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## CONSTRUCTION MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS

95336946

THIS CONSTRUCTION  
MORTGAGE AND SECURITY  
AGREEMENT WITH  
ASSIGNMENT OF RENTS  
("Mortgage") dated as  
of May 19, 1995 from  
NATIONAL PLAZA I,

. DEPT-01 RECORDING 0137.00  
. 140012 TRAM 4272 05/23/95 11:23:00  
. 4442 0 J11 \*-95-336946  
. COOK COUNTY RECORDER

L.L.C., an Illinois  
limited liability company, NATIONAL PLAZA II, L.L.C., an Illinois  
limited liability company, and NATIONAL PLAZA III, L.L.C., an  
Illinois limited liability company (collectively, the  
"Mortgagors") all of which have a mailing address of c/o Marc  
Realty, 223 West Jackson Boulevard, Chicago, Illinois 60606,  
Attention: Laurence Weiner, FIRST MIDWEST BANK, N.A., with its  
office at 1000 Lakehurst Road, Waukegan, Illinois 60085,  
Attention: Lawrence Walther (hereinafter referred to as  
"Mortgagee").

### WITNESSETH THAT:

WHEREAS, Mortgagors have executed and delivered to Mortgagee  
a Promissory Note of even date herewith payable to Mortgagee in  
the principal amount of \$6,100,000.00 (such note and any and all  
extensions and renewals thereof, amendments thereto and  
substitutions or replacements therefor is referred to herein as  
the "Note") pursuant to which Mortgagors jointly and severally  
promise to pay such principal sum (or so much thereof as may be  
outstanding at the maturity thereof) on May 21, 1998, together

This Instrument Prepared By  
and After Recording Return to:

Edward W. Malstrom  
Miller, Shakman, Hamilton,  
Kurtzon & Schlifke  
208 South LaSalle Street  
Suite 1100  
Chicago, Illinois 60604

Permanent Index Nos.:

07-13-102-001-0000  
07-13-103-001-0000  
07-13-103-008-0000

Addresses of Property:

999 Plaza Drive,  
1000 Plaza Drive and  
1111 Plaza Drive  
Schaumburg, Illinois

BOX 333-CTI

95336946

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7551984  
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with interest on the balance of principal from time to time outstanding and unpaid thereon at the rate and at the times specified in the Note; and

WHEREAS, the Note has been issued under and subject to the provisions of a Loan Agreement bearing even date herewith between Mortgagors and Mortgagee (such Loan Agreement being hereinafter referred to as the "Loan Agreement") and the Note bears interest at a variable rate.

NOW, THEREFORE, to secure (i) the payment when and as due and payable of the principal of and interest on the Note or so much thereof as may be advanced from time to time under and pursuant to the Loan Agreement, (ii) the payment of all other indebtedness which this Mortgage by its terms secures and (iii) the performance and observance of the covenants and agreements contained in this Mortgage, the Loan Agreement, the Note and any other instrument or document securing the Note, (all of such indebtedness, obligations and liabilities identified in (i), (ii) and (iii) above being hereinafter referred to as the "indebtedness hereby secured"), the Mortgagors do hereby grant, sell, convey, mortgage and assign unto the Mortgagee, its successors and assigns and does hereby grant to Mortgagee, its successors and assigns a security interest in all and singular the properties, rights, interests and privileges described in Granting Clauses I, II, III, IV, V, VI and VII below all of same being collectively referred to herein as the "Mortgaged Premises":

## GRANTING CLAUSE I

That certain real estate lying and being in the County of Cook and State of Illinois, more particularly described in Exhibit "A" attached hereto and made a part hereof.

## GRANTING CLAUSE II

All buildings and improvements of every kind and description heretofore or hereafter erected or placed on the property described in Granting Clause I and all materials intended for construction, reconstruction, alteration and repair of the buildings and improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the premises immediately upon the delivery thereof to the such real estate, and, all fixtures, machinery, apparatus, equipment, fittings and articles of personal property of every kind and nature whatsoever now or hereafter attached to or contained in or used in connection with said real estate and the buildings and improvements now or hereafter located thereon and the operation, maintenance and protection thereof, including but not limited to,

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all machinery, motors, fittings, radiators, awnings, shades, screens, all gas, coal, steam, electric, oil and other heating, cooking, power and lighting apparatus and fixtures, all fire prevention and extinguishing equipment and apparatus, all cooling and ventilating apparatus and systems, all plumbing, incinerating, sprinkler equipment and fixtures, all elevators and escalators, all communication and electronic monitoring equipment, all window and structural cleaning rigs and all other machinery and other equipment of every nature and fixtures and appurtenances thereto and all items of furniture, appliances, draperies, carpets, other furnishings, equipment and personal property used or useful in the operation, maintenance and protection of the said real estate and the buildings and improvements now or hereafter located thereon and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are or shall be attached to said buildings or improvements in any manner; it being mutually agreed, intended and declared that all the aforesaid property shall, so far as permitted by law, be deemed to form a part and parcel of the real estate and for the purpose of this Mortgage to be real estate and covered by this Mortgage; and as to the balance of the property aforesaid, this Mortgage is hereby deemed to be as well a Security Agreement under the provisions of the Uniform Commercial Code for the purpose of creating hereby a security interest in said property, which is hereby granted by Mortgagors as debtor to Mortgagee as secured party, securing the indebtedness hereby secured. The addresses of Mortgagors (debtors) and Mortgagee (secured party) appear at the beginning hereof.

## GRANTING CLAUSE III

All right, title and interest of Mortgagors now owned or hereafter acquired in and to all and singular the estates, tenements, hereditaments, privileges, easements, licenses, franchises, appurtenances and royalties, mineral, oil and water rights belonging or in any wise appertaining to the property described in the preceding Granting Clause I and the buildings and improvements now or hereafter located hereon and the reversions, rents, issues, revenues and profits thereof, including all interest of Mortgagors in all rents, issues and profits of the aforementioned property and all rents, issues, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing (including all deposits of money as advance rent or for security) under any and all leases and renewals thereof or under any contracts or options for the sale of all or any part of said property (including during any period allowed by law for the redemption of said property after any foreclosure or other sale), together with the right, but not the obligation, to collect, receive and receipt for all such rents and other sums and apply them to the indebtedness hereby secured and to demand,

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sue for and recover the same when due or payable; provided that the assignments made hereby shall not impair or diminish the obligations of Mortgagors under the provisions of such leases or other agreements nor shall such obligations be imposed upon Mortgagee. By acceptance of this Mortgage, Mortgagee agrees that until an Event of Default (as hereinafter defined) shall occur giving Mortgagee the right to foreclose this Mortgage, Mortgagors may collect, receive (but not more than 30 days in advance) and enjoy such rents.

## GRANTING CLAUSE IV

All judgments, awards of damages, settlements and other compensation hereafter made resulting from condemnation proceedings or the taking of the property described in Granting Clause I or any part thereof or any building or other improvements now or at any time hereafter located thereon or any easement or other appurtenance thereto under the power of eminent domain, or any similar power or right (including any award from the United States Government at any time after the allowance of the claim therefor, the ascertainment of the amount thereof and the issuance of the warrant for the payment thereof), whether permanent or temporary, or for any damage (whether caused by such taking or otherwise) to said property or any part thereof or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including severance and consequential damage, and any award for change of grade of streets (collectively "Condemnation Awards").

## GRANTING CLAUSE V

All property and rights, if any, which are by the express provisions of this instrument required to be subjected to the lien hereof and any additional property and rights that may from time to time hereafter by installation or writing of any kind, be subjected to the lien hereof.

## GRANTING CLAUSE VI

All rights in and to common areas and access roads or adjacent properties heretofore or hereafter granted to Mortgagors and any after-acquired title or reversion in and to the beds of any ways, roads, streets, avenues and alleys adjoining the property described in Granting Clause I or any part thereof.

## GRANTING CLAUSE VII

All of the Mortgagor's "general intangibles" (as defined in the Uniform Commercial Code) now owned or hereafter acquired and related to the Mortgaged Premises, including, without limitation, all right, title and interest of the Mortgagors in and to: (i)

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all agreements, leases, licenses and contracts to which the Mortgagors are or may become a party relating to the Mortgaged Premises or improvements thereon; (ii) all obligations or indebtedness owing to any of the Mortgagors (other than accounts) or other rights to receive payments of money from whatever source arising relating to the Mortgaged Premises; (iii) all tax refunds and tax refund claims; (iv) all intellectual property; and (v) all chosen in action and causes of action.

All of Mortgagors' "accounts" (as defined in the Uniform Commercial Code) now owned or hereafter created or acquired and related to the Mortgaged Premises, including, without limitation, all of the following now owned or hereafter created or acquired by any of the Mortgagors: (i) accounts receivable, contract rights, book debts, notes, drafts, and other obligations or indebtedness owing to any of the Mortgagors arising from the sale, lease or exchange of goods or other property and/or the performance of services, (ii) the Mortgagors' rights in, to and under all purchase orders for goods, services or other property, (iii) the Mortgagors' rights to any goods, services or other property represented by any of the foregoing, (iv) monies due to or to become due to any of the Mortgagors under all contracts for the sale, lease or exchange of goods or other property and/or the performance of services including the right to payment of any interest or finance charges in respect thereto (whether or not yet earned by performance on the part of any of the Mortgagors), (v) uncertificated securities, and (vi) proceeds of any of the foregoing and all collateral security and guaranties of any kind given by any person or entity with respect to any of the foregoing. All warranties, guarantees, permits and licenses received by any of the Mortgagors in respect to the Mortgaged Premises.

TO HAVE AND TO HOLD the Mortgaged Premises and the properties, rights and privileges hereby granted, bargained, sold, conveyed, mortgaged, pledged and assigned, and in which a security interest is granted, unto Mortgagee, its successors and assigns, forever; provided, however, that this instrument is upon the express condition that if the principal of and interest on the Note shall be paid in full and all other indebtedness hereby secured shall be fully paid and performed and any commitment to advance funds contained in the Loan Agreement shall have been terminated, then this instrument and the estate and rights hereby granted shall cease, determine and be void and this instrument shall be released by Mortgagee upon the written request and at the expense of Mortgagors, otherwise to remain in full force and effect.

Mortgagors hereby covenant and agree with Mortgagee as follows:

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1. Payment of the Indebtedness. The indebtedness hereby secured will be promptly paid as and when the same becomes due. The terms and conditions of the Note are incorporated herein by reference.

2. Representation of Title and Further Assurances. Mortgagors will execute and deliver such further instruments and do such further acts as may be reasonably necessary or proper to carry out more effectively the purpose of this instrument and, without limiting the foregoing, to make subject to the lien hereof any property agreed to be subjected hereto or covered by the Granting Clauses hereof or intended so to be. At the time of delivery of these presents, each of the Mortgagors is well seized of an indefeasible estate in fee simple in that portion of the Mortgaged Premises which constitutes real property and which is identified on Exhibit "A" as being owned by such individual Mortgagor, subject only to the matters set forth in Exhibit "B" attached hereto and hereby made a part hereof (the "Permitted Exceptions"), and Mortgagors have good right, full power and lawful authority to convey, mortgage and create a security interest in the same, in the manner and form aforesaid; except as set forth in Exhibit "B" hereto, the Mortgaged Premises are free and clear of all liens, charges, easements, covenants, conditions, restrictions and encumbrances whatsoever, including the personal property and fixtures, security agreements, conditional sales contracts and anything of a similar nature, and the Mortgagors shall and will forever defend the title to the Mortgaged Premises against the claims of all persons whomsoever.

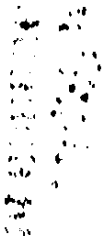
3. Mortgage Constitutes Construction Mortgage. This Mortgage, in part, secures an obligation for the construction of improvements on the real property herein described, and constitutes a construction mortgage for the purpose of Article Nine of the Uniform Commercial Code of Illinois and is entitled to all of the benefits afforded construction mortgages thereunder.

