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Prepared by and mail to:  
THE FIRST NATIONAL BANK OF CHICAGO  
1048 W. Lake St.  
Oak Park, Illinois 60301  
ATTN: COMMERCIAL REAL ESTATE LOAN ADMINISTRATION  
Elaine G. Gavas



MORTGAGE, SECURITY AGREEMENT AND  
ASSIGNMENT OF LEASES AND RENTALS  
(WITH TRUSTEE)

THIS MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTALS is made this 2nd day of June, 1999 by American National Bank and Trust Company of Chicago (not personally but as Trustee under a Trust Agreement dated October 5, 1998, and known as Trust No. 301016-04) (herein called "Mortgagor"), having its principal office at 120 S. LaSalle St. Chicago, Illinois and Fox Partners, L.P., an Illinois limited partnership ("Beneficiary") to THE FIRST NATIONAL BANK OF CHICAGO, (the "Mortgagee"), a national banking association, organized and existing under the laws of the United States of America, having its principal office at One First National Plaza, Chicago, Illinois 60670.

WITNESSETH:

WHEREAS, the Mortgagor and Beneficiary are indebted to Mortgagee in the principal sum of One Million Two Hundred Thousand and no/100 Dollars (\$1,200,000.00) or so much thereof as may be disbursed and outstanding from time to time under a certain Term Loan Note dated June 2, 1999, from Beneficiary and Mortgagor payable to the order of Mortgagee in the principal amount of \$1,200,000.00 (said note and all modifications, renewals or extensions thereof, the "Note") plus interest in the amount as provided in and evidenced by the Note, which Note is incorporated herein by this reference.

NOW, THEREFORE, to secure (a) the payment of the indebtedness evidenced by the Note together with interest thereon (the "Indebtedness") and any fees in connection therewith, (b) the repayment of any advances or expenses of any kind incurred by Mortgagee pursuant to the provisions of or on account of the Note or this Mortgage, (c) the repayment of future advances, if any, disbursed by Mortgagee to Beneficiary or Mortgagor in accordance with the terms of the Mortgage or the Note in excess of the principal of the Indebtedness and (d) the performance and observance of all of the terms, covenants, provisions and agreements of this Mortgage, the Note and all other documents now or hereafter executed in connection with the Indebtedness (collectively, the "Loan Documents"), all of the foregoing not to exceed 300% of the principal amount of the Note, the Mortgagor and Beneficiary agree as follows:

ARTICLE I  
GRANT

1.01 The Mortgagor hereby grants, bargains, sells, releases, conveys, assigns, transfers, mortgages and confirms unto the Mortgagee, and grants a security interest in, the real estate described in Exhibit A attached hereto and made a part hereof (the "Real Estate"), which with the property, estates and interests hereinafter described is referred to herein as the "Property";

99-20633  
PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

111 (5)

Together with, all rents, issues, profits, royalties, income and other benefits derived from the Real Estate subject to the right, power and authority hereinafter given to Mortgagor to collect and apply such rents;

Together with, all leasehold estate, right, title and interest of Mortgagor in and to all leases or subleases covering the Real Estate or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

Together with, all easements, rights-of-way and rights pertaining thereto or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto;

Together with, any and all buildings and improvements now or hereafter erected thereon, including, but not limited to, the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings and improvements; and

Together with, all the estate, interest, right, title, other claim or demand, including claims or demands with respect to the proceeds of insurance, which Mortgagor now has or may hereinafter acquire in the Real Estate, and any and all awards made for the taking of eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate, including without limitation any awards resulting from a change of grade of streets and awards for severance damages.

To have and hold the Property unto the Mortgagee, and its successors and assigns forever, for the uses and purposes herein set forth.

ARTICLE II  
REPRESENTATIONS

2.01 Mortgagor represents it has good and marketable title to the Property. Mortgagor represents that it has good right and full power to sell and convey the same and that it has duly executed and delivered this Mortgage pursuant to proper directions and that Mortgagor will make any further assurances of title that the Mortgagee may require and will defend the Property against all claims and demands whatsoever.

2.02 Mortgagor represents that the proceeds of the loan evidenced by the Note will be used for the purposes specified in 815 ILCS 205/4 and that the principal sum evidenced by the Note constitutes a business loan which comes within the purview of such paragraph.

