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Duffy
Carter

THIS DOCUMENT PREPARED BY AND UPON BOOK COUNTY, ILLINOIS
RECORDING IS TO BE RETURNED TO: FILED FOR RECORD
THOMAS P. DUFFY
WILDMAN, HARROLD, ALLEN & DIXON
225 WEST WACKER DRIVE, SUITE 2600
CHICAGO, ILLINOIS 60606
Duffy\B6834005\1643Mtg.2

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COMMERCIAL MORTGAGE

THIS MORTGAGE is made as of this 31st day of May, 1994, by FIRST BANK NATIONAL ASSOCIATION, not personally, but solely as Trustee under a Trust Agreement dated May 10, 1965, and known as Trust No. 1643 ("Mortgagor"), whose business address is 410 North Michigan Avenue, Chicago, Illinois 60611 to FIRST BANK NATIONAL ASSOCIATION, a national banking association, doing business in the State of Illinois, whose address is 410 North Michigan Avenue, Chicago, Illinois 60611 (herein, together with its successors and assigns, including each and every from time to time holder of the Note hereinafter referred to, called "Mortgagee").

598

WHEREAS, Mortgagor, Mortgagor's Beneficiary and Phil Berman, Jr. and Eric Berman, not personally, but as Executors of the Estate of Phil Berman, Sr., Deceased (individually and collectively "Borrower") have concurrently herewith executed and delivered to Mortgagee, a promissory note (herein called the "Note") dated as of May 31, 1994, in the original principal amount of Three Million Two Hundred Thousand and No/100 Dollars (\$3,200,000.00) in repayment of a loan ("Loan") from Mortgagor to Borrower, in like amount, or so much thereof as may now or hereafter be disbursed or advanced by Mortgagee under the Note, together with interest thereon at the per annum rate of the Mortgagee's Prime Rate plus one percent (1%); provided, however, after the occurrence of an Event of Default, the Note shall bear interest at the interest rate of the Mortgagee's Prime Rate plus four percent (4%), in installments of principal and interest as set forth in the Note, with the entire unpaid principal balance and accrued interest being due and payable on May 31, 1999 (the "Maturity Date"), with the terms and provisions of the Note being incorporated herein and made a part hereof by this reference with the same effect as if set forth at length.

WHEREAS, the indebtedness evidenced by the Note, including the principal thereof and interest and premium, if any, thereon, and any amendments, extensions, modifications and renewals thereof, in whole or in part, and any and all other sums which may be at any time due or owing or required to be paid as provided herein or in the Note, together with all obligations and indebtedness due Mortgagee under this Mortgage and the "Loan Documents" (as defined in the Note) executed and delivered in connection with the Note are hereinafter called the "Liabilities."

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BOX 333-CTI

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NOW, THEREFORE, to secure payment of the Liabilities and in consideration of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, Mortgagor does hereby grant, remise, release, alien, convey, mortgage and warrant to Mortgagee, its successors and assigns, the real estate commonly known as 155 East Ohio Street and 549 North Michigan Avenue, in Cook County, Chicago, Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof, which real estate, together with the property described in the next succeeding paragraph is herein called the "Mortgaged Premises";

TOGETHER WITH all right, title and interest, including the right of use or occupancy, which Mortgagor may now have or hereafter acquire in and to (a) any lands occupied by streets, alleys, or public places adjoining said Mortgaged Premises or in such streets, alleys or public places; (b) all improvements, tenements, hereditaments, gas, oil, minerals, easements, fixtures and appurtenances, and all other rights and privileges thereunto belonging or appertaining; (c) all apparatus, machinery, equipment, and appliances (whether single units or centrally controlled) of Mortgagor now or hereafter used to supply heat, gas, air conditioning, water, light, power, ventilation or refrigeration or to treat or dispose of refuse or waste; (d) all screens, window shades, blinds, wainscoting, storm doors and windows, floor coverings, and awnings of Mortgagor; (e) all apparatus, machinery, equipment and appliances of Mortgagor used or useful for or in connection with the maintenance and operation of said real estate or intended for the use of convenience of tenants, other occupants, or patrons thereof; (f) all items of furniture, furnishings, equipment, and personal property used or useful in the operation of said real estate; (g) all replacements and substitutions for the foregoing whether or not any of the foregoing is or shall be on or attached to said real estate; and (h) all proceeds of the foregoing. It is mutually agreed, intended, and declared, that all of the aforesaid property owned by Mortgagor shall, so far as permitted by law, be deemed to form a part and parcel of said real estate and for the purpose of this Mortgage to be real estate and covered by this Mortgage.

It is also agreed that if any of the property herein mortgaged is a fixture or of a nature so that a security interest therein can be perfected under the Uniform Commercial Code, this instrument shall constitute a fixture filing or a Security Agreement, as the case may be, and Mortgagor agrees to execute, deliver and file or refile any financing statement, continuation statement, or other instruments Mortgagee may require from time to time to perfect or renew such security interest under the Uniform Commercial Code.