4. Compliance with Loan Agreement. Mortgagors will abide by and comply with and be governed and restricted by all of the terms, covenants, provisions, restrictions and agreements contained in the Loan Agreement, and in each and every supplement thereto or amendment thereof which may at any time or from time to time be executed and delivered by the parties thereto or their successors and assigns.

5. Provisions of Loan Agreement. The proceeds of the Note are to be disbursed by the Mortgagee in accordance with the terms contained in the Loan Agreement, the provisions of which are incorporated herein by reference to the same extent as if fully set forth herein. Mortgagors covenant that any and all monetary disbursements made in accord with the Loan Agreement shall

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constitute adequate consideration to Mortgagors for the enforceability of this Mortgage and the Note, and that all advances and indebtedness arising and accruing under the Loan Agreement from time to time, whether or not the total amount thereof may exceed the face amount of the Note, shall be secured by this Mortgage; provided, however, that the total indebtedness secured by the Note and any other document or instrument now or hereafter given as security for the indebtedness hereby secured shall not in any event exceed \$12,200,000.00. Upon the occurrence of an Event of Default under the Loan Agreement, the Mortgagee may (but need not): (i) declare the entire principal indebtedness and interest thereon due and payable and pursue all other remedies conferred upon Mortgagee by this Mortgage or by law upon default; or (ii) complete the construction of the improvements described in the Loan Agreement and enter into the necessary contracts therefor. All monies so expended shall be so much additional indebtedness secured by this Mortgage and shall be payable on demand with interest at the Default Interest Rate (as defined in the Note). Mortgagee may exercise either or both of the aforesaid remedies. The provisions, rights, powers and remedies contained in the Loan Agreement are in addition to, and not in substitution for, those contained herein.

6. Payment of Taxes Mortgagors shall pay before any penalty 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, imposed or charged on or against the Mortgaged Premises or any part thereof and which, if unpaid, might by law become a lien or charge upon the Mortgaged Premises or any part thereof, and shall exhibit to Mortgagee official receipts evidencing such payments, except that, unless and until foreclosure, distraint, sale or other similar proceedings shall have been commenced, no such charge or claim need be paid if being contested (except to the extent any full or partial payment shall be required by law), after notice to Mortgagee, by appropriate proceedings which shall operate to prevent the collection thereof or the sale or forfeiture of the Mortgaged Premises or any part thereof to satisfy the same, conducted in good faith and with due diligence and if Mortgagors shall have furnished such security, if any, as may be required in the proceedings or required by Mortgagee's title insurer to insure over the lien of such taxes.

7. Payment of Taxes on Note, Mortgage or Interest of Mortgagee. Mortgagors agree that if any tax, assessment or imposition upon this Mortgage or the indebtedness hereby secured or the Note or the interest of Mortgagee in the Mortgaged Premises or upon Mortgagee by reason of any of the foregoing (including, without limitation, corporate privilege, franchise and excise taxes, but excepting therefrom any income tax on

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interest payments on the principal portion of the indebtedness hereby secured imposed by the United States or any State) is levied, assessed or charged, then, unless all such taxes are paid by Mortgagors to, for or on behalf of Mortgagee as they become due and payable (which Mortgagors agree to do upon demand of Mortgagee, to the extent permitted by law), or Mortgagee is reimbursed for any such sum advanced by Mortgagee, all sums hereby secured shall become immediately due and payable, at the option of Mortgagee upon thirty (30) days' notice to Mortgagors, notwithstanding anything contained herein or in any law heretofore or hereafter enacted, including any provision thereof forbidding Mortgagors from making any such payment. Mortgagors agree to provide to Mortgagee, upon request, official receipts showing payment of all taxes and charges which Mortgagors are required to pay hereunder.

8. Tax Deposits. Mortgagors covenant and agree to deposit with Mortgagee, on the tenth day of each month commencing July 10, 1995, until the indebtedness secured by this Mortgage is fully paid, a sum equal to one-twelfth (1/12th) of the annual taxes and assessments (general and special) on the Mortgaged Premises. Such deposits are to be held in an interest-bearing account and are to be used for the payment of taxes and assessments (general and special) on the Mortgaged Premises next due and payable when they become due. Mortgagee may, at its option, itself pay such taxes and assessments when the same become due and payable (upon submission of appropriate bills therefor from Mortgagors) or shall release sufficient funds to Mortgagors for payment of such taxes and assessments. If the funds so deposited are insufficient to pay any such taxes and assessments (general or special) due and payable, Mortgagors shall within ten (10) days after receipt of demand therefor, deposit additional funds as may be necessary to pay such taxes and assessments (general and special) in full. If the funds so deposited exceed the amount required to pay such taxes and assessments (general and special) for any year, the excess shall be applied on a subsequent deposit or deposits. Such deposits need not be kept separate and apart from any other funds of Mortgagee. Upon the initial disbursement of the loan evidenced by the Notes, Mortgagors shall deposit with Mortgagee (or make such other arrangement concerning such funds as Mortgagee finds satisfactory) for the payment of taxes and assessments (general or special) as provided in this Section 8, \$ 543,966.93 (representing funds held by Mortgagors' current mortgage lender for the payment of taxes and assessments on the Mortgaged Premises). In the event Mortgagors provide Mortgagee with evidence satisfactory to Mortgagee that the funds held under this Section 8 (including the \$ 543,966.93 described above) are in excess of amounts reasonably necessary to pay the second installment of the 1994 taxes and assessment (general or special) for the Mortgaged Premises (the "Excess") then Mortgagee shall

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permit Mortgagors to withdraw such Excess.

9. Mortgagee's Interest in and Use of Deposits. Upon the occurrence of an Event of Default under this Mortgage, the Note, the Loan Agreement or any other document securing the Note, the Mortgagee may at its option, without being required so to do, apply any monies at the time on deposit pursuant to Section 8 hereof to the performance of any of Mortgagor's obligations hereunder or under the Note or Loan Agreement, in such order and manner as Mortgagee may elect. When the indebtedness secured hereby has been fully paid, any remaining deposits shall be paid to Mortgagors. Such deposits are hereby pledged as additional security for the indebtedness hereunder and shall be irrevocably applied by Mortgagee for the purposes for which made hereunder and shall not be subject to the direction or control of Mortgagors; provided, however, that Mortgagee shall not be liable for any failure to apply to the payment of taxes, assessments and insurance premiums any amount so deposited unless Mortgagors, while not in default hereunder, shall have requested Mortgagee in writing to make application of such funds to the payment of which they were deposited, accompanied by the bills for such taxes, assessments and insurance premiums. Mortgagee shall not be liable for any act or omission taken in good faith or pursuant to the instruction of any party.

10. Recordation and Payment of Taxes and Expenses Incident Thereto. Mortgagors will cause this Mortgage, all mortgages supplemental hereto and any financing statement or other notices of a security interest required by Mortgagee at all times to be kept, recorded and filed at its own expense in such manner and in such places as may be required by law for the recording and filing or for the rerecording and refiling of a mortgage, security interest, assignment or other lien or charge upon the Mortgaged Premises, or any part thereof, in order fully to preserve and protect the rights of Mortgagee hereunder, and, without limiting the foregoing, Mortgagors will pay or reimburse Mortgagee for the payment of any and all taxes, fees or other charges incurred in connection with any such recordation or re-recordation, including any documentary stamp tax or tax imposed upon the privilege of having this instrument or any instrument issued pursuant hereto recorded.

11. Insurance. Mortgagors will, at their expense, maintain insurance in accordance with the requirements of the Loan Agreement. The proceeds of such insurance shall be applied as provided in Section 12 hereof. In the event of foreclosure, Mortgagors authorize and empower Mortgagee to effect insurance upon the Mortgaged Premises in the amounts aforesaid, for a period covering the time of redemption from foreclosure sale provided by law, and if necessary therefor, to cancel any or all existing insurance policies.

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## 12. Damage to and Destruction of the Improvements.

(a) Notice. In the case of any material damage to or destruction of any improvements which are or will be constructed on the Mortgaged Premises or any part thereof, Mortgagee shall promptly give notice thereof to Mortgagor generally describing the nature and extent of such damage or destruction. Material damage shall mean damages in excess of \$100,000.00.

(b) Restoration. Upon the occurrence of any damage to or destruction of any improvements on the Mortgaged Premises, provided Mortgagee permits the proceeds of insurance to be used for repairs, Mortgagor shall cause same to be restored, replaced or rebuilt as nearly as possible to their value, condition and character immediately prior to such damage or destruction. Such restoration, replacement or rebuilding shall be effected promptly and Mortgagee shall notify the Mortgagor if it appears that such restoration, replacement or rebuilding may unduly delay completion of such improvements. Any amounts required for repairs in excess of insurance proceeds shall be paid by Mortgagors.

(c) Application of Insurance Proceeds. Net insurance proceeds received by the Mortgagee under the provisions of this Mortgage or any instrument supplemental hereto or thereto or any policy or policies of insurance covering any improvements on the Mortgaged Premises or any part thereof shall be applied by the Mortgagee at its option as and for a prepayment on the Note (whether or not the same is then due or otherwise adequately secured) or shall be disbursed for restoration of such improvements (in which event the Mortgagee shall not be obligated to supervise restoration work nor shall the amount so released or used be deemed a payment of the indebtedness evidenced by the Note). If Mortgagee elects to permit the use of insurance proceeds to restore such improvements it may do all necessary acts to accomplish that purpose including using funds deposited by Mortgagors with it for any purpose and advancing additional funds, all such additional funds to constitute part of the indebtedness secured by the Mortgage. Notwithstanding the foregoing provisions Mortgagee agrees that net insurance proceeds shall be made available for the restoration of the portion of the Mortgaged Premises damaged or destroyed if written application for such use is made within thirty (30) days after receipt of such proceeds and the following conditions are satisfied: (i) no Event of Default, or event which if uncured within any applicable cure period, would constitute an Event of Default, shall have occurred or be continuing (and if such an event shall occur during restoration Mortgagee may, at its election, apply any insurance proceeds then remaining in its hands to the reduction of the indebtedness evidenced by the Note and the other indebtedness hereby secured), (ii) if the cost of repairs exceeds

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\$100,000.00, Mortgagors shall have submitted to Mortgagee plans and specifications for the restoration which shall be satisfactory to it in Mortgagee's reasonable judgment, (iii) Mortgagors shall have submitted to Mortgagee evidence satisfactory to Mortgagee (including, at Mortgagee's election, fixed price contracts with good and responsible contractors and materialmen covering all work and materials necessary to complete restoration), that the cost to complete restoration is not in excess of the amount of insurance proceeds available for restoration, or, if a deficiency shall exist, Mortgagors shall have deposited the amount of such deficiency with Mortgagee, (iv) Mortgagors shall have obtained a waiver of the right of subrogation from any insurer under such policies of insurance, (v) in Mortgagee's judgment, all restoration can be completed prior to the due date of the Note, and (vi) no more than 25% of the leases of the Mortgaged Premises (computed based upon base rents) are subject to termination as a result of such casualty. If Mortgagee elects to make the insurance proceeds available to Mortgagors for the purpose of effecting such a restoration, or, following an Event of Default, elects to restore such improvements, any excess of insurance proceeds above the amount necessary to complete such restoration shall be applied as and for a prepayment on the Note. Any insurance proceeds to be released pursuant to the foregoing provisions may at the option of Mortgagee be disbursed from time to time as restoration progresses to pay for restoration work completed and in place and such disbursements shall be disbursed in such manner as Mortgagee may determine. Mortgagee may impose such further conditions upon the release of insurance proceeds (including the receipt of title insurance) as are customarily imposed by prudent construction lenders to insure the completion of the restoration work free and clear of all liens or claims for lien. All necessary and reasonable title insurance charges and other costs and expenses paid to or for the account of Mortgagee in connection with the release of such insurance proceeds shall constitute no much additional indebtedness secured by this Mortgage to be payable upon demand and if not paid upon demand shall bear interest at the Default Interest Rate (as defined in the Note). Mortgagee may deduct any such costs and expenses from insurance proceeds at any time held by Mortgagee. No interest shall be payable to Mortgagors upon insurance proceeds held by Mortgagee.

