the Mortgaged Premises at all reasonable times and access thereto shall be permitted for that purpose.

9. Prior to execution of this Mortgage, Mortgagor shall obtain and deliver to Mortgagor a commitment for an ALTA Loan Policy in the full amount of the Note issued by a title company acceptable to Mortgagor. All objections acceptable to Mortgagor, contained in the loan commitment shall be approved by and acceptable to Mortgagor.

10. This Mortgage is given to and shall secure not only existing indebtedness, but also future advances, whether such advances are obligatory or to be made at the option of the Mortgagor, or otherwise, as are made within twenty years from the date hereof, to the same extent as if future advances were made on the date of the execution of this Mortgage, although there may be no advance made at the time of execution of this Mortgage, and although there may be no indebtedness outstanding at the time any advance is made. The lien of this Mortgage shall be valid as to all such indebtedness and future advances from the time this Mortgage is filed for record in the office of the Recorder of Deeds or the Registrar of Titles of the county where the Mortgaged Premises described herein are located. The total amount of indebtedness that may be so secured may increase or decrease from time to time, but the total unpaid balance so secured at any one time shall not exceed \$32,370.00 of principal, plus interest thereon, and any disbursements by Mortgagor made for the payment of taxes, special assessments or insurance on the Mortgaged Premises, with interest on such disbursements, and all costs of collection, including reasonable attorneys' fees.

11. If Mortgagor shall transfer, convey, alienate, pledge, hypothecate or mortgage the Mortgaged Premises or any part thereof, or any beneficiary of Mortgagor shall transfer, convey, alienate, pledge or hypothecate his beneficial interest or shall alter in any way the Trust Agreement under which Mortgagor holds title, or shall sell, transfer or assign the shares of stock of any corporate owner of the Mortgaged Premises or of any corporation which is the beneficiary of the Mortgaged Premises, at its option, may accelerate the maturity of the Note and declare it to be due and payable forthwith.

12. This Mortgage shall constitute a security agreement between Mortgagor and Mortgagor with respect to that portion of the Mortgaged Premises consisting of real property or interests in property, whether real or personal, including any and all sums deposited by Mortgagor and held by Mortgagor and all other indebtedness and obligations of Mortgagor hereunder. Mortgagor hereby grants to Mortgagor a security interest in the Mortgaged Premises and in all such deposits and agrees that, upon the Event of Default, Mortgagor shall have all of the rights and remedies of a secured party under the Illinois Uniform Commercial Code.

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