As additional security for the Liabilities secured hereby, Mortgagor does hereby pledge and assign to Mortgagee from and after the date hereof (including any period of redemption), primarily and on a parity with said real estate, all the rents, issues and profits of the Mortgaged Premises and all rents, issues, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing (including all deposits of money as advance rent, for security or as earnest money or as downpayment for the purchase of all or any part of the Mortgaged Premises) under any and all present and future leases, contracts or other agreements relative to the ownership or occupancy of all or any portion of the Mortgaged Premises and does hereby transfer and assign to Mortgagee all such leases and agreements (including all Mortgagor's rights

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under any contracts for the sale of any portion of the Mortgaged Premises). Mortgagor agrees not to procure or accept the prepayment of any rents or other income from the Mortgaged Premises for more than one month, except with the prior written consent of the Mortgagee. Mortgagor further agrees to execute and deliver such assignments of leases as Mortgagee may from time to time request. In the event of an Event of Default under the Note or this Mortgage, (1) Mortgagor agrees, upon demand, to deliver to the Mortgagee all leases, and other agreements for the ownership or occupancy of any part of the Mortgaged Premises, with such additional assignments thereof as Mortgagee may request and agrees that Mortgagee may assume the management of the Mortgaged Premises and collect the rents and other income therefrom, applying the same upon the Liabilities and (2) Mortgagor hereby authorizes and directs all tenants, purchasers or other persons occupying or otherwise acquiring any interest in any part of the Mortgaged Premises to pay all rents and other income due under said leases and agreements to Mortgagee upon request of Mortgagee. Mortgagor hereby appoints Mortgagee as its true and lawful attorney in fact to manage said property and collect the rents and other income, with full power to bring suit for collection of said rents and possession of said property, giving and granting unto said Mortgagee and unto its agent or attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in the protection of the security hereby conveyed; provided, however, that this power of attorney and assignment of rents shall not be construed as an obligation upon said Mortgagee to make or cause to be made any repairs that may be needful or necessary. Mortgagee shall receive such rents and other income of said Mortgaged Premises, out of which it shall pay: (1) reasonable charges for collection hereunder, costs of necessary repairs and other costs requisite and necessary during the continuance of this power of attorney and assignment of rents, (2) general and special taxes, insurance premiums and all of the Liabilities. This power of attorney and assignment of rents shall be irrevocable until this Mortgage shall have been satisfied and released of record and the releasing of this Mortgage shall act as a revocation of this power of attorney and assignment of rents. Mortgagee shall have and hereby expressly reserves the right and privilege (but assumes no obligation) to demand, collect, sue for, receive and recover all rents, profits, revenues, royalties, bonuses, rights and benefits under any and all oil, gas, or mineral leases of the Mortgaged Premises, or any part thereof, now existing or hereafter made, and apply the same upon the Liabilities hereby secured, either before or after an Event of Default hereunder.

Nothing herein contained shall be construed as constituting the Mortgagee a mortgagee-in-possession in the absence of the taking of actual possession of the Mortgaged Premises by the Mortgagee. In the exercise of the powers herein granted the Mortgagee, no liability shall be asserted or enforced against Mortgagee, all such liability being expressly waived and released by Mortgagor.

TO HAVE AND TO HOLD the Mortgaged Premises, properties, rights and privileges hereby conveyed or assigned, unto Mortgagee, its successors and assigns, forever for the uses and purposes herein set forth. Mortgagor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and Mortgagor hereby covenants that, at the time of the ensealing and delivery of these presents, Mortgagor is well

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seized of said real estate and Mortgaged Premises in fee simple, and with full legal and equitable title to the mortgaged property, with good right, full power and lawful authority to sell, assign, convey and mortgage the same, and that it is free and clear of encumbrances, except for encumbrances as listed on Exhibit B attached hereto and incorporated herein ("Permitted Encumbrances"), and that Mortgagor will forever defend the same against all lawful claims.

The following provisions shall constitute an integral part of this Mortgage:

1. Payment of Indebtedness and Performance of Covenants. Mortgagor agrees to pay, when due or declared due, all of the Liabilities secured hereby and to duly and punctually observe all of the terms, provisions, conditions, covenants and agreements on Mortgagor's part to be performed or observed as provided in the Note, this Mortgage and all other documents which evidence, secure or guarantee the liabilities hereby secured.

2. Representations. Mortgagor hereby covenants and represents that:

(a) Mortgagor is duly authorized to make and enter into this Mortgage and to carry out the transactions contemplated herein.

(b) This Mortgage has been duly executed and delivered pursuant to authority legally adequate therefor; Mortgagor has been and is authorized and empowered by all necessary persons having the power of direction over it to execute and deliver said instrument; said instrument is a legal, valid and binding obligation of Mortgagor, enforceable in accordance with its terms, subject, however, to bankruptcy and other law, decisional or statutory, of general application affecting the enforcement of creditors' rights, and to the fact that the availability of the remedy of specific performance or of injunctive relief in equity is subject to the discretion of the court before which any proceeding therefor may be brought.

(c) Mortgagor is not now in default under any instruments or obligations relating to the Mortgaged Premises and no party has asserted any claim of default against Mortgagor relating to the Mortgaged Premises.

(d) To the best of Mortgagor's knowledge, the execution and performance of this Mortgage and the consummation of the transactions hereby contemplated will not result in any breach of, or constitute a default under, any mortgage, lease, bank loan, or credit agreement, trust indenture, or other instrument to which Mortgagor is a party or by which it may be bound or affected; nor do any such instruments impose or contemplate any obligations which are or may be inconsistent with any other obligations imposed on Mortgagor under any other instrument(s) heretofore or hereafter delivered by Mortgagor.

(e) There are no actions, suits or proceedings (including, without limitation, any condemnation or bankruptcy proceedings) pending or, to the best of Mortgagor's knowledge, threatened against or affecting Mortgagor or the Mortgaged Premises, or which may adversely affect the validity or enforceability of this Mortgage, at law or in equity, or before or

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

Witness my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of Cook County, Illinois

Deputy Clerk of Cook County, Illinois

Deputy Clerk of Cook County, Illinois

Deputy Clerk of Cook County, Illinois

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2023-10-13

by any governmental authority; Mortgagor is not in default with respect to any writ, injunction, decree or demand of any court or any governmental authority affecting the Mortgaged Premises.

(f) Mortgagor has made a physical investigation of the Mortgaged Premises and such other inquiry as may be reasonable, including but not limited to the previous uses of the Mortgaged Premises, and no Environmental Conditions (as defined in section 3(c) hereof) are present on or affect the Mortgaged Premises.

