

# UNOFFICIAL COPY

Mortgage No. 66480

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which the property hereinafter described, is referred to herein as the "premises." Any such renewal, modification or extension of the

Commonly known as: 1537 S. State Street  
Chicago, Illinois 60605

PERMANENT INDEX #: 17-22-106-023  
17-22-106-024

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THAT PART OF LOT 8 LYING EAST OF THE EASTERN LINE OF STATE STREET AS WIDENED AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND SOUTH SIDE RAPID TRANSIT RAILROAD COMPANY IN BLOCK 26 IN THE ASSASSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 7 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR STATE STREET AND EXCEPT THE EAST 35 FEET THEREOF TAKEN FOR AN ALLEY AND FOR THE RIGHT OF WAY OF THE CHICAGO SOUTH SIDE RAPID TRANSIT RAILROAD COMPANY) IN BLOCK 26 IN ASSASSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1:

NOW, THEREFORE, to secure the payment of the indebtedness evidenced by the Note and the payment of all other sums advanced in accordance with the terms of this Mortgage, as well as any and all renewals, modifications or extensions of the whole or any part of the indebtedness hereby secured however evidenced, with interest at such lawful rate as may be agreed upon, Mortgagor does hereby grant, mortgage and convey upon the Mortgage, its successors and assigns, the following described Real Estate in the County of Cook and the State of Illinois.

WHEREAS, Mortgagor executed a note of an even date herewith (the "Note"), whereby Borrower is indebted to Mortgagee in the principal sum of One Hundred Thousand and no/100 (\$100,000.00) Dollars. The terms of said Note are incorporated by reference herein.

THIS INDENTURE, made this 12th day of November, 1998 between Su Du Hau (herein referred to as "Mortgagor") and the NEW ASIA BANK, its successors and/or assigns, an Illinois corporation, having its main office at 222 West Cermak Road, Chicago, Illinois 60616 (herein referred to as "Mortgagee") witnesseseth:

00-66480

MORTGAGE

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COOK COUNTY, ILLINOIS

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TO HAVE AND TO HOLD the above described Premises with the appurtenances and fixtures thereto appertaining or belonging unto the Mortgagee, its successors and assigns, forever, for the purpose

Uniform Commercial Code).  
to the Mortgagee as Secured Party (as such terms are defined in the interest in such property, which Mortgagee as Debtor hereby grants Commercial Code for the purpose of creating hereby a security is also deemed to be a Security Agreement under the Uniform such term is defined in the Uniform Commercial Code. This Mortgage and parcel of the Real Estate or does not constitute a "fixture" as as to any of the property aforesaid, which does not so form a part fixtures, are hereby expressly conveyed, assigned and pledged; and property, improvement, furniture, apparatus, furnishings and title or interest of the said Mortgagee in and to said premises, not, and conveyed by this Mortgage; and all the estate, right, freehold and a part of the realty, whether attached or annexed or conclusively deemed to be "fixtures" and an accession to the or hereafter to be used upon said described premises shall be connections, masonry, or any other manner whatsoever, which are now attached to said building by nails, screws, bolts, pipe standing on said premises, whether or not the same are or shall be unfurnished building, similar to any building now or hereafter may ever be furnished by a landlord in letting and operating an apparatus and appurtenance, and such other goods and chattels as electric refrigerators, air conditioning apparatus, cooking heating fixtures, mirrors, mantels, refrigeration plants, iceboxes, and machinery, boilers, ranges, elevators and motors, bathtubs, sinks, water-closets, basins, pipes, faucets and other plumbing and shrubbery, gas and electric fixtures, radiator, heater, engines, by way of limitation all shades and awnings, screens and carpets, or by convention are regarded as fixtures, and specifically but not parties hereto that in addition to all other things which at law It is mutually covenanted and agreed, by and between the

or hereafter standing on said Premises.  
equipment in or that may at any time be placed in any building now

TOGETHER with all improvements thereon and which may hereafter be erected or placed thereon, and all appurtenances, rights, royalties, mineral, oil and gas rights, and easements, thereunto belonging and the rents, issues and profits thereof, which are hereby expressly conveyed and assigned to the Mortgagee as additional security and as an equal and primary fund with the property herein conveyed for the repayment of the money secured by this Mortgage, and any and all appurtenances, fixtures and

whole or any part of the indebtedness hereby secured or any change in the terms or the rate of interest charged thereon, shall not impair in any manner the validity or priority of this Mortgage and shall not release the Mortgagee from personal liability for the indebtedness hereby secured.

