

MORTGAGE

THIS MORTGAGE, dated July 30 1993, is from Arnold Trogi, divorced and not since remarried, ("Mortgagor") to LASALLE BANK NORTHBROOK, 1200 Shermer Road, Northbrook, Illinois 60062 ("Lender")

RECFALS

1.1 Description of Note. The Mortgagor has executed and delivered to Lender a Note (hereinafter referred to as the "Note") of even date herewith in the total principal sum of ONE HUNDRED SEVENTY THOUSAND and No/100 DOLLARS (\$170,000.00). Mortgagor promises to pay to the order of Lender, out of the Mortgage Premises (as defined herein) and the income therefrom, the outstanding principal amount of the Note, together with interest on the principal from time to time outstanding as set forth below.

The principal sum of One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00) and interest on the balance of principal remaining from time to time unpaid at the rate of Nine and One Eighth (9.125%) percent per annum. Principal and interest is due and payable per the terms of the Note except that a final payment of all principal and accrued interest is due in full no later than August 1, 2008.

1.2 Description of Other Lien Agreements. The payment of the Note is secured by this Mortgage and by the following which are referred to jointly as "Other Lien Agreements":

- (a) Assignment of Leases and Rents (the "Assignment") executed by Mortgagor on the Mortgage Premises (as herein defined) and;
- (b) any and all such other collateral documentation now or hereinafter held by Lender.

Handwritten note: 2000 08/25/93 1000

Property of Cook County Clerk's Office



THIS INSTRUMENT PREPARED BY
MARK TREVOR. AFTER RECORDING
PLEASE RETURN TO:
MARK TREVOR
LASALLE BANK NORTHBROOK
1200 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

Handwritten initials: M/T

UNOFFICIAL COPY

1.3 **Title to Mortgage Premises.** Mortgagor covenants that Mortgagor is the holder of the fee simple title to the Mortgage Premises (as hereinafter defined), that the Mortgage Premise is not Homestead property as such term is used in Ill. Rev. Stat. Ch. 110, Sec. 12-901, that Mortgagor has legal power and authority to mortgage and convey the Mortgage Premises, and the Mortgage creates a first lien on the Mortgage Premises.

1.4 **Business Loan.** To induce Lender to consummate the Financing, the Mortgagor represents and covenants that the loan (the "Loan") is a business loan (as such term is used in Ill. Rev. Stat. Ch. 12, Sec. 6-404, as amended) to Mortgagor, that Mortgagor owns and operates a commercial or industrial enterprise which is carried on for the purpose of investment or profit in connection with the Mortgage Premises and that the funds hereby derived will be used solely to further such commercial or industrial enterprise.

II

GRANTING CLAUSES

To secure the payment of the Note and any and all renewals, extensions, modifications and replacements thereof and to assure performance of the agreement contained herein and in the Note and Other Lien Agreements, Mortgagor hereby conveys, mortgages, pledges, grants a security interest in and assigns to Lender:

(a) Those certain parcels of Land (referred to jointly as the "Land Parcel") located in Cook County, Illinois, commonly known as

LEGAL:

SEE ATTACHED EXHIBIT "A"

3/16/11/17

(b) All buildings, improvements and fixtures (collectively the "Improvements") now or hereafter located on the Land Parcel;

(c) All easements and tenements appurtenant to the Land Parcel and the Improvements

(d) Mortgagor's right, title and interest in all oral and written leases with, or other agreements for use and occupancy made or agreed to by, any person or entity pertaining to all or any part of the Land Parcel and Improvements, whether such leases have been heretofore or are hereafter made or agreed to and all rents, issues and profits of the Land Parcel and Improvements, the property described in this clause being hereby pledged primarily and on a parity with the Land Parcel and Improvements and not secondarily;