(g) All statements, financial or otherwise, submitted to Mortgagee in connection with this transaction are true and correct in all respects and fairly present the financial condition of the parties or entities covered by such statements as of the date thereof.

(h) Mortgagor's use and operation of the Mortgaged Premises complies in all material respects with all applicable laws, regulations and ordinances (including health and safety laws). The Mortgaged Premises are zoned to permit the current operation and use of the Mortgaged Premises.

3. Maintenance, Repair, Compliance with Law, etc.

(a) Mortgagor agrees: (i) not to abandon the Mortgaged Premises; (ii) to keep the Mortgaged Premises in good, safe and insurable condition and repair and not to commit or suffer waste; (iii) to refrain from impairing or diminishing the value of this Mortgage; and (iv) to cause the Mortgaged Premises to be managed in a competent and professional manner.

(b) Without the prior written consent of Mortgagee, Mortgagor shall not cause, suffer or permit any (i) material alterations of the Mortgaged Premises except as required by law or ordinance; (ii) change in the intended use or occupancy of the Mortgaged Premises for which the improvements were constructed, including without limitation any change which would increase any fire or other hazard; (iii) zoning reclassification with respect to the Mortgaged Premises; (iv) unlawful use of, or nuisance to exist upon, the Mortgaged Premises; (v) granting of any easements, licenses, covenants, conditions or declarations of use against the Mortgaged Premises; or (vi) execution by Mortgagor of any leases without the prior written consent of Mortgagee.

(c) Mortgagor agrees not to cause or permit any toxic or hazardous substance or waste, or underground storage tanks, or any other pollutants which could be detrimental to the Mortgaged Premises, human health, or the environment, or that would violate any local, state or federal laws or regulations (collectively, "Environmental Conditions") to be present on or affect the Mortgaged Premises. If Mortgagee determines that Environmental Conditions either do or may exist at the Mortgaged Premises, or in the event Environmental Conditions are present on or affect the Mortgaged Premises, Mortgagor agrees to indemnify, defend and save Mortgagee, its successors and assigns, harmless, from and against the following: (i) any liability, loss, cost, damage or expense (including, without limitation,

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INFORMED BY THE OFFICE OF THE CLERK OF THE COURT, COUNTY OF COOK, ILENOIS

THE COURT HAS REVIEWED THE MATTER AND HAS DETERMINED THAT THE MATTER IS NOT A MATTER OF PUBLIC RECORD AND THEREFORE IS NOT TO BE MADE PUBLIC RECORD.

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attorneys' fees and expenses) arising from the imposition or recording of a lien, the incurrence of any clean-up and removal costs under any hazardous waste, environmental protection, spill compensation, clean air and water, or other local, state or federal law (collectively, the "Environmental Laws") with respect to the Mortgaged Premises, or to any other real or personal property owned by Mortgagor in the State of Illinois, or liability to any third party in connection with any violation of the Environmental Laws or other action by Mortgagor or its agents, and (ii) any loss of value in the Mortgaged Premises as a result of any such lien, such clean-up and removal costs, or such other liability incurred pursuant to (i) above, and (iii) any liability, loss, cost, damage or expense arising from any failure or defect in title occasioned by any of the applicable Environmental Laws.

Taxes, Liens.

(a) Mortgagor agrees to pay, not later than the due date and before any penalty or interest attaches, all general taxes and all special taxes, special assessments, water, drainage and sewer charges and all other charges, of any kind whatsoever, ordinary or extraordinary, which may be levied, assessed or imposed on or against the Mortgaged Premises and, at the request of Mortgagee, to exhibit to Mortgagee, official receipts evidencing such payments.

(b) Except as otherwise provided in this Paragraph 4(b), Mortgagor shall not create or suffer or permit any mortgage, lien, charge or encumbrance to attach to or be filed against the Mortgaged Premises, whether such lien or encumbrance is inferior or superior to the lien of this Mortgage, including mechanic's liens, materialmen's liens, or other claims for lien made by parties claiming to have provided labor or materials with respect to the Mortgaged Premises and excepting only the lien of real estate taxes and assessments not due or delinquent, Permitted Encumbrances, and any liens and encumbrances of Mortgagee. Mortgagor may contest, at its own expense, by appropriate legal actions or proceedings conducted in good faith and with all due diligence, the amount, validity or enforceability in whole or in part of any real estate and personal property taxes, water, gas, sewer, electricity, and other utility rates and charges, charges for any easement, license or agreement maintained for the benefit of the Mortgaged Premises or lien thereof or the validity of any instrument of record affecting the Mortgaged Premises or any part thereof, provided that:

- i) Such legal actions or proceedings are promptly commenced after Mortgagor receives notice of the lien or charge; and
- ii) Mortgagor's legal counsel forwards to Mortgagee and Mortgagee's legal counsel, on a quarterly basis, detailed status reports describing the nature of the action or proceeding; the progress of such action or proceeding to date; describing pleadings filed and any settlement negotiations; evaluating the likelihood of an unfavorable outcome and estimating the amount or range of possible loss; and

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- iii) No adverse judgment, decree or other final adjudication be entered or rendered against Mortgagor; and
- iv) Mortgagor sets aside on its books adequate reserves; and
- v) Neither Mortgagor nor Mortgagee would be in any danger of any additional civil or criminal liability for failure to comply therewith; and
- vi) The title company issues its endorsement insuring against the claim or lien in a manner satisfactory to Mortgagee.

In the event that such legal actions or proceedings are not diligently concluded or resolved after Mortgagor receives notice of the lien or charge, then, at the sole option of Mortgagee, Mortgagee shall have these rights set forth in Paragraphs 16 and 17 herein.