(d) Adjustment of Loss. Mortgagee is hereby authorized and empowered, at its option, to adjust or compromise any loss of more than \$100,000.00 under any insurance policies covering or relating to the Mortgaged Premises and to collect and receive the proceeds from any such policy or policies. Mortgagors hereby irrevocably appoint Mortgagee as attorney-in-fact for the purposes set forth in the preceding sentence. Each insurance company is hereby authorized and directed to make payment (i) of 100% of all such losses of more than such amount directly to

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Mortgagee alone and (ii) of 100% of all such losses of such amount or less directly to Mortgagors alone, and in no case to Mortgagors and Mortgagee jointly. After deducting from such insurance proceeds any expenses incurred by Mortgagee in the collection and settlement thereof, including without limitation attorneys' and adjusters' fees and charges, Mortgagee shall apply the net proceeds as provided in Section 12(c). Mortgagee shall not be responsible for any failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure.

## 13. Eminent Domain.

(a) Notice. Mortgagors covenant and agree that Mortgagors will give Mortgagee immediate notice of the actual or threatened commencement of any proceedings under condemnation or eminent domain affecting all or any part of the Mortgaged Premises including any easement therein or appurtenance thereof or severance and change in grade of streets, and will deliver to Mortgagee copies of any and all papers served in connection with any such proceedings.

(b) Assignment of Claim, Power of Attorney to Collect, Etc. Any and all awards heretofore or hereafter made or to be made to the present and all subsequent owners of the Mortgaged Premises by any governmental body for taking or affecting the whole or any part of such Mortgaged Premises, the improvements on the Mortgaged Premises or any easement therein or appurtenance thereto (including any award from the United States Government at any time after the allowance of the claim therefor, the ascertainment of the amount thereof and the issuance of the award for payment thereof) are hereby assigned by Mortgagors to Mortgagee to the extent of the existing principal balance, interest thereon and other outstanding charges owed by Mortgagors to Mortgagee and Mortgagors hereby irrevocably constitute and appoint Mortgagee its true and lawful attorney in fact with full power of substitution for it and in its name, place and stead to collect and receive the proceeds of any such award granted by virtue of any such taking and to give proper receipts and acquittance therefor. Mortgagors shall have the right to participate in any proceedings which determine the award to be granted.

(c) Effect of Condemnation and Application of Awards. In the event that any proceedings are commenced by any governmental body or other person to take or otherwise affect the Mortgaged Premises, the improvements thereon or any easement therein or appurtenance thereto, Mortgagee may, at its option, apply the proceeds of any award made in such proceedings as and for a

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prepayment on the indebtedness evidenced by the Note, notwithstanding the fact that said indebtedness may not then be due and payable or is otherwise adequately secured.

14. Construction, Repair, Waste, Etc. Except for the improvements on the Mortgaged Premises to be constructed pursuant to the provisions of the Loan Agreement, Mortgagors covenant and agree (i) that no building or other improvement on the Mortgaged Premises and constituting a part thereof shall be materially altered, removed or demolished nor shall any fixtures or appliances on, in or about such buildings or improvements be severed, removed, sold or mortgaged, without the consent of Mortgagee; and in the event of the demolition or destruction in whole or in part of any of the fixtures, chattels or articles of personal property covered hereby, the same will be replaced promptly by similar fixtures, chattels and articles of personal property at least equal in quality and condition to those replaced, free from any security interest in or encumbrance thereon or reservation of title thereto; (ii) to permit, commit or suffer no waste, impairment or deterioration of the Mortgaged Premises or any part thereof; (iii) to keep and maintain said Mortgaged Premises and every part thereof in good repair and condition (ordinary wear and tear excepted); (iv) to effect such repairs as Mortgagee may reasonably require and from time to time to make all needful and proper replacements and additions so that said buildings, fixtures, machinery and appurtenances will, at all times, be in good and first class condition, fit and proper for the respective purposes for which they were originally erected or installed; (v) to comply with all statutes, orders, requirements or decrees relating to said Mortgaged Premises by any Federal, State or Municipal authority; (vi) to observe and comply with all conditions and requirements necessary to preserve and extend any and all rights, licenses, permits (including, but not limited to, zoning variances, special exceptions and nonconforming uses), privileges, franchises and concessions which are applicable to the Mortgaged Premises or which have been granted to or contracted for by any of the Mortgagors in connection with any existing or presently contemplated use of the Mortgaged Premises or any part hereof and not to initiate or acquiesce in any changes to or terminations of any of the foregoing or of zoning classifications affecting the use to which the Mortgaged Premises or any part thereof may be put without the prior written consent of Mortgagee; and (vii) to make no alterations in or improvements or additions to the Mortgaged Premises without Mortgagee's written permission except as contemplated by the Loan Agreement or required by governmental authority.

15. Liens and Encumbrances. Mortgagors will not, without the prior written consent of Mortgagee, directly or indirectly, create or suffer to be created, or to remain, and will discharge

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or promptly cause to be discharged any mortgage, lien, encumbrance or charge on, pledge or conditional sale or other title retention agreement with respect to the Mortgaged Premises or any part thereof, whether superior or subordinate to the lien hereof, except for this instrument and the lien of all other documents given to secure the indebtedness hereby secured; provided, however, that Mortgagors may contest the validity of any mechanic's lien, charge or encumbrance (other than the lien of this Mortgage or of any other document securing payment of the Note) upon giving Mortgagee timely notice of its intention to contest the same and either (a) maintaining with Mortgagee a deposit of cash or negotiable securities satisfactory to Mortgagee in an amount sufficient in the opinion of Mortgagee to pay and discharge or to assure compliance with the matter under contest in the event of a final determination thereof adversely to such Mortgagor or (b) obtaining title insurance coverage over such lien on Mortgagee's title insurance policy by endorsements acceptable to Mortgagee. Mortgagors agree to prosecute and contest such lien diligently and by appropriate legal proceedings which will prevent the enforcement of the matter under contest and will not impair the lien of this Mortgage or interfere with the normal conduct of business on the Mortgaged Premises. On final disposition of such contest, any cash or securities in Mortgagee's possession not required to pay or discharge or assure compliance with the matter contested shall be returned to such Mortgagors without interest.

16. Right of Mortgagee to Perform Mortgagors' Covenants, Etc. If Mortgagors shall fail to make any payment or perform any act required to be made or performed hereunder, Mortgagee, without waiving or releasing any obligation or default, may (but shall be under no obligation to) at any time thereafter upon prior written notice to Mortgagors and failure of Mortgagors to make such payment or perform such act within any applicable cure period provided herein make such payment or perform such act for the account and at the expense of Mortgagors, and may enter upon the Mortgaged Premises or any part thereof for such purpose and take all such action thereon as, in the opinion of Mortgagee, may be necessary or appropriate therefor. All sums so paid by Mortgagee and all costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) so incurred, together with interest thereon from the date of payment or incurrence at the Default Interest Rate, shall constitute so much additional indebtedness hereby secured and shall be paid by Mortgagors to Mortgagee on demand. Mortgagee in making any payment authorized under this Section 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.

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17. After-Acquired Property. Any and all property hereafter acquired which is of the kind or nature herein provided and related to the premises described in Granting Clause I hereof, or intended to be and become subject to the lien hereof, shall ipso facto, and without any further conveyance, assignment or act on the part of Mortgagor, become and be subject to the lien of this Mortgage as fully and completely as though specifically described herein; but nevertheless Mortgagor shall from time to time, if requested by Mortgagee, execute and deliver any and all such further assurances, conveyances and assignments as Mortgagee may reasonably require for the purpose of expressly and specifically subjecting to the lien of this Mortgage all such property.

18. Inspection by Mortgagee. Mortgagee and its agents shall have the right to inspect the Mortgaged Premises at all reasonable times, and access thereto shall be permitted for that purpose.

19. Subrogation. Mortgagor acknowledge and agree that Mortgagee shall be subrogated to any lien discharged out of the proceeds of the loan evidenced by the Note or out of any advance by Mortgagee hereunder or under the Loan Agreement, irrespective of whether or not any such lien may have been released of record.

## 20. Environmental Matters

(a) Definitions. As used herein, the following terms shall have the following meanings:

(i) "Environmental Laws" means all federal, state and local statutes, laws, rules, regulations, ordinances, requirements, or rules of common law, including but not limited to those listed or referred to in paragraph (b) below, any judicial or administrative interpretations thereof, and any judicial and administrative consent decrees, orders or judgments, whether now existing or hereinafter promulgated, relating to public health and safety and protection of the environment.

(ii) "Hazardous Material" means any above or underground storage tanks, flammables, explosives, accelerants, asbestos, radioactive materials, radon, urea formaldehyde foam insulation, lead-based paint, polychlorinated biphenyls, petroleum or petroleum based or related substances, hydrocarbons or like substances and their additives or constituents, methane, solid wastes, refuse, garbage, construction debris, rubble, hazardous materials, hazardous wastes, toxic substances or related materials, and including, without limitation, substances now or hereafter defined as "hazardous substances", "hazardous

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materials", "toxic substances" or "hazardous wastes" in The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §9601, et. seq.), as amended by the Superfund Amendments and Reauthorization Act of 1986 (P.L. 99-499, 42 U.S.C.), The Toxic Substance Control Act of 1976 as amended, (15 U.S.C. §2601 et. seq.), The Resource Conservation and Recovery Act, as amended (42 U.S.C. §6901, et. seq.), The Hazardous Materials Transportation Act, as amended (49 U.S.C. §1801, et. seq.), The Clean Water Act, as amended (33 U.S.C. §1251, et. seq.), The Clean Air Act, as amended (42 U.S.C. §7401 et. seq.), The Illinois Environmental Protection Act, as amended (415 ILCS 5/1 et. seq.), any so-called "Superfund" or "Superlien" law or any other applicable federal, state or local law, common law, code, rule, regulation, or ordinance, presently in effect or hereafter enacted, promulgated or implemented.

(iii) "Environmental Liability" means any losses, liabilities, obligations, penalties, charges, fees, claims, litigation demands, defenses, costs, judgments, suits, proceedings, response costs, damages (including consequential damages), disbursements or expenses of any kind or nature whatsoever (including attorneys' fees at trial and appellate levels and experts' fees and disbursements and expenses incurred in investigating, defending against or prosecuting any litigation, claim or proceeding) which may at any time be imposed upon, incurred by or asserted or awarded against Mortgagee or any of Mortgagee's parent or subsidiary corporations, and their affiliates, shareholders, directors, officers, employees, and agents (collectively "Affiliates") in connection with or arising from:

a. any Hazardous Material on, in, under or affecting all or any portion of the Mortgaged Premises, the groundwater, or any surrounding areas;

b. any misrepresentation, inaccuracy or breach of any warranty, covenant and agreement contained or referred to in this Section

c. any violation or claim of violation by any Mortgagor of any Environmental Laws;

d. the imposition of any lien for damages caused by, or the recovery of any costs for, the cleanup, release or threatened release of Hazardous Material;

e. the costs of removal of any and all

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Hazardous Materials from all or any portion of the Mortgaged Premises or any surrounding areas;

f. costs incurred to comply, in connection with all or any portion of the Mortgaged Premises or any surrounding areas, with all Environmental Laws with respect to Hazardous Materials;

g. all civil penalties, damages, costs, expenses, and attorneys' fees incurred by reason of any violation of the Illinois Responsible Property Transfer Act, Ill. 765 ILCS 90/1 et seq. ("IRPTA"), including, but not limited to, the production and recording and filing of a disclosure document in connection with the execution and delivery of the Mortgage to Mortgagee or the transactions evidenced or secured by the Note, Loan Agreement and Mortgage.