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The Funds shall be held in an institution the deposit or accounts of which are insured or guaranteed by a Federal or State agency. Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills,

4. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may accrue or be levied over this mortgage, and ground rents on the property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimates thereof.

3. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and exhibit satisfactory evidence of the discharge of such prior lien to Mortgagor; (4) complete within a reasonable time any building or buildings now or at any time in process or erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. All payments received by Mortgagor under the Note and Paragraph one (1) hereof shall be applied by Mortgagor first in payment of interest payable on the Note, then to any late charge that is due, and then to the principal of the Note, including any amounts considered as added thereto under the terms hereof.

1. Mortgagor shall promptly pay when due without setoff, recoupment, or deduction, the principal of and interest on the indebtedness evidenced by the Note, and late charges as provided in the Note.

Follows: In addition, the Mortgagor covenants with the Mortgagor as

herein set forth and for the security of the said note hereinafter described, and interest thereon and free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

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5. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and such other risks and hazards as are insurable under the present and future forms of all-risk insurance policies, providing for payment by the insurance companies of moneys sufficient to pay the greater of either the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies not less than ten (10) days prior to the respective days of expiration. All policies of insurance shall contain a provision requiring that the coverage evidenced thereby shall not be terminated or materially modified without thirty (30) days' prior written notice to the Mortgagee. If the policies of insurance referenced herein contain

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph eighteen (18) hereof the property is sold or the property is otherwise acquired by Lender, Lender shall apply no later than immediately prior to the sale of the property or its acquisition by Lender, any funds held by Lender at the time of application as a credit against the sum secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due date of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installment of funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge, Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, and such interest, if any, shall insure to the benefit of Lender. Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

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Insurance proceeds to be applied to pay for the cost of rebuilding or restoration of the buildings and improvements on the premises, such funds will be made available for disbursement by Mortgagee; provided, however, that (1) should any insurance company have, in the opinion of Mortgagee, a defense against Mortgagee (but not against Mortgagee) to any claim for payment due to damage or destruction of the premises or any part thereof by reason of fire or other casualty, submitted by Mortgagee or any party on behalf of Mortgagee, or should such company raise any defense against Mortgagee (but not against Mortgagee) to such payment, or (ii) should the net proceeds of such insurance collected by Mortgagee together with any funds deposited by Mortgagee with Mortgagee be

6. A. In case of loss by fire or other casualty, the Mortgagee (or after entry of decree of foreclosure, purchaser as the case, or the decree creditor, as the case may be) is hereby authorized either (1) to settle and adjust any claim under such insurance policies without consent of Mortgagee, or (ii) to allow Mortgagee to agree with the insurance company or companies on the amount to be paid upon the loss. In either case Mortgagee is authorized to collect and receipt for any such insurance money. If Mortgagee is obligated to restore or replace the damaged or destroyed buildings or improvements under the terms of any lease or leases which are or may be prior to the lien of this Mortgage, and (ii) such damage or destruction does not result in cancellation or termination of such lease, and (iii) the insurers do not deny liability as the insured, such proceeds, after deducting therefrom any expenses incurred in the collection thereof, shall, subject to the provisions of subparagraphs A and C hereof, be used to reimburse Mortgagee for the cost of rebuilding or restoration of buildings and improvements on the premises. In the event Mortgagee elects to apply said insurance proceeds in reduction of the indebtedness secured hereby, all expenses and fees of collection shall first be deducted and paid to Mortgagee, and it is further covenanted and agreed that should the net insurance proceeds be insufficient to pay the then existing indebtedness secured hereby, together with all accrued interest thereon, fees and charges, Mortgagee may, at its sole election, declare the entire unpaid balance of the debt secured hereby to be immediately due and payable, and the failure of the payment thereof shall be a default hereunder.

Mortgagee shall furnish Mortgagee with evidence satisfactory to Mortgagee that flood insurance is in effect in the event that Mortgagee has failed previously to demonstrate to Mortgagee that the premises is not located in an area designated by the secretary of Housing and Urban development as having special flood hazards.

a co-insurance clause or provision, Mortgagee agrees to maintain insurance coverage which is at all times in compliance with said clause or provision.