5. Change in Tax Laws. Mortgagor agrees that, if the United States or the State of Illinois or any of their subdivisions having jurisdiction shall levy, assess, or charge any tax, assessment or imposition upon this Mortgage or the credit or indebtedness secured hereby or the interest of Mortgagee in the Mortgaged Premises or upon Mortgagee by reason of or as holder of any of the foregoing then, Mortgagor shall pay (or reimburse Mortgagee for) such taxes, assessments or impositions, and, unless all such taxes, assessments and impositions are paid or reimbursed by Mortgagor when and as they become due and payable, all sums hereby secured shall become immediately due and payable, at the option of Mortgagee, notwithstanding anything contained herein or in any law heretofore or hereafter enacted.

6. Restrictions on Transfer. Mortgagor shall not, without the prior written consent of Mortgagee, create, effect, contract for (without making provisions for payment in full of the Loan), consent to, suffer or permit any "Prohibited Transfer" (as defined herein). Any conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation (or any agreement to do any of the foregoing), whether direct or indirect, voluntarily or involuntarily, by operation of law or otherwise, of any of the following properties, rights or interests which occurs, is granted, accomplished, attempted or effectuated without the prior written consent of Mortgagee shall constitute a "Prohibited Transfer":

(a) the Mortgaged Premises or any part thereof or interest therein, excepting only sales or other dispositions of Collateral (herein called "Obsolete Collateral") no longer useful in connection with the operation of the Mortgaged Premises, provided that prior to the sale or other disposition thereof, such Obsolete Collateral has been replaced by Collateral of at least equal value and utility which is subject to the lien hereof with the same priority as with respect to the Obsolete Collateral;

(b) all or any portion of the beneficial interest or power of direction in or to the trust under which Mortgagor is acting, except by reason of the death of one of the

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general partners of Mortgagor's beneficiary, provided the heirs and devisees of such deceased general partner and the surviving general partner of Mortgagor's beneficiary have made arrangements with Mortgagee acceptable to Mortgagee in its sole discretion within one hundred twenty (120) days from the date of death of the deceased general partner of Mortgagor's beneficiary to provide a substitute guarantor acceptable to Mortgagee who shall assume the obligations of the deceased general partner of Mortgagor's beneficiary with respect to the Loan and who shall succeed to the interest of the deceased general partner in Mortgagor's beneficiary.

(c) any shares of capital stock of a corporate Mortgagor, a corporation which is a beneficiary of a land trust whose trustee is the Mortgagor, a corporation which is a general partner in a partnership Mortgagor, a corporation which is a general partner in a partnership beneficiary of a trustee Mortgagor, or a corporation which is the owner of substantially all of the capital stock of any corporation described in this subparagraph (other than the shares of capital stock of a corporate trustee or a corporation whose stock is publicly traded on a national securities exchange or on the National Association of Securities Dealers' Automated Quotation System); or

(d) all or any part of the partnership or joint venture interest, as the case may be, of any Mortgagor or any direct or indirect beneficiary of a Trustee Mortgagor if Mortgagor or such beneficiary is a partnership or a joint venture.

Mortgagor acknowledges that Mortgagee shall be under no obligation to consent to any of the foregoing Prohibited Transfers and that any such consent may be subject to changes in the applicable interest rate charged in the Note, the imposition of a fee or to such other modifications to the terms and conditions in the Note, this Mortgage or any other security documents as Mortgagee in its sole discretion may determine.

7. Insurance.

(a) Mortgagor agrees to maintain in force at all times: (i) casualty, fire and extended coverage insurance (including, without limitation, windstorm, earthquake, explosion, flood and such other risks usually insured against by owners of like properties) on the Mortgaged Premises an amount not less than one hundred percent (100%) of the full insurable value of the Mortgaged Premises, but in no event less than the principal balance of the Loan; (ii) comprehensive public liability against death, bodily injury and property damage not less than \$1,000,000.00 single limit coverage; (iii) steam boiler, machinery and pressurized vessel insurance; (iv) rental or business interruption insurance in amounts sufficient to pay, for a period of up to twelve (12) months, all amounts required to be paid by Mortgagor pursuant to the Note and this Mortgage; and (v) the types and amounts of insurance that are customarily maintained by owners or operators of like properties.

(b) Mortgagor will also maintain flood insurance, if required by the Mortgagee, pursuant to a designation of the area in which the Mortgaged Premises are located as flood prone or a flood risk area, as defined by the Flood Disaster Protection Act of 1973, as

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IN SENATE, January 11, 1907.

REPORT

OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON JANUARY 10, 1906.

ALBANY:

ANDREW DEWEY, PRINTING OFFICE,

1907.

Property of Cook County Clerk's Office

1907

ALBANY:

ANDREW DEWEY, PRINTING OFFICE,

1907.

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amended ("Act"), in an amount to be determined by the Mortgagee from time to time, when appropriate, as well as comply with any additional requirements of the National Flood Insurance Program as set forth in said Act.

(c) All such insurance shall be written by companies and on forms with endorsements satisfactory to Mortgagee, all with suitable loss-payable and standard non contribution mortgagee clauses in favor of Mortgagee attached. Certified copies of the policies evidencing the same shall be kept constantly deposited with Mortgagee. All said policies shall provide for written notice to Mortgagee of their expiration or modification or any anticipated cancellation at least thirty (30) days prior to such event occurring. Not less than thirty (30) days prior to the expiration of any such policy, a certified copy of an appropriate renewal policy shall be deposited with Mortgagee. In case of loss, Mortgagee is authorized to collect all insurance proceeds and apply them, at its option, to the reduction of the Liabilities hereby secured, whether due or not then due, or, at Mortgagee's option, may allow Mortgagor to use such money, or any part thereof, in repairing the damage or restoring the improvements.

(d) Mortgagor shall notify Mortgagee, in writing, of any loss to the Mortgaged Premises covered by insurance, and Mortgagor hereby directs each insurance company to make payment for such loss directly and solely to Mortgagee; and Mortgagor agrees that any payment which is delivered, for any reason, to Mortgagor shall be held in trust for Mortgagee and promptly delivered in the form received (except for any necessary endorsements thereon) to Mortgagee.