2.03 Neither Mortgagor nor Beneficiary, nor, to the best of Mortgagor's or Beneficiary's knowledge, any previous owner of the Property or any third party has used, generated, stored or disposed of any Hazardous Substances on the Property. For the purposes of this representation and warranty, Hazardous Substances shall include, but shall not be limited to, any toxic or hazardous wastes, pollutants or substances, including, without limitation, asbestos, PCBs, petroleum products and by-products, substances defined or listed as hazardous substances or toxic substances or similarly identified in or pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq., hazardous materials identified in or pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. § 1802 et seq., hazardous wastes identified in or pursuant to The Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., any chemical substance or mixture regulated under the Toxic Substance Control Act of 1976, as amended, 15 U.S.C. § 2601 et seq., any toxic pollutant under the Clean Water Act, as amended, 33 U.S.C. § 1251 et seq., any hazardous air pollutant under the Clean Air Act, 42 U.S.C. § 7401 et seq., and any hazardous or toxic substance or pollutant regulated under any other applicable federal, state or local environmental health or safety laws, regulations or rules of common law. Mortgagor and Beneficiary shall, jointly and severally, indemnify and hold Mortgagee harmless from and against all liability, including all foreseeable and unforeseeable consequential damages, directly or indirectly arising out of the use, generation, storage or disposal of Hazardous Substances, including without limitation, the cost of any required or necessary repair, clean-up or detoxification and the preparation of any closure or other required plans, whether such action is required or necessary prior to or following transfer of title to

the Property, to the full extent that such action is attributable, directly or indirectly, to the use, generation, storage or disposal of Hazardous Substances on the Property.

ARTICLE III  
WAIVER OF REDEMPTION

3.01 Each of Mortgagor and Beneficiary acknowledges that the Real Estate does not constitute agricultural real estate as said term is defined in Section 15-1201 of the Illinois Mortgage Foreclosure Law (the "Act") or residential real estate as defined in Section 15-1219 of the Act. Each of Mortgagor and Beneficiary hereby waives any and all rights of redemption under judgment of foreclosure of this Mortgage on behalf of Mortgagor or Beneficiary, and on behalf of each and every person acquiring any interest in or title to the Real Estate or of any nature whatsoever subsequent to the date of this Mortgage. The foregoing waiver of right of redemption is made pursuant to the provisions of Section 15-160(B) of the Act. To the fullest extent permitted under applicable law, neither Mortgagor nor Beneficiary shall apply for or avail itself of any appraisal, valuation, stay, extension or exemption law, or so-called "Moratorium Laws," now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but each hereby waives the benefit of such laws. Each of Mortgagor and Beneficiary, for themselves and all who may claim through or under either of them, waives any and all right to have the Real Estate, and any estates comprising the Real Estate, marshalled upon any foreclosure of the lien hereof and agrees that any court having jurisdiction to foreclose such lien may order the Real Estate sold as an entirety.

ARTICLE IV  
MORTGAGOR'S COVENANTS

4.01 Mortgagor covenants and agrees to pay the Indebtedness and the other sums secured hereby in the manner and at the times provided for in the Loan Documents.

4.02 Mortgagor and Beneficiary covenant and agree to pay, or cause to be paid, when due and payable by Mortgagor or Beneficiary:

(a) all real estate taxes, personal property taxes, assessments, license fees, water and sewer rates and charges, and all other governmental levies and charges, of every kind and nature whatsoever, general and special, ordinary and extraordinary, unforeseen as well as foreseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Property or any portion thereof, and all taxes, assessments and charges upon the rents, issues, income or profits of the Property, or which shall become payable with respect thereto or with respect to the occupancy, use or possession of the Property, whether such taxes, assessments or charges are levied directly or indirectly (hereinafter collectively called the "Taxes"); and

(b) all other payments or charges required to be paid to comply with the terms and provisions of this Mortgage.

Within ten (10) days after written demand therefor, Mortgagor shall deliver to Mortgagee the original, or a photostatic copy, of the official receipt evidencing payment of Taxes or other proof of payment satisfactory to Mortgagee. Failure of Mortgagor to deliver to Mortgagee said receipts or to submit other proof satisfactory to Mortgagee as aforesaid shall constitute an Event of Default hereunder.

4.03 To assure payment of Taxes and insurance premiums payable with respect to the Property as and when the same shall become due and payable:

(a) The Mortgagor shall deposit with Mortgagee at the time of the disbursement of the proceeds of the

Note:

(i) An amount equal to one-twelfth of such Taxes due multiplied by the number of months elapsed (plus one additional month) between the date on which the most recent installment for such taxes was required to be paid and the date of such first deposit; and

(ii) An amount equal to one-twelfth of such annual insurance premiums multiplied by the number of months (plus one additional month) elapsed between the date premiums on each policy were last paid to and the date of such first deposit.

(b) Concurrently with each monthly payment installment pursuant to the Note, Mortgagor shall deposit with Mortgagee an amount equal to nine (9%) percent of the last ascertainable bills for Taxes and insurance premiums.