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Nothing contained in this Mortgage shall create any responsibility or obligation on the Mortgagee to collect any amount owing on any insurance policy; to rebuild, repair or replace any

protected by any of the said insurance policies. may deem advisable, to cause the interest of such purchaser to be the purchaser at the sale, or to take such other steps as Mortgagee consent of Mortgagee, to assign any and all insurance policies to foreclosure sale, mortgagee is hereby authorized, without the thereunder payable to said judgment creditor. In the event of clause to be attached to each of said policies making the loss be canceled and that the judgment creditor may cause a new loss Mortgagee's clause attached to each of said insurance policies may Mortgage, the court in its judgment may provide that the or as the court may direct. In case of the foreclosure of this the equity of redemption it he shall then be entitled to the same, proceedings, and the balance, if any, shall be paid to the owner of with any decree of foreclosure that may be entered in any such improvements, shall be used to pay the amount due in accordance not applied as aforesaid in rebuilding or restoring the building or been instituted, the proceeds of any such insurance policies, if C. In case of loss after foreclosure proceedings have

clear of liens. sufficient to pay for the cost of completion of the work free and proceeds remaining in the hands of the Mortgagee shall be at least time to time, and at all times the undischarged balance of said exceed ninety percent (90%) of the value of the work performed from rebuilding. Disbursement of such insurance proceeds shall not Mortgagee prior to the commencement of any such repair or rebuilding or restoration shall be presented to and approved by satisfactory to Mortgagee. All plans and specifications for such shall be the sole or a dual obligee, and which bond shall be performance bond or bonds in form satisfactory to Mortgagee which payments including insurance against mechanic's lien and/or contractors' sworn statements and other evidence of cost and of thereof, and with such architect's certificates, waivers of lien, with satisfactory evidence of the estimated cost of completion available, from time to time, upon the Mortgagee being furnished prior to such damage or destruction. Such proceeds shall be made of at least equal value and substantially the same character as such proceeds are applied toward restoration or rebuilding, the same as in the case of any other default hereunder. In the event to be immediately due and payable, and Mortgagee may then treat the settlements, declare the unpaid balance of the debt secured hereby whether or not Mortgagee has received funds from any insurance contingency, then in either case Mortgagee may, at its option, by Mortgagee, which estimate shall include a reasonable less than the estimated costs of the requisite work as determined

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8. In the event that the Mortgagor fails to make any payment or perform any act required hereunder, the Mortgagor may, without notice, but need not, make said payment or perform any act in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien of other prior lien or title or claim, thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagor to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Mortgagor for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate payable on the principal outstanding under the Note. Inaction of Mortgagor shall never be considered as a waiver of any right accruing to it on account of any default hereunder on the part of Mortgagor.

7. Mortgagor hereby assigns, transfers and sets over unto Mortgagor the entire proceeds of any award or any claim for damages for all or any part of the Premises taken or damaged under the power of eminent domain or by condemnation. The Mortgagor hereby empowers Mortgagor, in the Mortgagor's sole discretion, to settle, compromise and adjust any and all claim or rights arising under any condemnation or eminent domain proceeding relating to the Premises or any portion thereof. Nothing contained in this Mortgage shall create any responsibility or obligation on the Mortgagor to collect any amount owing due to any condemnation or eminent domain proceeding or to rebuild, repair or replace any portion of the Premises or any improvements thereon or to perform any act hereunder. Mortgagor may elect to apply the proceeds of the award upon or in reduction of the indebtedness secured hereby, whether due or not, or to require Mortgagor to restore or rebuild, in which event the proceeds shall be held by Mortgagor and used to reimburse Mortgagor is not then in default under this Mortgage. In the event Mortgagor is required or authorized by Mortgagor's election as aforesaid, to restore or rebuild the proceeds of the award shall be paid out in the same manner as is provided for the payment of insurance proceeds toward the cost of rebuilding or restoration. If the amount of such award is insufficient to cover the cost of rebuilding or restoration, Mortgagor shall pay such costs in excess of the award, before being entitled to reimbursement out of the award. Any surplus which may remain out of said award after payment of such costs of rebuilding or restoration shall, at the option of Mortgagor, be applied on account of the indebtedness secured hereby or be paid to any other party entitled thereto.

damaged or destroyed portion of the Premises or any improvements thereon; or to perform any act hereunder.