(b) Representations and Warranties. Mortgagors hereby represent and warrant to Mortgagee that to the best of Mortgagors' knowledge, based upon the Phase I Environmental Assessment Report dated May 10, 1995 prepared by Environmental Design International Inc.:

(i) Compliance. The Mortgaged Premises (including underlying groundwater and areas leased to tenants, if any), and the use and operation thereof, are currently in compliance with all applicable Environmental Laws. All required governmental permits and licenses are in effect and Mortgagors are in compliance therewith. All Hazardous Material generated or handled on the Mortgaged Premises, if any, have been disposed of in a lawful manner.

(ii) Absence of Hazardous Material. No generation, manufacture, storage, treatment, transportation or disposal of Hazardous Material has occurred nor is occurring on or from the Mortgaged Premises. No environmental or public health or safety hazards currently exist with respect to the Mortgaged Premises or the business or operations conducted thereon. No underground storage tanks (including petroleum storage tanks) are present on or under the Mortgaged Premises.

(iii) Proceedings and Actions. There are no pending or threatened: (a) actions or proceedings by any governmental agency or any other entity regarding public health risks or the environmental condition of the Mortgaged Premises, or the disposal or presence of Hazardous Material, or regarding any Environmental Laws; or (b) liens or governmental actions, notices of violations, notices of noncompliance or other proceedings of any kind that could impair the value of

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the Mortgaged Premises, or the priority of this Mortgage lien or of any of the other documents or instruments now or hereafter given as security for the indebtedness hereby secured.

(iv) Illinois Responsible Property Transfer Act. The Mortgaged Premises is not "real property" within the meaning of Section 3(e) of IRPTA and the granting of this Mortgage does not require the delivery or recording of a disclosure document pursuant to IRPTA.

(c) Mortgagors' Covenants. Mortgagors hereby covenant and agree with Mortgagee as follows:

(i) Compliance. The Mortgaged Premises and the use and operation thereof shall comply with all Environmental laws. All required governmental permits and licenses shall remain in effect, and Mortgagors shall comply therewith. All Hazardous Material present, handled or generated on the Mortgaged Premises will be disposed in a lawful manner. Mortgagors will satisfy all requirements of applicable Environmental Laws for the maintenance and removal of all underground storage tanks on the Mortgaged Premises, if any. Without limiting the foregoing, all Hazardous Material shall be handled in compliance with all applicable Environmental Laws.

(ii) Absence of Hazardous Material. No Hazardous Material shall be introduced to or handled on the Mortgaged Premises except in non-reportable quantities and then only in compliance with all Environmental Laws.

(iii) Proceedings and Actions. Mortgagors shall immediately notify Mortgagee and provide copies upon receipt of all written complaints, claims, citations, demands, inquiries, reports or notices relating to the condition of the Mortgaged Premises or compliance with Environmental Laws. Mortgagors shall promptly cure and have dismissed any such actions and proceedings to the satisfaction of Mortgagee. Mortgagors shall keep the Mortgaged Premises free of any lien imposed pursuant to any Environmental Laws.

(iv) Environmental Audit. Mortgagors shall provide such information and certifications which Mortgagee may reasonably request from time to time to insure Mortgagors' compliance with this Section. To investigate Mortgagee's compliance with Environmental Laws and with this Section, Mortgagee shall have the right, but no obligation, at any time to enter upon the Mortgaged Premises, take samples,

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review Mortgagors' books and records, interview Mortgagee's employees and officers, and conduct similar activities. Mortgagors shall cooperate in the conduct of such an audit.

(d) Mortgagee's Right to Rely. Mortgagee is entitled to rely upon Mortgagor's representations and warranties contained in this Section despite any independent investigations by Mortgagee or its consultants. The Mortgagors shall take reasonable actions to determine for themselves, and to remain aware of, the environmental condition of the Mortgaged Premises and shall have no right to rely upon any environmental investigations or findings made by Mortgagee or its consultants.

(e) Indemnification. Mortgagors agree to indemnify, defend (at trial and appellate levels and with counsel acceptable to Mortgagee and at Mortgagors' sole cost) and hold Mortgagee and its Affiliates free and harmless from and against Mortgagee's Environmental Liability. The foregoing indemnity shall survive satisfaction of the loan evidenced by the Note and any transfer of the Mortgaged Premises to Mortgagee by voluntary transfer, foreclosure or by a deed in lieu of foreclosure. This indemnification shall not apply to any liability incurred by Mortgagee as a direct result of affirmative actions of Mortgagee as owner and operator of the Mortgaged Premises after Mortgagee has acquired title to the Mortgaged Premises and which actions are the sole and direct cause of damage resulting from the introduction and initial release of a Hazardous Material upon the Mortgaged Premises by Mortgagee; PROVIDED, HOWEVER, this indemnity shall otherwise remain in full force and effect, including, without limitation, with respect to Hazardous Material which is discovered or released at the Mortgaged Premises after Mortgagee acquires title to the Mortgaged Premises but which was not actually introduced at Mortgaged Premises by Mortgagee, with respect to the continuing migration or release of Hazardous Material previously introduced at or near the Mortgaged Premises and with respect to all substances which may be Hazardous Material and which are situated at the Mortgaged Premises prior to Mortgagee taking title but are removed by Mortgagee subsequent to such date.

(f) Waiver. Mortgagors, their successors and assigns, hereby waive, release and agree not to make any claim or bring any cost recovery action against Mortgagee under CERCLA or any state equivalent, or any similar law now existing or hereafter enacted. It is expressly understood and agreed that to the extent that Mortgagee is strictly liable under any Environmental Laws, Mortgagors' obligation to Mortgagee under this indemnity shall likewise be without regard to fault on the part of Mortgagors with respect to the violation or condition which results in liability to Mortgagee.

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## 21. Transfer of the Mortgaged Premises.

(a) In determining whether or not to make the loan secured hereby, Mortgagee has examined the credit-worthiness of Mortgagors, found such Credit-worthiness acceptable and relied and continues to rely upon same as the means of repayment of the loan. Mortgagors are well experienced in borrowing money and owning and operating property such as the Mortgaged Premises, was ably represented by a licensed attorney at law in the negotiation and documentation of the loan secured hereby and bargained at arm's length and without duress of any kind for all of the terms and conditions of the loan, including this provision. Mortgagors recognize that Mortgagee is entitled to keep its loan portfolio at current interest rates by either making new loans at such rate or collecting assumption fees and/or increasing the interest rate on a loan, the security for which is purchased by a party other than the original Mortgagors. Mortgagors further recognize that any secondary or junior financing placed upon the Mortgaged Premises, (a) may divert funds which would otherwise be used to pay the Note secured hereby, (b) could result in acceleration and foreclosure by any such junior encumbrancer which would force Mortgagee to take measures and incur expenses to protect its security, (c) would detract from the value of the Mortgaged Premises should Mortgagee come into possession thereof with the intention of selling same; and (d) impair Mortgagee's right to accept a deed in lieu of foreclosure as a foreclosure by Mortgagee would be necessary to clear the title to the Mortgaged Premises.

(b) In accordance with the foregoing and for the purposes of (i) protecting Mortgagee's security, both of repayment by Mortgagors and in the value of the Mortgaged Premises; (ii) giving Mortgagee the full benefit of its bargain and contract with Mortgagors; (iii) allowing Mortgagee to raise the interest rate and/or collect assumption fees; and (iv) keeping the Mortgaged Premises free of subordinate financing liens, Mortgagors agree that if this Section be deemed a restraint on alienation, that it is a reasonable one, and, except when the proceeds of any such sale or mortgage shall be used to pay the "Release Prices" required by the Loan Agreement, in which event, Mortgagee shall release such portion of the Mortgaged Premises from the lien of this Mortgage, all in accordance with the terms and conditions of the Loan Agreement, Mortgagors shall not permit or suffer to occur any sale, assignment, conveyance, mortgage, lease (except leases for 3,000 or less square feet of space), pledge, encumbrance or other transfer of, or the granting of any option in, or any contract for any of the foregoing (on an installment basis or otherwise) pertaining to:

(i) the Mortgaged Premises, any part thereof, or any interest therein; or

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(ii) any interest in any Mortgagor;

whether involuntary or by operation of law or otherwise (collectively "Transfers"), without the prior written consent of Mortgagee, which consent may be given or withheld in Mortgagee's sole reasonable judgment, having been obtained to such sale, assignment, conveyance, mortgage, lease, option, pledge, encumbrance or other transfer, except that if any Transfer of any interest in any Mortgagor is made to a family member of the transferor (or a trust for the benefit of a family member of the transferor), then Mortgagee shall not unreasonably withhold its consent to such Transfer. Mortgagee shall be deemed to have consented to any Transfer if Mortgagors give Mortgagee written notice of such Transfer and Mortgagee fails to object to such Transfer within seven (7) business days after receipt of such notice of the Transfer. Mortgagors agree that in the event the ownership of the Mortgaged Premises or any interest therein or any part thereof becomes vested in a person other than Mortgagors, Mortgagee may, without notice to Mortgagors, deal in any way with such successor or successors in interest with reference to this Mortgage, the Note, and any other document evidencing the indebtedness secured hereby, without in any way vitiating or discharging Mortgagors' liability hereunder or under any other document evidencing the indebtedness secured hereby. No Transfer of the Mortgaged Premises, forbearance to any person with respect to this Mortgage, or extension to any person of the time for payment of the Note given by Mortgagee shall operate to release, discharge, modify, change or affect the liability of any Mortgagor, either in whole or in part, except to the extent specifically agreed in writing by Mortgagee. Without limitation of the foregoing, in any event in which the written consent of Mortgagee is required in this Section 21, Mortgagee may condition its consent upon any combination of (i) the payment of compensation to be determined by Mortgagee, (ii) the increase of the interest rate payable under the Note, (iii) the shortening of maturity of the Note, and (iv) other modifications of the terms of the Note or the other instruments evidencing the indebtedness secured hereby.

(c) Without limitation of the foregoing, (i) in any event in which Mortgagee's consent is requested in accordance with the terms of this Section 21, Mortgagors shall pay all expenses incurred by Mortgagee, including reasonable attorneys' fees, in connection with the processing of such request, and (ii) the consent of Mortgagee to any transfer of the Mortgaged Premises shall not operate to release, discharge, modify, change or affect the liability of Mortgagors, either in whole or in part.

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22. Events of Default. Any one or more of the following shall constitute an "Event of Default" hereunder:

(a) Default in making payment within ten (10) days from the date when due (whether by lapse of time, acceleration, or otherwise) of the principal of or interest on the Note or any other indebtedness hereby secured;

(b) Any violation of Sections 11 or 21 hereof, except that no violation shall have occurred under Section 11 hereof if Mortgagors restore any coverage which was the subject of a notice of cancellation issued by the insurance carrier within ten (10) days after receipt of such notice of cancellation;

(c) Any portion of the Mortgaged Premises is abandoned by the Mortgagors;

(d) Default in the observance or performance of any other covenant, condition, agreement or provisions hereof or of the Note or any additional collateral document which is not remedied within thirty (30) days after written notice thereof to Mortgagors by Mortgagee; provided, however, that no Event of Default hereunder shall have occurred if any default described in this subsection (d) is not able to be cured within such 30-day period, Mortgagors commence to cure such default within such 30-day period, diligently pursue such cure thereafter and completes such cure no later than 90 days after written notice of such default;

(e) Any representation or warranty made by the Mortgagors or any guarantor of the Note (a "Guarantor") herein or in the Note, Loan Agreement or any additional collateral documents or in any statement or certificate furnished pursuant hereto or thereto proves untrue in any material respect as of the date of the issuance or making thereof;

(f) Any Guarantor becomes insolvent or bankrupt or admits in writing his or their inability to pay its or their debts as they mature or makes an assignment for the benefit of creditors or applies for or consents to the appointment of a trustee, custodian or receiver for any of them or for the major part of the property of any of them;

(g) Any Mortgagor is unable to satisfy any condition of their right to the receipt of any advances under the Loan Agreement for a period in excess of thirty (30) days other than as a result of matters beyond its control;

(h) Bankruptcy, reorganization, arrangement,

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insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy laws or laws for the relief of debtors are instituted by or against any of the Mortgagors or any Guarantor and if instituted are not dismissed within sixty (60) days after such institution;

(i) Any judgment or judgments, writ or writs or warrant or warrants of attachment or any similar process or processes in an aggregate amount in excess of \$100,000.00 shall be entered or filed against any Mortgagor or any Guarantor, or against any of their respective property or assets and remains unsatisfied, unvacated, unbonded or unstayed for a period of sixty (60) days;

(j) The death of a Guarantor unless such Guarantor's estate assumes his obligations under his guaranty within sixty (60) days from the date of his death or a substitute guarantor satisfactory to Mortgagee executes a guaranty in the same form as that signed by Guarantor; or

(k) Any Event of Default shall occur under the Loan Agreement or any other document evidencing or securing the indebtedness evidenced by the Note (collectively the "Loan Documents").