8. Compliance with Laws. Mortgagor agrees that it will comply with all restrictions affecting the Mortgaged Premises and with all laws, ordinances, acts, rules, regulations and orders of any legislative, executive, administrative or judicial body, commission or officer (whether federal, state or local) exercising any power of regulation or supervision over Mortgagor, or any part of the Mortgaged Premises, whether the same be directed to the repair thereof, manner of use thereof, structural alteration of buildings located thereon, or otherwise.

9. Stamp Tax. Mortgagor agrees that, if the United States Government or any department, agency or bureau thereof or the State of Illinois or any of its subdivisions shall at any time require documentary stamps to be affixed to the Mortgage, Mortgagor will, upon request, pay for the stamps in the required amount and deliver them to Mortgagee, and Mortgagor agrees to indemnify Mortgagee against liability on account of such documentary stamps, whether such liability arises before or after payment of the Liabilities and regardless whether this Mortgage shall have been released.

10. Deposits for Taxes and Insurance Premiums. Upon written request by Mortgagee, after the occurrence of an Event of Default, Mortgagor agrees to make monthly deposits in an account, which account shall be established and maintained at Mortgagee, in an amount equal to the sum of 1/12th of the annual general real estate taxes levied on the Mortgaged Premises and 1/12th of the annual premium required to maintain insurance in force on the Mortgaged Premises in accordance with the provisions of this Mortgage, the amount of

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IN SENATE
JANUARY 11, 1900

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 10, 1899

ALBANY:
J. B. LEECH, STATE PRINTER,
1899

ALBANY:
J. B. LEECH, STATE PRINTER,
1900

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1900

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J. B. LEECH, STATE PRINTER,
1900

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such taxes and premiums, if unknown, to be estimated on the basis of the previous year's taxes or premiums, if any, or by such person or corporation as is acceptable to Mortgagee. Mortgagor shall provide Mortgagee with the original real estate tax bill or insurance invoice not later than ten (10) days before the payment is due and shall concurrently deposit in said account an amount equal to the difference between the amount available in the aforesaid escrow account for such payment (giving effect to other taxes or expenses which are also to be paid from said account) as shown on Mortgagee's records and the amount required to be paid. Provided that no Event of Default has occurred hereunder, funds in such account (including the supplemental deposits required by the preceding sentence) shall be used by Mortgagor to pay such taxes and premiums on their respective due dates. From and after the occurrence of an Event of Default under this Mortgage, Mortgagor will pay such funds to Mortgagee for application on the Liabilities. Mortgagee, in its sole discretion, may waive from time to time the requirement that such deposits be made, and if Mortgagee shall at any time waive such requirement, Mortgagor shall furnish Mortgagee with copies of paid tax receipts and insurance premium receipts not later than five (5) days before the payment is due.

11. Leases. Mortgagor agrees faithfully to perform all of its obligations under all present and future leases or other agreements relative to the occupancy of the Mortgaged Premises at any time assigned to Mortgagee by separate instrument as additional security, and to refrain from any action or inaction which would result in termination of any such leases or agreements or in the diminution of the value thereof or of the rents or revenues due thereunder. Mortgagor further agrees that any lease of the Mortgaged Premises made after the date of recording of this Mortgage shall contain a covenant to the effect that such lessee shall, at Mortgagee's option, agree to attorn to Mortgagee as lessor and, upon demand, to pay rent to Mortgagee.

12. Indemnification. Mortgagor agrees to indemnify Mortgagee from all loss, damage and expense, including reasonable attorneys' and paralegals' fees and expenses and the costs of any settlement or judgment, incurred in connection with any suit or proceeding in or to which Mortgagee may be made a party for the purpose of protecting the lien of this Mortgage, and all such fees, expenses and costs shall be additional Liabilities secured hereby.

13. Condemnation. Mortgagor agrees that, if at any time it shall become aware of the institution of condemnation proceedings against the Mortgaged Premises or any part thereof, it shall immediately inform Mortgagee of the pendency of such proceedings. Mortgagee may, at its option, participate in such proceedings, and Mortgagor agrees to provide Mortgagee with any evidence that Mortgagee may seek in connection with such proceedings. Mortgagor hereby assigns to Mortgagee, as additional security, all awards of damage resulting from condemnation proceedings or the taking of or injury to the Mortgaged Premises for public use, and Mortgagor agrees that the proceeds of all such awards shall be paid to Mortgagee and may be applied by Mortgagee, at its option, after the payment of all its expenses in connection with such proceedings, including reasonable attorneys' fees and expenses, to the reduction of the Liabilities hereby secured, and Mortgagee is hereby authorized, on behalf of and in the name of Mortgagor, to execute and deliver valid acquittance for and to appeal from any such award.

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14. Mortgagee's Performance of Mortgagor's Obligations. Mortgagor agrees that, from and after the occurrence of an Event of Default under this Mortgage, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagor, in any form and manner deemed expedient after reasonable inquiry into the validity thereof. By way of illustration and not in limitation of the foregoing, Mortgagee may, but need not, (a) make full or partial payments of insurance premiums which are unpaid by Mortgagor, coordinate liens or encumbrances, if any, and (b) purchase, discharge, compromise or settle any tax lien or any other lien, encumbrance, suit, proceeding, title or claim thereof, or (c) redeem all or any part of the Mortgaged Premises from any tax or assessment. All money paid for any of the purposes herein authorized and all other moneys advanced by Mortgagee to protect the Mortgaged Premises and the lien hereof shall be additional Liabilities secured hereby and shall become immediately due and payable without notice and shall bear interest at the then applicable Default Rate under the Note ("Default Rate") until paid to Mortgagee in full. In making any payment hereby authorized relating to taxes, assessments or prior or coordinate liens or encumbrances, Mortgagee shall be the sole judge of the legality, validity and priority thereof and of the amount necessary to be paid in satisfaction thereof.