UNOFFICIAL COPY

(e) All apparatus, equipment, articles, personal property and fixtures which are a part of the Improvements, now or hereafter owned by Mortgagor and located in or on the Land Parcel and Improvements used or to be used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation and transportation including (without restricting the foregoing) screens, window coverings, window shades, storm doors and windows, floor coverings, carpets, awnings, stoves, stokers, water heaters, disposals, gas and electric equipment, elevators, pumps, motors, dynamos, and plumbing, laundry, refrigerating and cooling equipment, replacements of any such articles and all property owned by Mortgagor and used for similar purposes now or hereafter in or to the Land Parcel or in the Improvements (all such apparatus, equipment and articles being herein collectively referred to as "Apparatus"). The foregoing property described in this Article is hereinafter collectively referred to as the "Mortgage Premises";

III

COVENANTS

3.1 Covenants During Mortgage Term. At all times until the lien of the Mortgage is released, Mortgagor shall:

- (a) Pay when due all sums accruing under this Mortgage or the Note or both.
- (b) Keep the Mortgage Premises Improvements and Apparatus in good condition and repair, without waste.
- (c) Not permit any lien (including a lien junior to the lien hereof) to attach to or remain on the Mortgage Premises without the prior written approval of Lender, unless such lien(s) is promptly discharged, insured over, or released within applicable cure period.
- (d) Comply with all laws, ordinances, licenses and governmental rulings applicable to the Mortgage Premises.
- (e) Not permit any Improvements or Apparatus to be sold, transferred, conveyed, leased, encumbered or alienated in any way or removed from the Mortgage Premises without the prior written consent of Lender provided that Mortgagor shall have the right to replace Improvements or Apparatus with similar items having value and utility equivalent or superior to that existing on the date hereof, and provided that Lender shall have a first and paramount lien on such replacements.
- (f) Not permit any structural alterations of or improvements of the Mortgage Premises to be made, which are not in conformance with the plans and specifications heretofore approved by Lender and applicable municipal authorities or tenant improvements without the prior approval of the Lender which approval will not be unreasonably withheld, and not cease to use Mortgage Premises without the prior written consent of Lender.

UNOFFICIAL COPY

(g) Permit Lender and its agents to have access to the Mortgage Premises at all reasonable times.

(h) Execute and deliver to or cause to be executed and delivered to Lender on reasonable notice any further agreements and assurances deemed reasonably necessary by Lender to effectuate and evidence a first lien on and a validly perfected security interest in the Mortgage Premises subject only to the encumbrances permitted by Lender.

(i) Not permit title to the Mortgage Premises or any portion thereof to be transferred or conveyed directly or indirectly (voluntarily or involuntarily) without the prior written consent of Lender.

(j) Not permit the beneficial interest in the Land Trust to be assigned outright or collaterally assigned, directly or indirectly, voluntarily or involuntarily, without the prior written consent of Lender.

(k) Not permit any lease other than the existing leases to be made of any portion or all of the Mortgage Premises without the prior written consent of Lender as to the form and content of each such lease, and following such approval not to materially modify, default under, surrender, terminate, cancel, assign or grant concessions under any such lease without the prior written consent of Lender. Copies of all leases executed during duration of this Mortgage will be forwarded to Lender.

05613317

(l) Not enter into or permit to be entered into any management contract or lease, sublease, license, concession or the like ("Management Contract") pertaining to the operation and management of the Mortgage Premises without the prior written consent of Lender not to be unreasonably withheld as to form and content, and following such approval, not to materially modify, default under, surrender, terminate, cancel, assign or grant concessions with respect to any Management Contract without the prior written consent of Lender, any Management Contract shall be assigned to Lender as additional security for the payment of the Note under such terms and conditions as shall be satisfactory to Lender.

(m) In the event of loss or damage to the Mortgage Premises, and Lender's election to use insurance proceeds to rebuild, promptly repair such damage, provided the proceeds of claims under casualty policies for any loss covered by any such casualty policies are made available to Mortgagor for such repair, Mortgagor's repair obligation is not limited to the amount of casualty insurance proceeds recovered from such claim.

(n) Deliver to Lender within 90 days following the end of the respective tax year applicable to Mortgagor or the beneficiaries of the Mortgagor, the Guarantors and others who hold legal or equitable title to the collateral pledged to secure the Note, financial statements satisfactory to Lender, together with such interim financial statements as Lender may require, and deliver to Lender upon request such Federal Income Tax Returns as Lender may request. All such financial statements shall be in a form satisfactory to Lender and in sufficient detail to give Lender a clear understanding of financial status and provide full, fair and accurate disclosures.