23. Remedies. When any Event of Default has happened and is continuing (regardless of the pendency of any proceeding which has or might have the effect of preventing Mortgagors from complying with the terms of this instrument) and in addition to such other rights as may be available under applicable law or under the Loan Agreement, but subject at all times to any mandatory legal requirements:

(a) Acceleration. Mortgagee may, by written notice to Mortgagors, declare the Note and all unpaid indebtedness of Mortgagors hereby secured, including interest then accrued thereon, to be forthwith due and payable, whereupon the same shall become and be forthwith due and payable, without other notice or demand of any kind.

(b) Uniform Commercial Code. Mortgagee shall, with respect to any part of the Mortgaged Premises constituting property of the type in respect of which realization on a lien or security interest granted therein is governed by the Uniform Commercial Code, have all the rights, options and remedies of a secured party under the Uniform Commercial Code of Illinois, including without limitation, the right to the possession of any such property or any part thereof, and the right to enter with legal process any premises where any such property may be found. Any requirement of said Code for reasonable notification shall be met by mailing written notice to Mortgagors at their address above

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set forth at least ten (10) days prior to the sale or other event for which such notice is required. The expenses of retaking, selling and otherwise disposing of said property, including reasonable attorneys' fees and legal expenses incurred in connection therewith, shall constitute so much additional indebtedness hereby secured and shall be payable upon demand with interest at the Default Interest Rate.

(c) Foreclosure. Mortgagee may proceed to protect and enforce the rights of Mortgagee hereunder (i) by any action at law, suit in equity or other appropriate proceedings, whether for the specific performance of any agreement contained herein, or for an injunction against the violation of any of the terms hereof, or in aid of the exercise of any power granted hereby or by law, or (ii) by the foreclosure of this Mortgage. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness hereby secured in the decree of sale, all expenditures and expenses authorized by the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101 et seq., as from time to time amended (the "Act") and all other expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorney's fees, appraiser's fees, 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, title insurance policies, and similar data and assurance with respect to title as Mortgagee may deem reasonably necessary either to prosecute such suit or to evidence to bidders at sales which may be had pursuant to such decree the true conditions of the title to or the value of the Mortgaged Premises. All expenditures and expenses of the nature mentioned in this paragraph, and such other expenses and fees as may be incurred in the protection of the Mortgaged Premises and rents and income therefrom and the maintenance of the lien of this Mortgage, including the fees of any attorney employed by Mortgagee in any litigation or proceedings affecting this Mortgage, the Note or the Mortgaged Premises, including bankruptcy proceedings, or in preparation of the commencement or defense of any proceedings or threatened suit or proceeding, or otherwise in dealing specifically therewith, shall be so much additional indebtedness hereby secured and shall be immediately due and payable by Mortgagors, with interest thereon at the Default Interest Rate until paid.

(d) Appointment of Receiver. Mortgagee shall, as a matter of right, without notice and without giving bond to Mortgagors or anyone claiming by, under or through it, and without regard to the solvency or insolvency of any Mortgagor or any Guarantor or the then value of the Mortgaged Premises, be entitled to have a receiver appointed pursuant to the Act of all or any part of the Mortgaged Premises and the rents, issues and profits thereof,

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with such power as the court making such appointment shall confer, and Mortgagors hereby consents to the appointment of such receiver and shall not oppose any such appointment. Any such receiver may, to the extent permitted under applicable law, without notice, enter upon and take possession of the Mortgaged Premises or any part thereof by force, summary proceedings, ejectment or otherwise, and may remove any Mortgagor or other persons and any and all property therefrom, and may hold, operate and manage the same and receive all earnings, income, rents, issues and proceeds accruing with respect thereto or any part thereof, whether during the pendency of any foreclosure or until any right of redemption shall expire or otherwise.

(e) Taking Possession, Collecting Rents, Etc. Upon demand by Mortgagee, each Mortgagor shall surrender to Mortgagee and Mortgagee may enter and take possession of the Mortgaged Premises or any part thereof personally, by its agent or attorneys or be placed in possession pursuant to court order as mortgagee in possession or receiver as provided in the Act, and Mortgagee, in its discretion, personally, by its agents or attorneys or pursuant to court order as mortgagee in possession or receiver as provided in the Act may enter upon and take and maintain possession of all or any part of the Mortgaged Premises, together with all documents, books, records, papers, and accounts of Mortgagors relating thereto, and may exclude Mortgagors and any agents and servants thereof wholly therefrom and may, on behalf of Mortgagors, or in its own name as Mortgagee and under the powers herein granted:

(i) hold, operate, manage and control all or any part of the Mortgaged Premises and conduct the business, if any, thereof, either personally or by its agents, with full power to use such measures, legal or equitable as in its discretion may be deemed proper or necessary to enforce the payment or security of the rents, issues, deposits, profits, and avails of the Mortgaged Premises, including without limitation actions for recovery of rent, actions in forcible detainer, and actions in distress for rent, all without notice to Mortgagors;

(ii) cancel or terminate any lease or sublease of all or any part of the Mortgaged Premises for any cause or on any ground that would entitle such Mortgagor to cancel the same;

(iii) elect to disaffirm any lease or sublease of all or any part of the Mortgaged Premises made subsequent to ; this Mortgage without Mortgagee's prior written consent;

(iv) extend or modify any then existing leases and make new leases of all or any part of the Mortgaged Premises,

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which extensions, modifications, and new leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, beyond the maturity date of the loan evidenced by the Note and the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such lease, and the options or other such provisions to be contained therein, shall be binding upon Mortgagors, all persons whose interests in the Mortgaged Premises are subject to the lien hereof, and the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the indebtedness hereby secured, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any such purchaser;

(v) make all necessary or proper repairs, decoration renewals, replacements, alterations, additions, betterments, and improvements in connection with the Mortgaged Premises as may seem judicious to Mortgagee, to insure and reimburse the Mortgaged Premises and all risks incidental to Mortgagee's possession, operation and management thereof, and to receive all rents, issues, deposits, profits, and avails therefrom; and

(vi) apply the net income, after allowing a reasonable fee for the collection thereof and for the management of the Mortgaged Premises, to the payment of taxes, premiums and other charges applicable to the Mortgaged Premises, or in reduction of the indebtedness hereby secured in such order and manner as Mortgagee shall select.

Nothing herein contained shall be construed as constituting Mortgagee a mortgagee in possession in the absence of the actual taking of possession of the Mortgaged Premises. The right to enter and take possession of the Mortgaged Premises and use any personal property therein, to manage, operate, conserve and improve the same, and to collect the rents, issues and profits thereof, shall be in addition to all other rights or remedies of Mortgagee hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. The expenses (including any receiver's fees, counsel fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby which expenses Mortgagors promise to pay upon demand together with interest at the rate applicable to the Note at the time such expenses are incurred. Mortgagee shall not be liable to account to Mortgagors for any action taken pursuant hereto other than to account for any rents actually received by Mortgagee. Without taking possession of the Mortgaged Premises, Mortgagee may, in the event the Mortgaged Premises become

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vacant or are abandoned, take such steps as it deems appropriate to protect and secure the Mortgaged Premises (including hiring watchmen therefor) and all costs incurred in so doing shall constitute so much additional indebtedness hereby secured payable upon demand with interest thereon at the Default Interest Rate.

## 24. Compliance with Illinois Mortgage Foreclosure Law.

(a) In the event that any provision in this Mortgage shall be inconsistent with any provision of the Act the provisions of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can be construed in a manner consistent with the Act.

(b) If any provision of this Mortgage shall grant to Mortgagee any rights or remedies upon default of the Mortgagors which are more limited than the rights that would otherwise be vested in Mortgagee under the Act in the absence of said provision, Mortgagee shall be vested with the rights granted in the Act to the full extent permitted by law.

(c) Without limiting the generality of the foregoing, all expenses incurred by Mortgagee to the extent reimbursable under Sections 15-1510 and 15-1512 of the Act, whether incurred before or after any decree or judgment of foreclosure, and whether enumerated in Sections 23(c) or 26 of this Mortgage, shall be added to the indebtedness secured by this Mortgage or by the judgment of foreclosure.

25. Waiver of Right to Redeem - Waiver of Appraisalment, Valuation, Etc. Mortgagors shall not and will not apply for or avail itself of any appraisalment, valuation, stay, extension or exemption laws, or any so-called "Moratorium Law," now existing or hereafter enacted in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but hereby waives the benefit of such laws. Mortgagors for themselves and all who may claim through or under it waive any and all right to have the property and estates comprising the Mortgaged Premises marshalled upon any foreclosure of the lien hereof and agrees that any court having jurisdiction to foreclose such lien may order the Mortgaged Premises sold as an entirety. In the event of any sale made under or by virtue of this instrument, the whole of the Mortgaged Premises may be sold in one parcel as an entirety or in separate lots or parcels at the same or different times, all as the Mortgagee may determine. Mortgagee shall have the right to become the purchaser at any sale made under or by virtue of this instrument and Mortgagee so purchasing at any such sale shall have the right to be credited upon the amount of the bid made therefor by Mortgagee with the amount payable to Mortgagee out of

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the net proceeds of such sale. In the event of any such sale, the Note and the other indebtedness hereby secured, if not previously due, shall be and become immediately due and payable without demand or notice of any kind. Mortgagors acknowledge that the Mortgaged Premises does not constitute agricultural real estate, as defined in Section 15-1201 of the Act, or residential real estate, as defined in Section 15-1219 of the Act. To the fullest extent permitted by law, Mortgagors, pursuant to Section 15-1601(b) of the Act, hereby voluntarily and knowingly waive any and all rights of redemption on behalf of Mortgagors, and each and every person acquiring any interest in, or title to the Mortgaged Premises described herein subsequent to the date of this Mortgage, and on behalf of all other persons to the extent permitted by applicable law.

26. Costs and Expenses of Foreclosure. 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 for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographic charges, publication costs and costs (which may be estimated as to items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches and examination, guarantee policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute any foreclosure action or to evidence to the bidder at any sale pursuant thereto the true condition of the title to or the value of the Mortgaged Premises, and all of which expenditures shall become so much additional indebtedness hereby secured which Mortgagors agree to pay and all of such shall be immediately due and payable with interest thereon from the date of expenditure until paid at the Default Interest Rate.

27. Insurance After Foreclosure. Wherever provision is made in the Mortgage or the Loan Agreement for insurance policies to bear mortgage clauses or other loss payable clauses or endorsements in favor of Mortgagee, or to confer authority upon Mortgagee to settle or participate in the settlement of losses under policies of insurance or to hold and disburse or otherwise control use of insurance proceeds, from and after the entry of judgment of foreclosure, all such rights and powers of the Mortgagee shall continue in the Mortgagee as judgment creditor or mortgagee until confirmation of sale. Upon confirmation of sale, Mortgagee shall be empowered to assign all policies of insurance to the purchaser at the sale.