15. Inspection of Books and Records. Mortgagee, or any person designated by Mortgagee in writing, shall have the right, from time to time hereafter (but, prior to the occurrence of an Event of Default, not more than once a quarter) to call at the Mortgaged Premises (prior to the occurrence of an Event of Default) upon reasonable prior notice to Mortgagor (or at any other place where information relating thereto is kept or located) during reasonable business hours and, without hindrance or delay, to make such inspection and verification of the Mortgaged Premises, and the affairs, finances and business of Mortgagor (including all books, records and documents relating thereto) in connection with the Mortgaged Premises, as Mortgagee may consider reasonable under the circumstances, and to discuss the same with any agents or employees of Mortgagor.

16. Event of Default. Any of the following occurrences or acts shall constitute an event of default under this Mortgage ("Event of Default"): (i) failure of Mortgagor to make payment on or before five (5) days after the date any payment of principal or interest is due under the Note; (ii) Mortgagor (regardless of the pendency of any bankruptcy, reorganization, receivership, insolvency or other proceedings, at law, in equity, or before any administrative tribunal, which have prevented or might have the effect of preventing Mortgagor from complying with the terms of this Mortgage) shall fail to observe or perform any of Mortgagor's covenants, agreements or obligations under this Mortgage, and such Event of Default shall continue for thirty (30) days after written or oral notice thereof from Mortgagee, provided, however, that if (a) the curing of such Event of Default cannot be accomplished with due diligence within said 30 day period, (b) Mortgagor commences to cure such Event of Default promptly after receipt of notice thereof from Mortgagee and thereafter diligently and continuously prosecutes the cure of such Event of Default and (c) the extension of the period for effecting a cure will not result in any material impairment of the Mortgaged Premises or any portion thereof, the value thereof or Mortgagee's lien thereon, then such period of 30 days shall be extended for such period of time as Mortgagee reasonably deems necessary for Mortgagor

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so acting to cure such Event of Default but in no event more than 60 days; (iii) an Event of Default shall occur under any other document, agreement or instrument between Mortgagor, Mortgagor's Beneficiary or Guarantor (as defined in the Note) and Mortgagee; (iv) failure to make payment on or before five (5) days after the date when any payment of any indebtedness or obligation is due or owing from Mortgagor or any guarantor of the Loan in favor of Mortgagee; (v) the occurrence of a Prohibited Transfer; (v) the occurrence of an "Event of Default" as that term is defined in the applicable instrument (whether in payment or otherwise) under the indebtedness pertaining to the Permitted Encumbrances; or (vi) the Mortgaged Premises or a substantial part thereof shall have been abandoned in its entirety for thirty (30) consecutive days. If any such Event of Default shall have occurred, then, to the extent permitted by applicable law, the following provisions shall apply:

(a) All sums secured hereby shall, at the option of Mortgagee, become immediately due and payable without presentment, demand or further notice.

(b) It shall be lawful for Mortgagee to (i) immediately sell the Mortgaged Premises either in whole or in separate parcels, as prescribed by Illinois law, under power of sale, which power is hereby granted to Mortgagee to the full extent permitted by Illinois law, and thereupon, to make and execute to any purchaser(s) thereof deeds of conveyance pursuant to applicable law, or (ii) immediately foreclose this Mortgage. The court in which any proceeding is pending for the purpose of foreclosure of this Mortgage may, at once or at any time thereafter, either before or after sale, without notice and without requiring bond, and without regard to the solvency or insolvency of any person liable for payment of the Liabilities secured hereby, and without regard to the then value of the Mortgaged Premises or the occupancy thereof as a homestead, appoint a receiver (the provisions for the appointment of a receiver and assignment of rents being an express condition upon which the loan hereby secured is made) for the benefit of Mortgagee, with power to collect the rents, issues and profits of the Mortgaged Premises, due and to become due, during such foreclosure suit and the full statutory period of redemption notwithstanding any redemption. The receiver, out of such rents, issues and profits when collected, may pay costs incurred in the management and operation of the Mortgaged Premises, prior and coordinate liens, if any, and taxes, assessments, water and other utilities and insurance, then due or thereafter accruing, and may make and pay for any necessary repairs to the Mortgaged Premises, and may pay all or any part of the Liabilities or other sums secured hereby or any deficiency decree entered in such foreclosure proceedings.

(c) Mortgagee shall, at its option, have the right, acting through its agents or attorneys, either with or without process of law, forcibly or otherwise, to enter upon and take possession of the Mortgaged Premises, expel and remove any persons, goods, or chattels occupying or upon the same, to collect or receive all the rents, issues and profits thereof and to manage and control the same, and to lease the same or any part thereof, from time to time, and after deducting all reasonable attorneys' fees and expenses, and all reasonable expenses incurred in the protection, care, maintenance, management and operation of the Mortgaged Premises, apply the remaining net income upon the Liabilities or other sums secured hereby or upon any deficiency decree entered in any foreclosure proceedings.

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(d) If more than one property, lot or parcel is covered by this Mortgage, and if this Mortgage is foreclosed upon, or judgment is entered upon any obligation secured hereby, or if Mortgagee exercises its power of sale, execution may be made upon or Mortgagee may exercise its power of sale against any one or more of the properties, lots or parcels and not upon the others, or upon all of such properties or parcels, either together or separately, and at different times or at the same time, and execution sales or sales by advertisement may likewise be conducted separately or concurrently, in each case at Mortgagee's election.

(e) In the event of a foreclosure of this Mortgage, the Liabilities then due Mortgagee shall not be merged into any decree of foreclosure entered by the court, and Mortgagee may concurrently or subsequently seek to foreclose one or more mortgages which also secure said Liabilities.