(c) The amount of such deposits ("Tax and Insurance Deposits") shall be based upon the most recently available bills therefor. All Tax and Insurance Deposits shall be held by the Mortgagee without any allowance of interest thereon.

(d) Monthly Tax and Insurance Deposits, together with monthly payments of principal, if any, and interest shall be paid in a single payment each month, to be applied to the following items in the following order:

- (i) Tax and Insurance Deposits;
- (ii) Indebtedness other than principal and interest on the Note;
- (iii) Interest on the Note;
- (iv) Amortization of the principal balances of the Note.

(e) Mortgagee will pay insurance premiums and Taxes from the Tax and Insurance Deposits upon the presentation by Mortgagor of bills therefor, or upon presentation of receipted bills, reimburse Mortgagor for such payments. If the total Tax and Insurance Deposits on hand are not sufficient to pay all of the Taxes and insurance premiums when due, Mortgagor will deposit with Mortgagee any amount necessary to make up the deficiency. If the total of such deposits exceeds the amount required to pay Taxes and insurance premiums, such excess shall be credited on subsequent deposits to be made for such items.

(f) In the event of a default in any of the provisions of this Mortgage or the Note, Mortgagee may, but shall not be required to, apply Tax and Insurance Deposits on any indebtedness, in such order and manner as Mortgagee may elect. When the Indebtedness has been fully paid, any remaining Tax and Insurance Deposits shall be paid to Mortgagor. All Tax and Insurance Deposits are hereby pledged as additional security for the Indebtedness and shall not be subject to the direction or control of the Mortgagor.

(g) Mortgagee shall not be liable for any failure to apply any amounts deposited to the payment of Taxes and insurance premiums unless while no default exists hereunder Mortgagor shall have presented to Mortgagee the appropriate Tax and insurance premium bills to be paid from the Tax and Insurance Deposits.

4.04 Mortgagor and Beneficiary covenant and agree to keep and maintain, or cause to be kept and maintained, the Property (including all improvements thereon and the sidewalks, sewers, and curbs) in good order and condition and will make or cause to be made, as and when the same shall become necessary, all structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen repairs and all maintenance necessary to that end. Furthermore, and without limiting the generality of the foregoing, neither Mortgagor nor Beneficiary will suffer any waste. All repairs and maintenance required of Mortgagor and Beneficiary shall be (in the reasonable opinion of Mortgagee) of first-class quality.

4.05 Mortgagor covenants and agrees that this Mortgage is and will be maintained as a valid mortgage lien on the Property and that Mortgagor will not, directly or indirectly, create or suffer or permit to be created, or to stand against the Property, or any portion thereof, or against the rents, issues and profits therefrom, any lien (including any liens arising with respect to the payment of Taxes), security interest, encumbrance or charge whether prior to or subordinate to the lien of this Mortgage unless written approval is first obtained from Mortgagee. Mortgagor and Beneficiary will keep and maintain the Property free from all liens of persons

supplying labor and materials for the construction, modification, repair or maintenance of any building or site improvement whether on the Property or not.

4.06 Mortgagor and Beneficiary covenant and agree, so long as the Indebtedness remains outstanding, to comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental authority or court applicable to Mortgagor or Beneficiary or applicable to the Property or any part thereof and to promptly cure any violation of law and comply with any order of any such governmental authority or court in respect of the repair, replacement or condition of the Property and any governmental regulations concerning environmental control and improvements.

4.07 Mortgagor covenants and agrees that all awards heretofore or hereafter made by any public or quasi-public authority to the present and all subsequent owners of the Property by virtue of an exercise of the right of eminent domain by such authority, including any award for a taking of title, possession or right of access to a public way, or for any change of grade of streets affecting the Property, are hereby assigned to the Mortgagee.

4.08 Mortgagor and Beneficiary covenant and agree that neither the value of the Property nor the lien of this Mortgage will be diminished or impaired in any way by any act or omission of the Mortgagor or Beneficiary, and Mortgagor and Beneficiary agree they will not do or permit to be done to, in, upon or about said Property, or any part thereof, anything that may in any wise impair the value thereof, or weaken, diminish, or impair the security of this Mortgage.

4.09 Mortgagor covenants and agrees that if any action or proceeding is commenced in which Mortgagee in good faith deems it necessary to defend or uphold the validity, enforceability or priority of the lien and interest of this Mortgage or to preserve the value of the security for this Mortgage, all sums paid by Mortgagee for the expense of any such litigation to prosecute or defend the rights, lien and security interest created by this Mortgage (including reasonable attorneys' fees) shall be paid by Mortgagor, together with interest thereon at the rate then applicable under the Note and the Loan Agreement and any such sums and the interest thereon shall be a lien and security interest on the Property prior to any right or title to, interest in or claim upon the Property attaching or accruing subsequent to the lien and security interest of this Mortgage, and shall be secured by this Mortgage.