28. Protective Advances. All advances, disbursements and expenditures made by Mortgagee before and during a foreclosure, and before and after judgment of foreclosure, and at any time

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prior to sale, and, where applicable, after sale, and during the pendency of any related proceedings, for the following purposes, in addition to those otherwise authorized by this Mortgage or by the Act (collectively "Protective Advances"), shall have the benefit of all applicable provisions of the Act, including those provisions of the Act hereinbelow referred to:

(a) all advances by Mortgagee in accordance with the terms of this Mortgage to: (i) preserve or maintain, repair, restore or rebuild the improvements upon the Mortgaged Premises; (ii) preserve the lien of this Mortgage or the priority thereof; or (iii) enforce this Mortgage, as referred to in Subsection (b)(5) of Section 15-1302 of the Act;

(b) payments by Mortgagee of: (i) when due installments of principal, interest or other obligations in accordance with the terms of any senior mortgage or other prior lien or encumbrance; (ii) when due installments of real estate taxes and assessments, general and special and all other taxes and assessments of any kind or nature whatsoever which are assessed or imposed upon the mortgaged real estate or any part thereof; (iii) other obligations authorized by this Mortgage; or (iv) with court approval, any other amounts in connection with other liens, encumbrances or interests reasonably necessary to preserve the status of title, as referred to in Section 15-1505 of the Act;

(c) advances by Mortgagee in settlement or compromise of any claims asserted by claimants under senior mortgages or any other prior liens;

(d) attorneys' fees and other costs incurred: (i) in connection with the foreclosure of this Mortgage as referred to in Section 1504 (d)(2) and 15-1510 of the Act; (ii) in connection with any action, suit or proceeding brought by or against the Mortgagee for the enforcement of this Mortgage or arising from the interest of the Mortgagee hereunder; or (iii) in the preparation for the commencement or defense of any such foreclosure or other action;

(e) Mortgagee's fees and costs, including attorneys' fees, arising between the entry of judgment of foreclosure and the confirmation hearing as referred to in Subsection (b)(1) of Section 15-1508 of the Act;

(f) advances of any amount required to make up a deficiency in deposits for installments of taxes and assessments and insurance premiums as may be authorized by this Mortgage;

(g) expenses deductible from proceeds of sale as referred to in Subsections (a) and (b) of Section 15-1512 of the Act;

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BY SIGNATURE

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(h) expenses incurred and expenditures made by Mortgagee for any one or more of the following: (a) premiums for casualty and liability insurance paid by Mortgagee whether or not Mortgagee or a receiver is in possession, if reasonably required, in reasonable amounts, and all renewals thereof, without regard to the limitation to maintaining of existing insurance in effect at the time any receiver or mortgagee takes possession of the mortgaged real estate imposed by Subsection (c)(1) of Section 15-1704 of the Act; (b) repair or restoration of damage or destruction in excess of available insurance proceeds or condemnation awards; (c) payments required or deemed by Mortgagee to be for the benefit of the Mortgaged Premises under any grant or declaration of easement, easement agreement, agreement with any adjoining land owners or instruments creating covenants or restrictions for the benefit of or affecting the mortgaged real estate; (d) shared or common expense assessments payable to any association or corporation in which the owner of the mortgaged real estate is a member in any way affecting the mortgaged real estate; (e) pursuant to any lease or other agreement for occupancy of the mortgaged real estate.

All Protective Advances shall be so much additional indebtedness secured by this Mortgage, and shall become immediately due and payable without notice and with interest thereon from the date of the advance until paid at the Default Interest Rate.

This Mortgage shall be a lien for all Protective Advances as to subsequent purchasers and judgment creditors from the time this Mortgage is recorded pursuant to Subsection (b)(10) of Section 15-1302 of the Act.

All Protective Advances shall, except to the extent, if any, that any of the same is clearly contrary to or inconsistent with the provisions of the Act, apply to and be included in:

(i) determination of the amount of indebtedness secured by this Mortgage at any time;

(ii) the indebtedness found due and owing to the Mortgagee in the judgment of foreclosure and any subsequent supplemental judgments, orders, adjudications or findings by the court of any additional indebtedness becoming due after such entry of judgment, it being agreed that in any foreclosure judgment, the court may reserve jurisdiction for such purpose;

(iii) determination of amounts deductible from sale proceeds pursuant to Section 15-1512 of the Act;

(iv) application of income in the hands of any receiver

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or Mortgagee in possession; and

(v) computation of any deficiency judgment pursuant to Subsections (b)(2) and (c) of Sections 15-1508 and Section 15-1511 of the Act.

29. Application of Proceeds. The proceeds of any foreclosure sale of the Mortgaged Premises or of any sale of property pursuant to Section 23(c) hereof shall be distributed in the following order of priority: First, on account of all costs and expenses incident to the foreclosure or other proceedings including all such items as are mentioned in Sections 23(b), 23(c) and 26 hereof; Second, to all other items which under the terms hereof constitute indebtedness hereby secured in addition to that evidenced by the Note with interest thereon as herein provided; Third, to all interest on the Note; Fourth, to all principal on the Note with any overplus to whomsoever shall be lawfully entitled to same.

30. Mortgagee's Remedies Cumulative - No Waiver. No remedy or right of Mortgagee shall be exclusive but shall be cumulative and in addition to every other remedy or right now or hereafter existing at law or in equity or by statute or provided for in the Loan Agreement. No delay in the exercise or omission to exercise any remedy or right accruing on any default shall impair any such remedy or right or be construed to be a waiver of any such default or acquiescence therein, nor shall it affect any subsequent default of the same or different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by Mortgagee.

31. Mortgagee Party to Suits. If Mortgagee shall be made a party to or shall intervene in any action or proceeding affecting the Mortgaged Premises or the title thereto or the interest of Mortgagee under this Mortgage (including probate and bankruptcy proceedings), or if Mortgagee employs an attorney to collect any or all of the indebtedness hereby secured or to enforce any of the terms hereof or realize hereupon or to protect the lien hereof, or if Mortgagee shall incur any costs or expenses in preparation for the commencement of any foreclosure proceeding or for the defense of any threatened suit or proceeding which might affect the Mortgaged Premises or the security hereof, whether or not any such foreclosure or other suit or proceeding shall be actually commenced, then in any such case, Mortgagors agree to pay to Mortgagee, immediately and without demand, all reasonable costs, charges, expenses and attorneys' fees incurred by Mortgagee in any such case, and the same shall constitute so much additional indebtedness hereby secured payable upon demand with interest at the Default Interest Rate.

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32. Modifications Not To Affect Lien. Mortgagee, without notice to anyone, and without regard to the consideration, if any, paid therefor, or the presence of other liens on the Mortgaged Premises, may in its discretion release any part of the Mortgaged Premises or any person liable for any of the indebtedness hereby secured, may extend the time of payment of any of the indebtedness hereby secured and may grant waivers or other indulgences with respect hereto and thereto, without in any way affecting or impairing the liability of any party liable upon any of the indebtedness hereby secured or the priority of the lien of this Mortgage upon all of the Mortgaged Premises not expressly released, and may agree with Mortgagors to modifications to the terms and conditions contained herein or otherwise applicable to any of the indebtedness hereby secured (including modifications in the rates of interest applicable thereto).

33. Notices. All notices or other communications required or permitted hereunder shall be (a) in writing and shall be deemed to be given when either (i) delivered in person, (ii) three business days after deposit in a regularly maintained receptacle of the United States mail as registered or certified mail, postage prepaid, (iii) when received if sent by private courier service, or (iv) on the day on which the party to whom such notice is addressed refuses delivery by mail or by private courier service and (b) addressed as follows:

To Mortgagee: First Midwest Bank, N.A.  
1000 Lakehurst Road  
Waukegan, Illinois 60085  
Attention: Lawrence Walther

With copy to: Miller, Shakman, Hamilton,  
Kurtzon & Schlifke  
208 South LaSalle Street  
Suite 1100  
Chicago, Illinois 60604  
Attention: Edward W. Malstrom

To Mortgagors: c/o Marc Realty  
223 West Jackson Boulevard  
Chicago, Illinois 60606  
Attn: Laurence Weiner

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With copy to: Katz, Randall & Weinberg  
200 North LaSalle  
Suite 2300  
Chicago, Illinois 60601  
Attention: Arnold Weinberg

or to each such party at such other addresses as such party may designate in a written notice to the other parties.

34. Partial Invalidity. All rights, powers and remedies provided herein are intended to be limited to the extent necessary so that they will not render this Mortgage invalid, unenforceable or not entitled to be recorded, registered or filed under any applicable law. If any term of this Mortgage shall be held to be invalid or unenforceable, the validity and enforceability of the other terms of this Mortgage shall in no way be affected thereby.

35. Successors and Assigns. Whenever any of the parties hereto is referred to, such reference shall be deemed to include the successors and assigns of such party; and all the covenants, promises and agreements in this Mortgage contained by or on behalf of Mortgagors, or by or on behalf of Mortgagee, shall bind and inure to the benefit of the respective successors and assigns of such parties, whether so expressed or not.

36. Joint and Several. Mortgagors' obligations under this Mortgage shall be joint and several and Mortgagee shall not be obligated to exercise any right or take any action against any Mortgagor prior to the enforcement of its rights against any other Mortgagors.

37. Headings. The headings in this instrument are for convenience of reference only and shall not limit or otherwise affect the meaning of any provision hereof.

38. Changes, Etc. This instrument and the provisions hereof may be changed, waived, discharged or terminated only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought.

39. Governing Law. This Mortgage shall be governed by and construed under the laws of the State of Illinois.

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40. Future Advances. Mortgagee shall have the right, but not the obligation, to advance additional funds in excess of \$6,100,000.00 to Mortgagors; and any sum or sums which may be so loaned or advanced by Mortgagee to Mortgagors within ten (10) years from the date hereof, together with interest thereon at the rate agreed upon at the time of such loan or advance, shall be equally secured with and have the same priority as the original indebtedness and be subject to all the terms and provisions of this Mortgage. Subject to the preceding sentence, this Mortgage is further made to secure payment of all other amounts, with interest thereon, becoming due and payable to Mortgagee under the terms of the Note, this Mortgage, or any other instrument securing the Note; provided, however, that the indebtedness secured hereby shall in no event exceed \$12,200,000.00.

41. Jurisdiction; Venue; Service of Process.

Each Mortgagor irrevocably agrees that, subject to Mortgagee's sole and absolute election, all actions or proceedings in any way, manner or respect arising out of, or from, or relating to, this Mortgage shall be litigated only in courts having situs within Cook County, Illinois (as Mortgagee in its sole discretion elects). Each Mortgagor hereby consents and submits to the jurisdiction of any local, state or federal court located within such county. Each Mortgagor hereby waives any right it may have to transfer or change the venue of any litigation brought in accordance with this paragraph. Each Mortgagor hereby irrevocably waives the right to trial by jury with respect to any action in which such Mortgagor and Mortgagee are parties. Each Mortgagor hereby waives personal service of process in any suit commenced in connection with this instrument, agrees and consents that service of process by certified mail, return receipt requested, directed to the last known address of such Mortgagor shall be satisfactory service of process in connection with any suit brought in connection with this instrument and agrees that such service of process shall be deemed completed ten (10) days after mailing thereof.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed as of the day and year first above written.