17. Foreclosure. In any foreclosure of this Mortgage by action, or any sale of the Mortgaged Premises by advertisement, there shall be allowed (and included in the decree for sale in the event of a foreclosure by action), to be paid out of the rents or the proceeds of such foreclosure proceeding or sale:

(a) all of the Liabilities and other sums secured hereby which then remain unpaid;

(b) all other items advanced or paid by Mortgagee pursuant to this Mortgage, with interest thereon at the Default Rate from the date of advertisement; and

(c) all court costs, attorneys' and paralegals' fees and expenses, appraiser's fees, advertising costs, notice expenses, expenditures 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 abstracts of title, title searches and examinations, title guarantees, title insurance policies, Torrens certificates and similar data with respect to title which Mortgagee may deem necessary. All such expenses shall become additional Liabilities secured hereby and immediately due and payable, with interest thereon at the Default Rate, when paid or incurred by Mortgagee in connection with any proceedings, including but not limited to probate and bankruptcy proceedings, to which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured or in connection with the preparations for the commencement of any suit for the foreclosure, whether or not actually commenced, or sale by advertisement. The proceeds of any sale (whether through a foreclosure proceeding or Mortgagee's exercise of the power of sale) shall be distributed and applied to its items described in (a), (b) and (c) of this paragraph, as Mortgagee may in its sole discretion determine, and any surplus of the proceeds of such sale shall be paid to Mortgagor.

18. Rights Cumulative. Each remedy or right of Mortgagee shall not be exclusive of but shall be in addition to every other remedy or right now or hereafter existing at

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law or in equity. No delay in the exercise or omission to exercise any remedy or right accruing on any default or acquiescence therein, nor shall it affect any subsequent default of the same or in different nature.

19. Execution of Additional Documents. Mortgagor agrees that, upon request of Mortgagee from time to time, it will execute, acknowledge and deliver all such additional instruments and further assurances of title and will do or cause to be done all such further acts and things as may reasonably be necessary to fully effectuate the intent of this Mortgage.

20. Waiver of Right of Redemption and Reinstatement. Mortgagor represents that it has been authorized to, and Mortgagor does hereby, waive (to the full extent permitted under Illinois law) any and all statutory or equitable rights of redemption from sale, for reinstatement or any other right under any "Moratorium Law".

21. Representation of Title. At the time of the delivery of these presents, the Mortgagor is well seized of an indefeasible estate in fee simple in the portion of the Mortgaged Premises which constitutes real property and owns good title to the portion of the Mortgaged Premises which constitutes personal property and has good right, full power and lawful authority to convey and mortgage and grant a security interest in the same, in the manner and form aforesaid; that the same is free and clear of all liens, charges, easements, covenants, conditions, restrictions and encumbrances whatsoever, excluding Permitted Encumbrances, and that Mortgagor shall and will forever defend the title to the Mortgaged Premises against the claims of all persons whomsoever.

22. Future Advances. At all times, regardless of whether any loan proceeds have been disbursed, this Mortgage secures as part of the Liabilities the payment of any and all loan commissions, service charges, liquidated damages, attorneys' fees, expenses and advances due to or incurred by Mortgagee in connection with the Liabilities, all in accordance with the Note, this Mortgage, and any other security documents.

23. Non-Marshalling Provision. Mortgagor hereby agrees that Mortgagee shall have no obligation to marshal any collateral which secures the Liabilities, and it shall require any other of its creditors to waive any such marshalling obligation.

24. **WAIVER OF JURY TRIAL.** MORTGAGOR WAIVES THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE NOTE OR THIS MORTGAGE. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY MORTGAGOR AND MORTGAGOR ACKNOWLEDGES THAT NEITHER MORTGAGEE NOR ANY PERSON ACTING ON BEHALF OF MORTGAGEE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT.

25. Miscellaneous.

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IN SENATE, January 11, 1900.

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON JANUARY 11, 1899.

CHICAGO: PUBLISHED BY THE STATE OF ILLINOIS, 1900.

PRINTED BY THE STATE OF ILLINOIS, 1900.

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(a) Mortgagor agrees that, without affecting the liability of any person for payment of the Liabilities secured hereby or affecting the lien of this Mortgage upon the Mortgaged Premises or any part thereof (other than persons or property explicitly released as a result of the exercise by Mortgagee of its rights and privileges hereunder), Mortgagee may at any time and from time to time, on request of the Mortgagor, without notice to any person liable for payment of any Liabilities secured hereby, extend the time, or agree to alter the terms of payment of such Liabilities.

(b) Mortgagor certifies and agrees that the proceeds of the Note will be used for the purposes specified in 815 ILCS 205/4 (or any substitute, amended or replacement statute), and that the principal obligation secured hereby constitutes a "business loan" coming within the definition and purview of said section.

(c) Mortgagor agrees that this Mortgage is to be construed and governed by the laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Mortgage shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

(d) Upon full payment of all sums secured hereby or upon application on the Liabilities of the proceeds of any sale of the Mortgaged Premises in accordance with the provisions of this Mortgage, at the time and in the manner provided, this conveyance shall be null and void and, upon demand therefor following such payment, a satisfaction of mortgage shall be provided by Mortgagee to Mortgagor.

(e) This Mortgage shall be binding upon the Mortgagor and upon the successors, assigns and vendees of the Mortgagor and shall inure to the benefit of the Mortgagee's successors and assigns. All references herein to the Mortgagor and to the Mortgage shall be deemed to include their successors and assigns. Mortgagor's successors and assigns shall include, without limitation, a receiver, trustee or debtor in possession of or for the Mortgagor.