UNOFFICIAL COPY

(o) Provide Lender with such further information concerning Mortgagor, the beneficiaries of Mortgagor, Guarantors and related corporations or affiliates of the Guarantors as is reasonably requested by Lender.

(p) Cause the Mortgage Premises to be managed at all times in accordance with sound business practice.

(q) At Lender's request, in the event timely payments of taxes, insurance, assessments and like charges have not been made, deposit with an institution satisfactory to Lender (such institution herein being referred to as "Holder") on the first day of each month amounts sufficient in the opinion of Lender to create and maintain an adequate reserve fund from which to pay all such tax, insurance, assessment and other like charges. Such fund shall be held by Holder without liability for the payment for insurance, taxes assessments or other similar charges paid by Mortgagor. The Holder, upon receipt of the bills, shall pay from such fund premiums, taxes, assessments and other similar charges as they become due. There shall be no withdrawal from such funds for purposes other than the payment of insurance, taxes, assessment, and similar charges without the prior written approval of Lender. Holder shall not be required to determine the accuracy of any bill or the validity of any such insurance premiums, taxes, assessments or similar charges.

(r) To the extent the items described in the immediately preceding subparagraph are not paid out of the reserve fund described therein, pay before penalties accrue all insurance premiums, taxes, assessments and other similar charges involving the Mortgage Premises and deliver to Lender at least ten (10) days prior to the due date thereof receipts evidencing payment of such items. If any law is enacted deducting mortgage liens from the value of Illinois land for the purpose of real estate taxation or requiring mortgagors to pay a portion of real estate taxes, or pay any tax levied in substitution (in whole or in part) therefor, which has the practical effect of requiring Lender to pay any real estate taxes or the equivalent thereof in respect of the Mortgage Premises, or if there occurs a change in the taxation of mortgages so as to require Lender to pay tax by reason of its ownership of the Mortgage, Mortgagor shall pay any such tax or reimburse Lender for any payment it may make.

(s) Complete any and all improvements in accordance with the plans and specifications approved by Lender.

(t) Construct all improvements in compliance with all governmental regulations and restrictions, and with all zoning and building laws and ordinances of the municipality in which the premises are located and with all building restrictions of record, and furnish satisfactory evidence to Lender of such compliance.

UNOFFICIAL COPY

3.2 Insurance and Condemnation.

(a) At all times during the term of this Mortgage, Mortgagor shall carry:

(i) policies insuring the Improvements and Apparatus, from time to time constituting a part of the Mortgage Premises, against loss or damage by fire, theft, vandalism, malicious mischief and such other risks as Lender may from time to time reasonably require, including, but not limited to, those risks included in the term "extended coverage".

(ii) such other casualty and liability insurance policies as Lender shall from time to time, reasonably require, including, but not limited to, flood insurance in an amount as least equal to the lesser of the principal balance of the loan or the maximum limit of coverage if the Mortgage Premises are in an area that has been identified by an appropriate governmental official as an area having special flood hazards.

(b) All such insurance policies shall at all times be in amounts reasonably satisfactory to Lender, be in form and substance and with companies reasonably acceptable to Lender, bear noncontributory first mortgage endorsements in favor of Lender, be payable to and remain in force until the debt secured hereby is paid in full. Every such policy shall contain an agreement by the issuer thereof that such policy shall not be canceled without at least 20 days prior written notice to Lender. Mortgagor shall pay or cause to be paid all premiums on such insurance policies. In the event of a sale of the Mortgage Premises pursuant to a foreclosure of this Mortgage or other Transfer of Title to Mortgage Premises in satisfaction in whole or in part of the indebtedness secured hereby, title to all such insurance policies and all unearned premiums thereon shall automatically pass to and vest in the purchaser or transferee.