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NATIONAL PLAZA I, L.L.C. an  
Illinois limited liability company

By: Gerald Lee Nudo  
Gerald L. Nudo

Its: Manager

By: Laurence Weiner  
Laurence Weiner

Its: Manager

NATIONAL PLAZA II, L.L.C., an  
Illinois limited liability company

By: Gerald Lee Nudo  
Gerald L. Nudo

Its: Manager

By: Laurence Weiner  
Laurence Weiner

Its: Manager

NATIONAL PLAZA III, L.L.C. an  
Illinois limited liability company

By: Gerald Lee Nudo  
Gerald L. Nudo

Its: Manager

By: Laurence Weiner  
Laurence Weiner

Its: Manager

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Property of Cook County Clerk's Office

10/10/2014



UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/2019



# UNOFFICIAL COPY

STATE OF ILLINOIS) )  
 ) SS.  
COUNTY OF COOK )

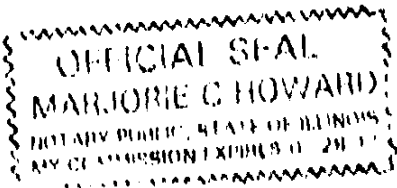
I HEREBY CERTIFY that on this 19th day of May 1995, before me personally appeared Gerald L. Nudo and Laurence Weiner, each a Manager of National Plaza II, L.L.C., an Illinois limited liability company, to me known to be the same persons who signed the foregoing instrument as their free act and deed as such Manager for the use and purpose therein mentioned, and that the such instrument is the act and deed of such Company.

WITNESS my signature and official seal at Chicago in the County of Cook and State of Illinois, the day and year last aforesaid.

(NOTARY SEAL)

McHoward  
Notary Public

My Commission Expires: \_\_\_\_\_



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10-10-10

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

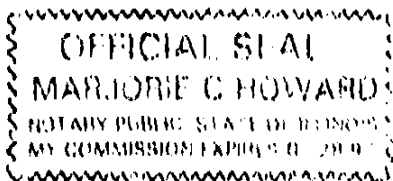
I HEREBY CERTIFY that on this 19th day of May, 1995, before me personally appeared Gerald L. Nudo and Lawrence Welner, each a Manager of National Plaza III, L.L.C., an Illinois Limited Liability company, to me known to be the same persons who signed the foregoing instrument as their free act and deed as such Manager for the use and purpose therein mentioned, and that the such instrument is the act and deed of such Company.

WITNESS my signature and official seal at Chicago in the County of Cook and State of Illinois, the day and year last aforesaid.

(NOTARY SEAL)

McHoward  
Notary Public

My Commission Expires: \_\_\_\_\_



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10-11-11  
10-11-11

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### National Plaza I Property

Parcel 3

LOT 1 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 4

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS, AS SET FORTH IN DECLARATION OF RIGHTS AND EASEMENTS DATED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 24 FEET OF LOT 2, THE SOUTH 8 FEET OF LOT 4, THE NORTH 6 FEET AND THE SOUTH 14 FEET OF LOT 5 ALL IN ANDERSON'S WOODFIELD PARK, AFORESAID;

Parcel 5

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 AS SET FORTH IN DECLARATION OF RIGHTS AND EASEMENTS AFORESAID TO PARK MOTOR VEHICLES UPON 64 CONTIGUOUS PARKING SPACES LOCATED ON THAT PART OF LOT 7 IN ANDERSON WOODFIELD PARK, AFORESAID, WITHIN 200 FEET OF THE SOUTH LINE OF SAID LOT 1, AND AN EASEMENT TO PASS OVER AND ACROSS DRIVES AND ROADWAYS EXISTING ON SAID LOT 7 FOR INGRESS AND EGRESS TO AND FROM SAID PARKING AREA, IN COOK COUNTY, ILLINOIS;

Parcel 6

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 AS SET FORTH IN DECLARATION OF RIGHTS AND EASEMENTS AFORESAID TO PARK MOTOR VEHICLES UPON PARKING AREAS EXISTING FROM TIME TO TIME UPON LOT 2 IN ANDERSON'S WOODFIELD PARK, AFORESAID AND FOR RIGHT TO PASS OVER AND ACROSS DRIVES AND ROADWAYS EXISTING FROM TIME TO TIME ON SAID LOT 2 FOR INGRESS AND EGRESS TO SAID PARKING AREAS.

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## National Plaza II Property

Parcel 7

LOT 2 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT OF SUBDIVISION RECORDED OCTOBER 7, 1974 AS DOCUMENT 22869159, IN COOK COUNTY, ILLINOIS.

Parcel 8

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 7 AS CREATED BY THAT CERTAIN DECLARATION OF RIGHTS AND EASEMENTS DATED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182.

## National Plaza III Property

Parcel 1

LOT 1 OF ANDERSON'S RESUBDIVISION OF LOT 7 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF RESUBDIVISION RECORDED AUGUST 15, 1977 AS DOCUMENT 24058478, IN COOK COUNTY, ILLINOIS.

Parcel 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT FROM LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 4, 1974 AND KNOWN AS TRUST NUMBER 47268 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 52000 AND CONNECTICUT GENERAL LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION, DATED OCTOBER 28, 1977 AND RECORDED OCTOBER 31, 1977 AS DOCUMENT 24170478 FOR THE RIGHT TO CONNECT TO, USE, AND MAINTAIN THAT CERTAIN STORM SEWER LOCATED WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 15 FEET OF LOT 2 OF ANDERSON'S RESUBDIVISION OF LOT 7 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AUGUST 15, 1977 AS DOCUMENT 24058478 FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE FOR PARCEL 1.

Parcel 2-A

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (BUT NOT FOR PARKING), AS SET FORTH IN DECLARATION OF RIGHTS AND EASEMENTS DATED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

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CHICAGO TITLE INSURANCE COMPANY  
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COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

EXHIBIT *B*

ORDER NO. 1 1401 007551984 D1

*Waive* ~~WE SHOULD BE FURNISHED A PROPERLY EXECUTED ADTA STATEMENT.~~

*Waive* 2. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

A 3.

TAXES FOR THE YEARS 1994 & 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 07-13-102-001-0000 1 OF 3.  
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PLO

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$136,710.16 IS PAID.

NOTE: 1994 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1995.

\* \* \* \* \*

TAXES FOR THE YEARS 1994 & 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 07-13-103-001-0000 2 OF 3.

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CHICAGO TITLE INSURANCE COMPANY  
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COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 007551984 D1

AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$261,700.77 IS PAID.

NOTE: 1994 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1995.

\* \* \* \* \*

TAXES FOR THE YEARS 1994 & 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 07-13-103-000-0000 3 OF 3.  
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$277,476.81 IS PAID.

NOTE: 1994 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1995.

- C 4. NOTE: THE FOLLOWING IS PROVIDED FOR YOUR INFORMATION AND IS NOT A PART OF THIS COMMITMENT/POLICY.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 91392586 DATE OF RECORDING: AUGUST 5, 1991,  
DOCUMENT NUMBER: 94998464 DATE OF RECORDING: NOVEMBER 28, 1994

(AFFECTS PARCEL 1)

- D 5. NOTE: THE FOLLOWING IS PROVIDED FOR YOUR INFORMATION AND IS NOT A PART OF THIS COMMITMENT/POLICY.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 91392588 DATE OF RECORDING: AUGUST 5, 1991,  
DOCUMENT NUMBER: 94998463 DATE OF RECORDING: NOVEMBER 28, 1994



CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 007551984 D1

(AFFECTS PARCEL 7)

- E 6. NOTE: THE FOLLOWING IS PROVIDED FOR YOUR INFORMATION AND IS NOT A PART OF THIS COMMITMENT/POLICY.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INVOLVED OR A PART THEREOF:

DOCUMENT NUMBER: 91392590 DATE OF RECORDING: AUGUST 5, 1991,  
DOCUMENT NUMBER: 94998462 DATE OF RECORDING: NOVEMBER 28, 1994

(AFFECTS PARCEL 3)

~~LIEN IN FAVOR OF THE VILLAGE OF SCHAUMBURG TO WHICH THE LAND WILL BECOME SUBJECT IN THE EVENT THAT A DEED OF CONVEYANCE THEREOF IS RECORDED WITHOUT HAVING AFFIXED THEREON THE REVENUE STAMPS REQUIRED BY ORDINANCE RECORDED SEPTEMBER 4, 1987, NO. DOCUMENT NUMBER 87400000.~~

- G 8. COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE STRIPS OF GROUND AS SHOWN ON THE PLAT OF ANDERSON'S WOODFIELD PARK SUBDIVISION DATED SEPTEMBER 16, 1974 AND RECORDED OCTOBER 8, 1974 AS DOCUMENT 22869159 WHICH STRIPS OF GROUND ARE MARKED EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT TO PROPER AUTHORITIES AND TO THE EASEMENT THEREIN RESERVED AT ALL TIMES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS, OF OTHER LOTS IN THIS SUBDIVISION. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION THEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND THEIR HEIRS AND ASSIGNS. SUCH EASEMENTS SHALL BE USED ONLY FOR THE PURPOSE HEREON DESIGNATED AND ALL PUBLIC UTILITY INSTALLATIONS THEREIN SHALL BE UNDERGROUND. THE EASEMENTS HEREBY ESTABLISHED SHALL NOT IMPAIR THE RIGHT OF THE OWNERS OF THE LOTS HEREIN TO INSTALL OR CONSTRUCT PAVING, LAWN, SHRUBS, DECORATIVE STONE OR OTHER NON-STRUCTURAL IMPROVEMENTS UPON SUCH EASEMENTS. ALL INSTALLATION, MAINTENANCE, IMPROVEMENTS OR REMOVAL OF ANY SUCH UTILITIES SHALL BE PERFORMED WITH DUE DILIGENCE AND WITH AS LITTLE INTERFERENCE AS POSSIBLE TO SUCH NON-STRUCTURAL OWNER IMPROVEMENTS, AND IN THE EVENT THAT SUCH INSTALLATION, MAINTENANCE, IMPROVEMENTS OR REMOVAL SHALL CAUSE THE DESTRUCTION OR DISTURBANCE OF SUCH NON-STRUCTURAL OWNER IMPROVEMENTS, THE SUBJECT PUBLIC UTILITY SHALL AT ITS COST PROMPTLY AND FULLY RESTORE OR REPLACE SAID NON-STRUCTURAL OWNER IMPROVEMENTS TO THEIR CONDITION PRIOR TO SUCH DESTRUCTION OR DISTURBANCE.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

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**SCHEDULE B (CONTINUED)**

ORDER NO. 1401 007551984 D1

(AFFECTS PARCELS 1, 3 AND 7)

- H 9. BUILDING LINE AS SHOWN ON THE PLAT OF ANDERSON'S WOODFIELD PARK SUBDIVISION AFORESAID DATED SEPTEMBER 16, 1974 AND RECORDED OCTOBER 8, 1974 AS DOCUMENT 22869159 AND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AUGUST 15, 1977 AS DOCUMENT 24058478 OVER THE FOLLOWING: 28 FEET FROM THE EAST-WESTERLY LINE OF THE LAND.  
(AFFECTS PARCEL 1)
- I 10. DECLARATION OF RIGHTS AND EASEMENTS RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182 ESTABLISHING, INTER ALIA, MOTOR VEHICLE PARKING EASEMENT AND EASEMENT FOR VEHICULAR PEDESTRIAN TRAFFIC OVER PART OF LOT 7 YET TO BE SPECIFICALLY DESIGNATED.  
(AFFECTS PARCEL 1)
- J 11. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCEL NO. 2, 2A, 4, 5, 6 AND 8 OF SCHEDULE A CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENTS AND RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT.
- A 12. ENCROACHMENT OF CURB LOCATED MAINLY ON THE LAND OVER THE EAST LINE AT THE NORTHEAST CORNER BY 0.14 FEET EAST AND OVER THE SOUTH LINE AT THE SOUTHWEST CORNER BY 4.75 FEET SOUTH AS SHOWN ON SURVEY MADE BY NATIONAL SURVEY SERVICE INC. DATED JUNE 7, 1991 AS NO. N-116372, AND RECERTIFIED JANUARY 14, 1994 AS NO. N-118313.  
(AFFECTS PARCEL 1)
- P 13. GRANT OF EASEMENT BY AND BETWEEN SCHAUMBURG STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 252 AND THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND AND OVERHEAD TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO SAME AND RIGHT TO TRIM OR REMOVE TREES, BUSHES ETC. AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED AS PER GRANT OVER, IN, ACROSS AND ALONG AND UPON THE SURFACE AS SHOWN ON EXHIBIT A AND MADE A PART THEREOF RECORDED DECEMBER 28, 1973 AS DOCUMENT 22581531.  
(AFFECTS PARCELS 3 AND 7)
- Q 14. EASEMENT OVER THE NORTH 24 FEET OF PARCEL 7 AND THE SOUTH 25 FEET OF THE WEST 411 FEET OF PARCEL 3 AND OVER THE WEST 30 FEET OF THE EAST 102.85 FEET OF THE LAND LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE SOUTH 25 FEET OF PARCEL 3 AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF THE SOUTH 197 FEET THEREOF, TOGETHER WITH THAT PART OF THE EAST 23 FEET OF THE WEST 47 FEET OF PARCEL 3 LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE SOUTH 25 FEET OF

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PARCEL 3 AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF THE SOUTH 197 FEET THEREOF FOR INGRESS AND EGRESS IN FAVOR OF LOTS 2 AND 7 IN AFORESAID SUBDIVISION AS CREATED BY DECLARATION OF RIGHTS AND EASEMENT MADE BY AND BETWEEN LSAALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1974 AND KNOWN AS TRUST NUMBER 46270 AND LSAALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 4, 1974 AND KNOWN AS TRUST NUMBER 47260 AND LSAALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 4, 1974 AND KNOWN AS TRUST NUMBER 47265 DATED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182, AND THE COVENANTS, CONDITIONS AND AGREEMENTS THEREIN CONTAINED.