(f) All notices, demands, consents, requests, approvals, undertakings or other instruments required or permitted to be given in connection with this Mortgage shall be in writing and shall be sent by personal service, by a nationally recognized overnight courier service or by United States registered or certified mail, return receipt requested, addressed as follows or to such other address as the parties hereto may designate in writing from time to time:

Mortgagor: FIRST BANK NATIONAL ASSOCIATION, not personally,
but solely as Trustee under a Trust Agreement dated May
10, 1965, and known as Trust No. 1643
410 North Michigan Avenue
Chicago, Illinois 60611

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with copy to: Terrence F. Netzky, Esq.
Gould & Ratner
222 North LaSalle Street
Suite 800
Chicago, Illinois 60601

Mortgagee: FIRST BANK NATIONAL ASSOCIATION
410 North Michigan Avenue
Chicago, Illinois 60611
Attn: Real Estate Department

with copy to: Thomas P. Duffy, Esq.
Wildman, Harrold, Allen & Dixon
225 West Wacker Drive
Suite 2600
Chicago, Illinois 60606

Any such notice, demand, request or other communication shall be deemed given when personally delivered and, if mailed, three days after deposit in the mail.

(g) Time is of the essence of the Note, this Mortgage, and any other document or instrument evidencing or securing the Liabilities.

(h) This Mortgage is executed by First Bank National Association, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee, and as far as First Bank National Association, in its capacity as such Trustee, is concerned is payable out of the property specifically described in this Mortgage securing the payment of the Note, by the enforcement of the provisions contained in this Mortgage or as provided in the other Loan Documents. No personal liability shall be asserted or be enforceable against First Bank National Association, as Trustee, because or in respect of the Note or the making, issue or transfer thereof, all such liability, if any, being expressly waived by Mortgagee hereof, but nothing herein contained shall modify, diminish or discharge the personal liability of Mortgagor's beneficiary, as more fully described in the Note or in the other Loan Documents, or any guarantor hereof. As far as First Bank National Association, in its capacity as such Trustee, is concerned, each original and successive holder of the Note accepts the same upon the express condition that no duty shall rest upon First Bank National Association, as Trustee, to sequester the rents, issues and profits arising from the property described in this Mortgage, or the proceeds arising from the sale or other disposition thereof.

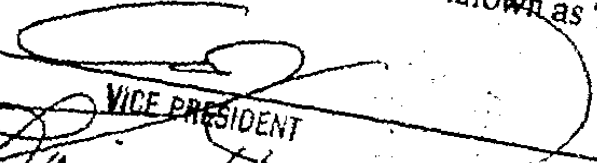
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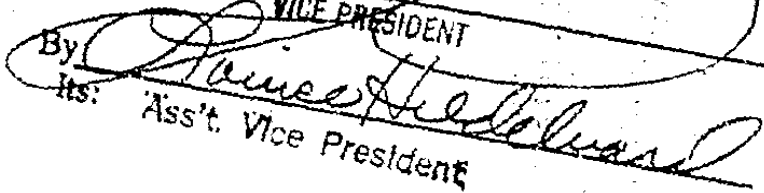
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IN WITNESS WHEREOF, this instrument is executed by Mortgagor as of the
and year first above written.

FIRST BANK NATIONAL ASSOCIATION,
personally but solely as Trustee under a Trust
Agreement dated May 10, 1965 and known as Trust
No. 1643

By 
Its: VICE PRESIDENT

By 
Its: Ass't. Vice President

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Alex J. Beresoff and

LOUISE HILDEBRAND, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Ass't. Vice President of FIRST BANK NATIONAL ASSOCIATION, not personally, but solely as Trustee under a Trust Agreement dated May 10, 1965 and known as Trust No. 1643 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 FIRST BANK NATIONAL ASSOCIATION as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of July, 1994.

Angelica Flores
Notary Public

My Commission Expires:



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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 4 AND 5 IN WALTER L. NEWBERRY'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON NOVEMBER 19, 1852 IN BOOK 49 OF MAPS AT PAGE 32 SAID PREMISES BEING SITUATED AT THE SOUTHEAST CORNER OF OHIO STREET, AND MICHIGAN AVENUE, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 3 IN WALTER L. NEWBERRY'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON NOVEMBER 19, 1852 IN BOOK 49 OF MAPS AT PAGE 32 SAID PREMISES BEING SITUATED AT THE SOUTHEAST CORNER OF OHIO STREET, AND MICHIGAN AVENUE, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 2 AND 3 IN ASSESSORS DIVISION OF LOTS 1 AND 2 OF W. L. NEWBERRY SUBDIVISION OF THE WEST 200 FEET OF THE NORTH 118 FEET OF BLOCK 21 IN KINZIE ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

VOLUME NO.: 501.

TAX NO.: 17 10 122 001 (AFFECTS LOTS 4 AND 5)

17 10 122 005 (AFFECTS LOT 3 PARCEL 2)

17 10 122 006 (AFFECTS LOT 2 PARCEL 3) AND

17 10 122 005 (AFFECTS LOT 3 PARCEL 3).

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EXHIBIT B

PERMITTED EXCEPTIONS

THE LAND LIES WITHIN THE BOUNDRIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841 AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

MECHANICS' LIEN CLAIM IN FAVOR OF ALEXANDER LUMBER COMPANY AGAINST CHINA EAST AIRLINES AND PHIL BERMAN RECORDED JULY 15, 1993 AS DOCUMENT NUMBER 93547693 IN THE AMOUNT OF \$11,760.16.

(AFFECTS PARCEL 1)

PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 94CH3549 FILED APRIL 19, 1994 BY ALEXANDER LUMBER CO., AN ILLINOIS CORPORATON AGAINST BERKSHIRE DEVELOPMENT CORP., AN ILLINOIS CORPORATION, PHIL BERMAN, CHINA EAST AIRLINES, UNKNOWN OWNERS AND NON RECORD CLAIMANTS FOR MECHANICS LIEN.

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.

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