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11. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien thereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee relating thereto including but not limited to attorneys' fees, appraisers' fees, broker's commissions, advertising expenses, outlays for documentary and expert evidence, stenographer's charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantees policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the Premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate payable on outstanding principal under the Note, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of

9. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

10. At the option of Mortgagee, and without notice to Mortgagee, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the Note or in this Mortgage to the contrary, become due and payable (a) immediately in the case of default under the terms of the Note; (b) immediately in the event of Mortgagee shall, without the prior written consent of Mortgagee, sell, transfer, convey, encumber, or assign the title to all or any portion of the Premises, or the rents, issues, or profits thereon, including, but not limited to, a transfer of all of any portion of the Premises to an Illinois Land Trust, whether by operation of law, voluntarily or otherwise, or shall contract to do any of the foregoing, or shall grant an option to enter into a contract to do any of the foregoing, or in the event; (c) immediately in the event any proceeding by or against the Mortgagee under any bankruptcy or insolvency statute or by law shall have been instituted; (d) immediately in the event of any levy or lien including, but not limited to, levies or liens arising from failure to pay any federal tax being filed against the Mortgagee or the Premises; (e) immediately when default shall occur in the performance of any other agreement of the Mortgagor herein contained.

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16. Mortgagee has no duty to examine the title, location, existence, or condition of the premises, nor shall Mortgagee be obligated to record this Mortgage, or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Mortgagee, and it may require indemnities satisfactory to it before exercising any power herein given.

15. Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purposes.

14. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the Note hereby secured.

13. Upon, or at any time after the filing of a suit to foreclose this Mortgage, the court in which such suit is filed may appoint a receiver of said premises. Such appointment may be made without notice, without regard to the solvency or insolvency of Mortgagee at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not during the pendency of such foreclosure suit, and the Mortgagee hereunder may be appointed as such receiver. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) the indebtedness secured hereby, or any decree foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

12. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including, but not limited to, all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof, constitute secured indebtedness in addition to that evidenced by the Note, with interest thereon as herein provided; third, all principal and interest, remaining unpaid on the Note; fourth, any surplus to Mortgagee, its successors or assigns, as their rights may appear.

11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including, but not limited to, all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof, constitute secured indebtedness in addition to that evidenced by the Note, with interest thereon as herein provided; third, all principal and interest, remaining unpaid on the Note; fourth, any surplus to Mortgagee, its successors or assigns, as their rights may appear.

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23. Any action, suit or proceeding brought by Mortgagee pursuant to this Mortgage or the Note secured hereby and any claim made by Mortgagee under this Mortgage or the Note secured hereby, any be compromised, withdrawn or otherwise settled by Mortgagee without notice to Mortgagor, except as otherwise provided in this Mortgage.

22. The rights and remedies of Mortgagee under this Mortgage are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Mortgagee shall have under the Note or any other instrument constituting security for the Note, or at law or in equity.

21. Any notice, demand, request or other communication desired to be given or required pursuant to the terms hereof shall be in writing and shall be deemed given when personally served or on the second (2nd) day following deposit of the same in the United States Mail via registered or certified mail, return receipt requested, postage prepaid, addressed to the Mortgagor at the address set forth below or to the Mortgagee at the Bank's main office set forth above or to such other address as either the Mortgagor or the Mortgagee notifies the other party in writing.

20. Mortgagor hereby waives any and all rights of redemption from sale under any order of the decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, except decree or judgment creditors of the Mortgagor, acquiring any interest in or title to the premises subsequent to the date of this Mortgage.

19. This Mortgage shall be governed by an interpreted according to the laws of the state of Illinois. In the event any provision of the Mortgage, or the Note, conflict with said law, such conflict shall not affect any other provision of the Mortgage, or the Note which can be given effect without reference to the conflict. In this regard, the provisions of the Mortgage and the Note shall be deemed severable.

18. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part hereof, whether or not such persons shall have executed the Note or this Mortgage. Mortgage may assign all or any portion of its rights and interests under this Mortgage without the consent of Mortgagor.

17. Mortgagee shall release this Mortgage and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Mortgage has been fully paid.