(c) In case of loss or damage, the proceeds of claims under casualty policies pertaining to the Mortgage Premises shall be paid to Lender for application, at the option of Lender either (i) to the indebtedness (in the inverse order of maturity) with the balance of such proceeds, if any, paid to Mortgagor, or (ii) to the restoration of the Mortgage Premises on such conditions and subject to such controls as Lender may reasonably impose, with the balance of such proceeds, if any applied (in the inverse order of maturity) against such indebtedness; provided, however, if Lender, in its reasonable discretion, determines that the Mortgage Premises can be restored with the insurance proceeds to a use equal in value to that immediately prior to such casualty Lender will use such proceeds to restore the premises. Lender is hereby authorized to act as attorney in fact for Mortgagor in obtaining, adjusting, settling and canceling all insurance on the Mortgage Premises in endorsing any checks or drafts drawn by insurers of the Mortgage Premises and in directing Mortgagor to endorse any such checks or drafts as Lender may direct, provided that if Mortgagor is not then in default hereunder, Mortgagee agrees to consult and cooperate with Mortgagor concerning any insurance settlement. Notwithstanding any other provision of this Mortgage or the Note, no application of insurance proceeds to the indebtedness

UNOFFICIAL COPY

shall result in a prepayment premium or have the effect of curing any default or extending the time for making any payment due hereunder or under the Note. Lender shall not be held responsible for failure to collect any insurance proceeds due under the terms of any policy provided for herein regardless of the cause of such failure, unless such failure is the result of Lender's gross negligence or willful wrong acts.

(d) In the event of the condemnation or other taking of any part or all of the Mortgage Premises by any federal, state, municipal or other governmental authority or agency thereof, all awards or other compensation for such taking shall be paid to Lender and be applied (in the inverse order of maturity) on the indebtedness secured hereby, provided that the such application shall result in a prepayment premium or have the effect of curing any default or extending the time for making any payment due hereunder or under the Note. Excess funds, if any, are payable to the Mortgagor.

3.3 Advances

(a) In the event Mortgagor fails to perform any act required of it by this Mortgage, the Note, or the Other Lien Agreements, or to pay within the applicable notice and cure period any amount required to be paid by this Mortgage, the Note, or Other Lien Agreements, Lender may make such payment or perform such act. Such payment or performance by Lender shall not have the effect of curing any default. All moneys so advanced by Lender together with all expenses incurred in connection therewith shall be deemed advances ("Advances") under this Mortgage, shall be immediately due and payable and shall be added to the principal amount of the Note. Advances shall bear interest from the date expended at the default rate specified in the Note and shall be secured by this Mortgage and the Other Lien Agreements as though originally a part of the Note.

(b) Mortgagor recognizes that Lender:

(i) may be involved in court or administrative proceedings (including without restrictions the foregoing: foreclosure, probate, bankruptcy, creditors' arrangements, insolvency, housing authority or pollution control proceedings) in which Lender may be a party or may be directly or indirectly involved or in which this Mortgage, the Note, or the Other Lien Agreements, or the Mortgage Premises may be directly or indirectly involved; or

(ii) may make preparations for the commencement of any suit for the foreclosure hereof, which may or may not be actually commenced; or

(iii) may make preparations for the defense of any threatened proceeding which might affect the Mortgage Premises or the priority, validity or effectiveness of the lien created or intended to be created hereby, which proceeding may or may not be actually commenced; or

UNOFFICIAL COPY

(iv) may make preparations for and do work in connection with Lender's taking possession of and managing the mortgage Premises, which event may or may not actually occur; or

(v) may make preparations for and commence other private or public actions to remedy a default, which other actions may or may not be actually commenced; or

(vi) may enter into negotiations with Mortgagor or agents or beneficiaries in connection with the existence of or cure of any Default after the failure to cure within the notice and cure period, or the sale of the Mortgage Premises or the assumption of liability for any of the indebtedness represented by the Note.

(c) All reasonable expenditures of any kind (which may when necessary be estimated) made by Lender in connection with any of the foregoing as a result of a Default not cured within the applicable notice and cure period by Mortgagor hereunder (including, without limitation, reasonable attorneys' fees) shall be deemed to be Advances.

(d) If Lender has control of the rents or the net rents from the Mortgage Premises at any time when any Advance is made it may reimburse itself for such Advance plus interest thereon out of such rents.