4.10 Mortgagor and Beneficiary covenant to furnish from time to time within fifteen (15) days after Mortgagee's request, a written statement, duly acknowledged, of the amount due upon this Mortgage, whether any alleged offsets or defenses exist against the Indebtedness and whether any defaults exist under the Loan Documents.

4.11 Mortgagor and Beneficiary covenant and agree to keep and maintain books and records of account, or cause books and records of account to be kept and maintained in which full, true and correct entries shall be made of all dealings and transaction relative to the Property, which books and records of account shall, at reasonable times and on reasonable notice, be open to the inspection of Mortgagee and its accountants and other duly authorized representatives. Such books of record and account shall be kept and maintained either:

- (a) in accordance with generally accepted accounting practices consistently applied; or
- (b) in accordance with a cash basis or other recognized comprehensive basis of accounting consistently applied.

Mortgagor and Beneficiary covenant and agree to furnish or cause to be furnished to Mortgagee a report satisfactory to Mortgagee, including a balance sheet and supporting schedules and containing a detailed statement of income and expenses on the Property. Mortgagor and Beneficiary also covenants and agrees to furnish or cause to be furnished annually to Mortgagee an updated personal financial statement. Mortgagor and Beneficiary shall certify that each such report presents fairly Mortgagor's financial position. Mortgagor and Beneficiary further covenant and agree to furnish, or cause to be furnished, to Mortgagee annually on or before April 30th of each year (or on or before August 30th of any year in which Mortgagor has elected an extension) copies of his federal income tax filings for the previous year.

If Mortgagor omits to prepare and deliver promptly any report required by this paragraph, Mortgagee may elect, in addition to exercising any remedy for an event of default as provided for in this Mortgage, to make an audit of all books and records of Mortgagor including his bank accounts which in any way pertain to the Property and to prepare the statement or statements which Mortgagor failed to procure and deliver. Such audit shall be made and such statement or statements shall be prepared by an independent Certified Public Accountant to be selected by Mortgagee. Mortgagor shall pay all expenses of the audit and other services, which expenses shall be secured hereby as additional Indebtedness and shall be immediately due and payable with interest thereon at the rate of interest as set forth in the Note and shall be secured by this Mortgage.

ARTICLE V  
TRANSFER OR MORTGAGE OF PROPERTY

5.01 Mortgagor will not, without the prior written consent of Mortgagee, further mortgage, grant a deed of trust, pledge or otherwise dispose of or further encumber, whether by operation of law or otherwise, any or all of its interest in the Property. Beneficiary will not make and Mortgagor will not, and will not be required to, accept, and will not be bound by, any assignment of the beneficial interest in Mortgage to any party except Mortgagee. Mortgagor will not, without the prior written consent of Mortgagee, sell, assign, or transfer the Property or any interest therein. Any sale, assignment, transfer, mortgage, deed of trust, pledge, change or other disposition or encumbrance made in violation of the above provisions shall be null and void and of no force and effect and the making thereof shall constitute an Event of Default hereunder.

ARTICLE VI  
PERFORMANCE OF MORTGAGOR'S OBLIGATIONS

6.01 Upon the occurrence of an Event of Default under this Mortgage, then, without limiting the generality of any other provision of this Mortgage, and without waiving or releasing Mortgagor or Beneficiary from any of their obligations hereunder, Mortgagee shall have the right, but shall be under no obligation, to pay any Impositions or other payment, or any sums due under this Mortgage, and may perform any other act or take such action as may be appropriate to cause such other term, covenant, condition or obligation to be promptly performed or observed on behalf of Mortgagor or Beneficiary. In any such event, Mortgagee and any person designated by Mortgagee shall have, and is hereby granted, the right to enter upon the Property at any time and from time to time for the purposes of performing any such act or taking any such action, and all moneys expended by Mortgagee in connection with making such payment or performing such act (including, but not limited to, legal expenses and disbursements), together with interest thereon at the default rate set forth in the Note from the date of each such expenditure, shall be paid by Mortgagor or Beneficiary, as appropriate, to Mortgagee within ten (10) days after written notice to Mortgagor and Beneficiary demanding such payment, and shall be secured by this Mortgage, and Mortgagee shall have same rights and remedies in the event of nonpayment of any such sums by Mortgagor or Beneficiary as in the case of a default by Mortgagor or Beneficiary in the payment of the Indebtedness. Nothing in this Paragraph or in any other part of this Mortgage shall be construed to require Mortgagee to make any payment or perform any obligation of Mortgagor or Beneficiary. Any action taken by Mortgagee hereunder or in relation to the Property is for the sole benefit of Mortgagee and no other person shall rely upon any action, inaction, inspection or other act of Mortgagee in dealing with the Property, Mortgagor or Beneficiary. Mortgagee in making any payment hereby authorized (a) relating to taxes and 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, or (b) for the purchase, discharge, compromise or settlement of any other lien, may do so without inquiry as to the validity or amount of any claim for lien which may be asserted.