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C. Mortgagor shall: (1) conduct and complete all investigations, studies, sampling and testing, and all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials, on, under, from or affecting the premises in accordance with all applicable federal, state, and local laws, ordinances, rules, regulations and policies, to the reasonable satisfaction of Mortgagor, and in accordance with the orders and

B. Mortgagor shall keep or cause the premises to be kept free of Hazardous Material, and, without limiting the foregoing, Mortgagor shall not cause or permit the premises to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with all applicable federal, state, and local laws and regulations, nor shall Mortgagor cause or permit, as a result of any intentional or unintentional act or omission on the part of Mortgagor or any tenant, subtenant or occupant, a release of Hazardous Materials onto the premises or onto any other property.

26. A. Mortgagor represents and warrants that: (1) mortgagor has not used Hazardous Materials (as defined hereinafter) on, from or affecting the premises in any manner which violates federal, state or local laws, ordinances, rules, regulations or policies governing the use, manufacture, refinement, handling, production or disposal of Hazardous Materials, and that, to the best of mortgagor's knowledge, no prior owner of the premises or any tenant, subtenant, occupant, prior tenant, prior subtenant or prior occupant has used Hazardous Materials on, from or affecting the premises in any manner which violates federal, state or local laws, ordinances, rules, regulations or policies governing the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials, and that, to the best of mortgagor's knowledge, there have been no actions commenced or threatened by any party for noncompliance. For purposes of this Mortgage, "Hazardous Material" include, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances or related materials defined in any federal, state or local governmental law, ordinance, rule, or regulation.

25. Mortgagor, at its expense, will execute, acknowledge and deliver such instruments and take such actions as Mortgagor and deliver such instruments and take such actions as Mortgagor and purpose of this Mortgage.

24. This Mortgage shall not be amended, modified or changed not shall any waiver of any provision hereof be effective as against Mortgagor, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

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uses and purposes set forth in said Agreement. and foregoing Agreement as their free and voluntary act, for the whose name(s) are subscribed to the above and foregoing Agreement, and acknowledged to me that they executed and delivered the above known to me to be the same person(s) this day personally appeared

the State and County aforesaid, do hereby certify that before me I, the undersigned, a Notary public in and for

State of Illinois )  
County of Cook ) ss.

[Signature]  
Su Ju Han

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be signed the day and year first above written.

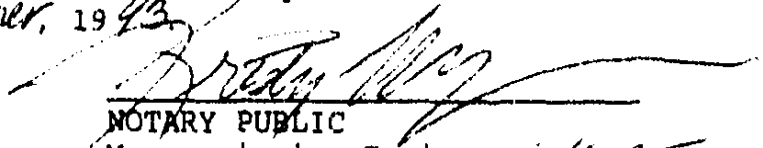
If the Mortgagor is a corporation, Mortgagor represents and warrants to Mortgagor that the execution and delivery of this Mortgage has been duly authorized by resolutions heretofore adopted by its Board of Directors and shareholders in accordance with law and its bylaws, that said resolutions have not been amended nor rescinded, are in full force and effect, that the officers executing and delivering this Mortgage for and on behalf of Mortgagor, are duly authorized so to act. Mortgagor is expressly relying upon the aforesaid representations and warranties.

directives of all federal, state and local governmental authorities, and (ii) defend, indemnify and hold harmless mortgagor, its employees, agents, officers and directors, from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses of whatever kind or nature, known or unknown, contingent or otherwise, arising out of, or in any way related to, (a) the presence, disposal, release or threatened release of any Hazardous Materials on, over, under, from or affecting the premises or the soil, water, vegetation, buildings, personal property, persons or animals thereon; (b) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials; (c) any lawsuit brought or threatened, settlement reached or government order relating to such Hazardous Material and/or (d) any violation of laws, orders, regulations, requirements, or demands of government authorities, or any policies or requirements of Mortgagor, which are based upon or in any way related to such Hazardous Materials including, without limitation, reasonable attorneys' and consultants' fees, investigation and laboratory fees, court costs, and litigation expenses.

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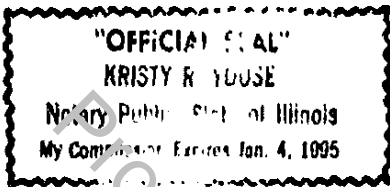
IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
12<sup>th</sup> day of November, 1993



NOTARY PUBLIC

My commission Expires: 1-4-95

Record and Return to:



New Asia Bank  
222 W. Cermak Road  
Chicago, Illinois 60616  
Willie K. Ho

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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