(e) Lender, in making any payment authorized herein for taxes or assessments involving the Mortgage Premises, may do so according to any bill or estimate issued by the appropriate public office without inquiry into the accuracy of such bill or estimate or into the validity of any tax, assessment, sale or forfeiture.

IV

DEFAULTS AND REMEDIES

4.1 Defaults. Each of the following events shall constitute a default (herein "Default") under this Mortgage:

(a) The failure by Mortgagor to perform in a full and timely manner any of Mortgagor's obligations under this Mortgage or the Note secured hereby, and failure to cure the default within fifteen (15) days after receipt of notice of default in the case of monetary defaults and thirty (30) days after receipt of notice in the case of non-monetary defaults, except that the cure period may be extended as to non-monetary defaults only; the untruth of any representation made herein, or the breach of any Mortgagor's covenants contained herein and failure to cure within any applicable cure period. Lender may in its absolute discretion, but is not obligated to, extend any cure period in writing providing Mortgagor requests an extension prior to expiration of the applicable cure period.

UNOFFICIAL COPY

- (b) The occurrence of a Default under any of the Other Lien Agreements.
- (c) The taking by eminent domain or other condemnation proceedings of any substantial portion of the Mortgage Premises or of any part thereof which materially impairs any of the intended uses of the Mortgage Premises; provided, however, there is no default if the proceeds proviso in paragraph 3.2(d) hereof is applicable.
- (d) An uninsured loss or destruction of any substantial portion of the Mortgage Premises or of any part thereof which materially impairs any of the intended uses of the Mortgage premises if Mortgagor does not promptly begin restoration of the Mortgage Premises.
- (e) The appointment of a receiver, trustee or conservator of all or any part of the Mortgage Premises or the beneficial interest in the Land Trust which is not dismissed within 60 days.
- (f) Seizure, distraint, attachment of a levy or any similar process against the Mortgage Premises, the existence of any lien on the Mortgage Premises in favor of any party other than Lender, or the filing of any proceeding to assert or foreclose a lien on the Mortgage Premises, which proceeding is not dismissed, discharged, insured over, or released within thirty (30) days of the filing thereof or otherwise insured over by the Mortgagor.
- (g) The entry of the final judgment against Mortgagor which is not satisfied within 15 days of the date on which judgment shall have become final and all stays of execution pending appeal or otherwise shall have expired, unless the Mortgagor can insure over the judgment or otherwise indemnify Lender to the lender's satisfaction.

4.2 Foreclosure.

- (a) The happening of any Default under this Mortgage shall give Lender the following rights:
- (i) If the Default is a default in the payment of any amount due under the Note, and such default shall continue for fifteen (15) days after receipt of notice from Lender to Mortgagor and failure to cure, Lender may, without further notice to or demand upon the Mortgagor or any other party, take any or all the following actions: declare all indebtedness under the Note, including Advances, to be immediately due and payable, foreclose the Mortgage or exercise any other rights and remedies available to Lender under Illinois law.
- (ii) If the Default is not a default in the payment of any such amount, Lender shall give Mortgagor notice of such Default and demand that it be cured within thirty (30) days after receipt of notice from Lender to Mortgagor. If Mortgagor has taken and is taking immediate action to diligently cure the nonmonetary default the Lender may consent to extend

UNOFFICIAL COPY

the cure period, such consent is not to be unreasonably withheld. If such Default is not cured within such thirty (30) day period and Mortgagor is not diligently pursuing the removal of the default, Lender may, without further notice or demand, take any or all of the following action: declare all indebtedness under the Note, including Advances, to be immediately due and payable, foreclose the Mortgage or exercise any other rights and remedies available to Lender under Illinois Law.

(b) Either before or after the foreclosure sale, a receiver may be appointed by the Court without notice, without regard to the solvency or insolvency of Mortgagor, or the then value of the Mortgage Premises. The receiver shall have the power to collect the rents and income from the Mortgage Premises during the pendency of the foreclosure suit and, in the case of a sale and a deficiency, during the full statutory period of the redemption, if any, whether there be redemption or not. The receiver shall have all other powers for the protection, possession, management and operation of the Mortgage Premises which an absolute owner would have, but the net rents in the hands of the receiver shall be applied on the debt hereby secured or to such reasonable expenses of the receivership or foreclosure suit as the Court may direct.