(AFFECTS PARCEL 3 AND 7)

- R 15. UTILITY EASEMENT OVER THE NORTH 5 FEET OF PARCEL 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 7, 1974 AS DOCUMENT 22869159.

(AFFECTS PARCEL 3)

- S 16. 28 FOOT BUILDING LINE AS SHOWN ON PLAT OF SUBDIVISION AFORESAID RECORDED OCTOBER 7, 1974 AS DOCUMENT 22869159.

(AFFECTS THE WEST 28 FEET OF PARCEL 3, AND THE WEST 28 FEET, EAST 28 FEET, NORTH 28 FEET AND SOUTH 28 FEET OF PARCEL 7)

- T 17. EASEMENT OVER THE NORTH 6 FEET OF PARCEL 3 AND THE NORTH 30.0 FEET OF THE SOUTH 227.0 FEET OF THAT PART OF PARCEL 3 LYING EAST OF AND ADJOINING THE WEST LINE OF SAID PARCEL 3 AND LYING WEST OF AND ADJOINING THE WEST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE OF LOT 5, AND THE NORTH 16.0 FEET OF THAT PART OF THE AFORESAID PARCEL 3 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE AFORESAID LOT 5, LYING EAST OF AND ADJOINING THE WEST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE OF SAID LOT 5 AND LYING WEST OF AND ADJOINING THE MOST EASTERLY LINE OF SAID PARCEL 3, IN FAVOR LOT LOTS 2, 4, 5, 6 AND 7 IN AFORESAID SUBDIVISION AND LOTS 2 AND 3 IN WOODFIELD SUBDIVISION FOR THE PURPOSES OF INGRESS AND EGRESS AS CREATED BY AFORESAID DECLARATION OF RIGHTS AND EASEMENTS RECORDED AS DOCUMENT 22908182 AND AS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 23, 1974 AND RECORDED OCTOBER 30, 1974 AS DOCUMENT 22893495.

(AFFECTS PARCEL 3)

- U 18. EASEMENT IN FAVOR OF LOT 2 OF AFORESAID SUBDIVISION TO PARK MOTOR VEHICLES UPON PARKING AREAS EXISTING ON PARCEL 3 AND FOR VEHICULAR AND PEDESTRIAN TRAFFIC TO PASS OVER AND ACROSS DRIVES AND ROADWAYS AS AND WHERE FROM TIME TO TIME EXISTING ON SAID PARCEL 3 FOR INGRESS AND EGRESS TO SUCH PARKING AREAS AS CONTAINED IN DECLARATION OF RIGHTS AND EASEMENTS RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182 AND THE COVENANTS, CONDITIONS, AND AGREEMENTS CONTAINED THEREIN.

(AFFECTS PARCEL 3)

- V 19. 10 FOOT STORM SEWER EASEMENT AS DELINEATED BY PLAT OF SUBDIVISION AFORESAID RECORDED AS DOCUMENT 22869159

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(AFFECTS PARCEL 6 AND THAT PART OF PARCEL 4 OVER THE NORTH 24 FEET OF LOT 2)

- W 20. 10 FOOT UTILITY EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AS DELINEATED ON PLAT OF SUBDIVISION AFORESAID RECORDED AS DOCUMENT 22869159

(AFFECTS PARCEL 6)

- X 21. ENCROACHMENT OF BLACKTOP OVER THE SOUTH LINE BY 0.50 FEET AT THE HORIZONTAL CORNER TO 1.90 FEET AT THE SOUTHWEST CORNER AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE INC. DATED JUNE 11, 1991 AS ORDER NO. 116371, AND RECERTIFIED JANUARY 14, 1994 AS NO. NN-118312.

(AFFECTS PARCEL 3)

- Y 22. ENCROACHMENT OF 1.5 FOOT COMBINATION CONCRETE CURB AND GUTTER OVER THE EAST LINE BY 0.10 FEET EAST AND OF CONCRETE WALL OVER THE EAST LINE BY 0.65 FEET EAST AS DISCLOSED BY SURVEY AFORESAID.

(AFFECTS PARCEL 3)

- AE 23. EASEMENTS AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED OCTOBER 8, 1974 AS DOCUMENT 22869159 IN THE NORTHERLY AND NORTHEASTERLY PART OF THE LAND FOR STORM SEWER; IN THE SOUTHERLY PART OF THE LAND FOR STORM SEWER; AND OVER THE CENTER 10 FEET IN EAST-WEST DIRECTIONS IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY.

(AFFECTS PARCEL 7)

- AE 24. ORDER VESTING TEMPORARY EASEMENT ENTERED DECEMBER 26, 1990 IN CASE NO. 90L 50641 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF LOT 2 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AS APPEARING ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 7, 1974 AS DOCUMENT 22869159 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 26 MINUTES, 26 SECONDS WEST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 51.13 FEET; THENCE SOUTH 89 DEGREES, 34 MINUTES, 04 SECONDS EAST 19.68 FEET; THENCE NORTH 00 DEGREES, 25 MINUTES, 56 SECONDS EAST 51.12 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES, 30 MINUTES, 55 SECONDS WEST ALONG SAID NORTH LINE 19.67 FEET TO THE POINT OF BEGINNING.

(AFFECTS THE NORTHWESTERLY CORNER OF PARCEL 7)

- AE 25. ENCROACHMENT OF BLACKTOP OVER THE NORTH LINE OVER LAND NORTH AND ADJOINING, AT

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**SCHEDULE B (CONTINUED)**

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THE NORTHEAST CORNER AND NORTHWEST CORNER BY UNDISCLOSED AMOUNTS AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC. DATED JUNE 11, 1991 AS NO. N-116370, AND RECERTIFIED JANUARY 17, 1994 AS NO. N-118311.

(AFFECTS PARCEL 7)

- AH 26. DECLARATION OF RIGHTS AND EASEMENTS RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182 PROVIDING FOR EASEMENT TO PARK MOTOR VEHICLES UPON THE PARKING AREAS ON LOT 2 AND FOR VEHICULAR AND PEDESTRIAN TRAFFIC TO PASS OVER AND ACROSS DRIVES AND ROADWAYS ON LOT 2 FOR INGRESS AND EGRESS TO PARKING AREAS AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE NORTH 24 FEET OF LOT 2 AND THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED THEREIN.

(AFFECTS PARCEL 7).

- AX 27. TERMS, PROVISIONS, COVENANTS AND RESTRICTIONS CONTAINED IN ACCESS EASEMENT AGREEMENT DATED OCTOBER 28, 1993 AND RECORDED MAY 20, 1994 AS DOCUMENT 94456301 MADE BY AND BETWEEN CHARTER BANK AND TRUST N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 12, 1977 AND KNOWN AS TRUST NUMBER 471, LABALLE NATIONAL TRUST N.A. AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 47267 WHICH RECONFIRMS AND RESTATES THE CREATION OF A PERPETUAL EASEMENT COMMON DRIVEWAY PURPOSES BETWEEN THEIR RESPECTIVE LANDS AS DESCRIBED AS FOLLOWS: THE NORTH 6.00 FEET OF LOTS 1 AND 5 TOGETHER WITH THE SOUTH 8.00 FEET OF LOT 4 IN ANDERSON'S WOODFIELD PARK BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY.

(AFFECTS PARCELS 3 AND 4)

- CD 28. UNRECORDED LEASES WITH THE FOLLOWING LESSEES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS DISCLOSED BY RENT ROLL ATTACHED TO THE ALTA STATEMENT DATED MAY 22, 1995:

FEDERAL EXPRESS DROP BOX  
GREAT ESCAPES, INC.  
MOZART SYSTEMS  
JIM KAY & ASSOC.  
NATIONSCREDIT COMMERCIAL CORP.  
GENERAL RAILWAY SIGNAL CORP.  
ROSENFELD ROTENBERG HAFROW  
DANMAR GRAPHICS, INC.  
I.C.E. INSURANCE  
BREW PUBBERS  
SPECIALTY RISK  
PERSONNEL POOL  
PREMIER MORTGAGE  
DIGITAL DYNAMICS  
J.P.M.  
AMERICAN SAVINGS OF FLORIDA  
EQUINOX FINANCIAL MANAGEMENT  
PHONEMASTERS, INC.  
CNA TRADING  
DUNNEILKY MARKETING

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SCHEDULE B (CONTINUED)

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LINEAR, INC.  
DIASONICS ULTRASOUND, INC.  
SPRING FINANCIAL  
LIBBRY-OWENS-FORD  
RUBIN RESPONSE  
METROPOLITAN FIBER SYSTEMS  
M.B.M. & ASSOCIATES  
R.J. AUGUSTINE & ASSOCIATES  
GILLETTE  
SIR SPENDY PRINTING CENTER  
AMERICAN FEDERAL FINANCIAL SRV.  
DR. BRUCE KRAMPER, D.D.S.  
BEHAVIORAL PSYCHOLOGY ASSOC. PC.  
ROSS LEARNING, INC.  
AMERICAN NICKEL  
WHOLESALE FEDERAL MTG. CORP.  
CAL-CENTRAL MARKETING  
RESIDUALS MGMT. TECHNOLOGY  
KEYPRESTIGE INFO. NETWORK  
MEDICAL PROTECTIVE COMPANY  
CUSTOM REPLACEMENT CENTERS  
CONFERENCE PLUS  
GILLETTE  
BUSINESS NEWS PUBLISHING  
RESEARCH PLUS  
CONTINENTAL CEMENT  
PREFACE, INC.  
TONG VANG DBA HMONG MARKETING  
MOTOROLA  
GREAT AMERICAN JEWELERS  
HEIRSCHNERS, INC.  
MIDWEST MEDICAL RECORDS ASSOC.  
DELTA AIRLINES

CB 29. ASSIGNMENT OF RENTS RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ MADE BY NATIONAL PLAZA I, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, NATIONAL PLAZA II, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND NATIONAL PLAZA III, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST MIDWEST BANK, N.A.

CC 30. SECURITY INTEREST OF FIRST MIDWEST BANK, N.A., SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY NATIONAL PLAZA I, AN ILLINOIS LIMITED LIABILITY COMPANY, NATIONAL PLAZA II, AN ILLINOIS LIMITED LIABILITY COMPANY AND NATIONAL PLAZA III, AN ILLINOIS LIMITED LIABILITY COMPANY, DEBTOR, AND FILED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_

~~31. NOTE: THE FOLLOWING IS PROVIDED FOR YOUR INFORMATION AND IS NOT A PART OF THIS COMMITMENT/POLICY.~~

~~THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INTEREST OR A~~

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