(c) The proceeds of any foreclosure sale of the Mortgage Premises shall be distributed and applied in the following order of priority:

(i) Costs and expenses of the foreclosure proceedings;

(ii) Advances and any other obligations outstanding hereunder or under the Other Lien Agreements, all unpaid principal on the Note, all accrued and unpaid interest on the Note in that order, unless the lender, prior to the expiration of sixty (60) days following the foreclosure sale, shall elect otherwise, and if Lender shall so elect, then in any order as Lender may specify in such election; and

(iii) The balance, if any, to discharge junior liens if the court so directs, and otherwise to Mortgagor.

4.3 Mortgagee in Possession.

(a) In the event of any Default under this Mortgage and failure to cure (irrespective of whether the right of foreclosure of the Mortgage has accrued to Lender, whether the entire debt has then been accelerated or whether foreclosure proceedings have been commenced, Lender may (without further notice or demand) take possession of the Mortgage Premises. While in possession of the Mortgage Premises, Lender shall, have the following powers:

(i) to collect the rents and manage, lease, alter and repair the Mortgage Premises, cancel or modify existing leases in accordance with the terms thereof, enter into new leases, obtain insurance and in general have all powers and rights customarily incident to absolute ownership; and

UNOFFICIAL COPY

(ii) To pay out of the rents so collected the management and repair charges, taxes, insurance, commissions, fees and all other expenses and, after creating reasonable reserves, apply the balance, if any, on account of the indebtedness secured hereby.

(b) Lender may remain in possession of the Mortgage Premises in the event of foreclosure until the foreclosure sale and thereafter during the entire period of redemption, if any, if a deficiency exists. Lender shall incur no liability for, nor shall Mortgagor assert any claim or set off as a result of, any action taken while Lender is in possession of the Mortgage Premises, except only for Lender's own gross negligence or willful wrong acts. In the event foreclosure proceedings are not commenced, Lender may remain in possession as long as a default exists.

4.4 Nature of Remedies. No delay or omission on the part of Lender in the exercise of any remedy available to Lender shall operate as a waiver thereof. The remedies available to Lender under this Mortgage shall be exercisable in any combination whatsoever and shall be in addition to, and exercisable in any combination with, any and all remedies available by operation of law and under the Note, or any of the Other Lien Agreements.

4.5 Waiver of Redemption. To the extent now or hereafter permitted by law, Mortgagor hereby waives all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on its own behalf and on behalf of the trust estate and all persons beneficially interested in the Mortgage Premises and each and every person except decree or judgment creditors of Mortgagor (in its representative capacity), who may acquire any interest in or title to the Mortgage Premises subsequent to the date hereof.

V

MISCELLANEOUS

5.1 Modification of Loan Terms. If the time of payment of the indebtedness secured hereby or any part thereof be extended at any time or times, if the Note be renewed, modified or replaced, or if any security for the Note be released, Mortgagor and any other parties now or hereinafter liable therefor or interested in the Mortgage Premises shall be held to consent to such extensions, renewals, modifications, replacements and releases and their liability and the lien hereof and of the Other Lien Agreements shall continue in full force, the right of recourse against all such parties being reserved by Lender in accordance with the terms of the governing instrument.

5.2 Successors and Assigns. This Mortgage shall inure to the benefit of and be binding upon the successors and assigns of the Mortgagor and Lender and all persons and entities (including owners and lessees) which may hereafter obtain any interest in the Mortgage Premises.

UNOFFICIAL COPY

5.3 Notices. Whenever Lender or Mortgagor desires to give any notice to the other, it shall be sufficient for all purposes if such notice is personally delivered or sent by regular United States mail, postage prepaid, addressed to the intended recipient at the last address theretofore specified by the address in a written notice given to the sender. All parties hereto agree that receipt shall be two days after date of mailing. In case no other address has been so specified, notices hereunder shall be sent to the following addresses:

Lender: LASALLE BANK NORTHBROOK
1200 Shermer Road
Northbrook, Illinois 60062
Attn: Mark W. Trevor, Vice President
Commercial Real Estate

Mortgagor: Mr. Arnold Trogi
1003 Longaker Road
Northbrook, Illinois 60062

5.4 Governing Law. This Mortgage shall be governed by and construed in accordance with the laws of the State of Illinois.

5.5 Severability. If any term, restriction or covenant of this instrument is deemed illegal or unenforceable, all other terms, restrictions and covenants and the application thereof to all persons and circumstances subject hereto shall remain unaffected to the extent permitted by law.

6. Hold Harmless to Lender. Mortgagor hereby agrees to indemnify and save Lender, its successors and assigns, harmless against all liability, loss, damage and expense (including reasonable attorneys' fees) incurred by Lender on account of claims or demands of every nature, kind and description for loss or damage to property, or injury to or death of every person, caused by, or connected in any manner, with the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release, from the Mortgage Premises or into or upon any land, the atmosphere, or any watercourse, body of water or wetland, of any "Hazardous Material" (defined below), including without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act, any so called "Superfund" or "Superlien" law, or any Federal, State, local or other statute, law, ordinance, code, rule, regulation, order of decree regulating, relating to or imposing liability or standards of conduct concerning any Hazardous Material, whether due in whole or in part to the negligence of the Mortgagor, any contractor or

UNOFFICIAL COPY

contractors, subcontracts or subcontractors, or to the negligence of their respective partners, agents or employees, except for acts or willful or wanton misconduct of the Lender or of Lender's employees or agents (the "Indemnified Matters"). At its own cost and expense, Mortgagor hereby agrees to hold Lender and its employees, agents, representatives, successors or assigns (the "Indemnified Parties") provided Mortgagor is given notice of the claim and can provide defense thereof harmless as well as defend and pay all costs and expenses (including reasonable attorneys' fees) of any and all suits or other legal proceedings that may be brought or instituted against the Indemnified Parties on any Indemnified Matters, and pay and satisfy any judgment that may be rendered against the Indemnified Parties in any such suit or legal proceeding, or the amount of any compromise or settlement that may result therefrom, unless attributable primarily to the willful or wanton misconduct of the Indemnified Parties. For purposes hereof, "Hazardous Material" means any hazardous substance or any pollutant or contaminant defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation and Liability Act, any so called "Superfund" or "Superlien" law, the Toxic Substances Control Act, or any other federal, State or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect, or any other hazardous, toxic or dangerous waste, substance or material.

IN WITNESS WHEREOF, the undersigned have executed this Mortgage as of the day and year first written above.

MORTGAGOR:


Arnold Trogi

95613317

Property of Cook County Clerk's Office

UNOFFICIAL COPY

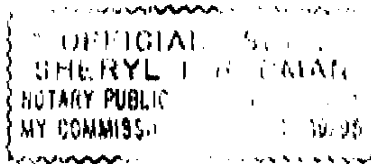
STATE OF ILLINOIS |
 |
COURT OF |

I, the undersigned, Notary Public, in and for said County, in the State
aforesaid, do hereby certify that Arnold Tress personally known to me to be the
same person who submitted to the foregoing instrument, appeared before me this
day in person and averably acknowledged that they signed and delivered the said
instrument as their free and voluntary act.

Given under my hand and official seal this 7th day of July, 1993

Sheryl T. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES



Property of Cook County Clerk's Office

95413517

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NUMBER 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1248.62 FEET EAST AND 270.79 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 32.79 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 55.75 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 53.46 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 27.75 FEET; THENCE SOUTH 36 DEGREES 59 MINUTES 56 SECONDS WEST, 6.29 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 5.06 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 5.82 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 9.56 FEET; THENCE SOUTH 36 DEGREES 59 MINUTES 45 SECONDS WEST, 14.38 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED DATED NOVEMBER 10, 1981 AND RECORDED ON NOVEMBER 12, 1981 AS DOCUMENT NUMBER 26056227 AND BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 25806847, 25806846, AS AMENDED BY DOCUMENT NUMBERS 88-253527, AND FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY DOCUMENT NUMBER 88-253528, AND 89-608946.