ARTICLE VII  
ASSIGNMENT OF LEASES, RENTS AND CONTRACTS

7.01 Mortgagor and Beneficiary hereby assign to Mortgagee all of their interest in all rents, issues and profits of the Property, as further security for the payment of the Indebtedness and other sums secured hereby. Mortgagor and Beneficiary grant to Mortgagee the right to enter the Property and to let the Property, or any part thereof, and to apply said rents, issues, profits and proceeds after payment of all charges and expenses, on account of the Indebtedness and other sums secured hereby. This assignment and grant shall continue in effect until the Indebtedness and other sums secured hereby are paid in full. Mortgagee hereby agrees not to exercise the right to enter the Property for the purpose of collecting said rents, issues or profits, and Mortgagor and Beneficiary shall be entitled to collect and receive said rents, issues, profits and proceeds, until the earlier of (x) the occurrence of an Event of Default hereunder or (y) written revocation of such right by the Mortgagee; provided, that any rents, issues and profits collected and received by Mortgagor or Beneficiary after the occurrence of an Event of Default hereunder which is not cured within the applicable grace period provided hereby shall be deemed collected and received by Mortgagor or Beneficiary in trust for Mortgagee, and Mortgagor or Beneficiary shall account to Mortgagee for the full amount of such receipts. Mortgagor and Beneficiary agree to apply said rents, issues and profits, whenever received, to payment of the Indebtedness, all Impositions on or against the Property and other sums secured hereby.

7.02 The assignment contained in this Article VII is given as collateral security and the execution and delivery hereof shall not in any way impair or diminish the obligations of Mortgagor or Beneficiary, nor shall this assignment impose any obligation on Mortgagee to perform any provision of any contract pertaining to the Property or any responsibility for the non-performance thereof by Mortgagor, Beneficiary or any other person. The assignment under this Article VII is given as a primary pledge and assignment of the rights described herein and such assignment shall not be deemed secondary to the security interest and Mortgage of Mortgagor in the Property. Mortgagee shall have the right to exercise any rights under this Article VII before, together with, or after exercising any other rights under this Mortgage.

7.03 Mortgagor and Beneficiary shall observe and perform all covenants, conditions and agreements in each lease to which it is a party, now or hereafter affecting any portion of the Property. Mortgagor and Beneficiary shall not, without the prior written consent of Mortgagee, (a) accept any installments of rent for more than one month in advance or any security deposit for more than an amount equal to two months' rent, or (b) take any action or fail to take any action or exercise any right or option which would permit the tenant under any lease to cancel or terminate such lease, or (c) amend or modify any lease in a manner which would (i) decrease the rent payable per unit of time under the lease, (ii) decrease the payments to be made by the tenant under the lease for rent, taxes, insurance or other expenses, (iii) decrease the term of the lease, (iv) impose any additional obligations on the landlord under the lease, or (v) consent to a sublease or a substitution of tenant, under the lease. Mortgagor and Beneficiary agree that hereafter they shall not assign any of the rents or profits of the Property.

7.04. Nothing herein contained shall be construed as constituting Mortgagee a mortgagee in possession in the absence of the taking of actual possession of the Property by Mortgagee pursuant to Article X hereof. In the exercise of the powers herein granted Mortgagee, no liability shall be asserted or enforced against Mortgagee, all such liability being expressly waived and released by Mortgagor and Beneficiary.

ARTICLE VIII  
DEFAULT

8.01 The occurrence of any one or more of the following events shall constitute an event of default (each, an "Event of Default") under this Mortgage:

(a) Failure of Mortgagor or Beneficiary to observe or perform any of the covenants or conditions by Mortgagor or Beneficiary to be performed under the terms hereof.

(b) Nonpayment of principal under the Note when due, or nonpayment of interest under the Note or of any other obligations under any of the Loan Documents within five days after the same becomes due.

(c) The occurrence of a default by Beneficiary or Mortgagor or any guarantor of any of the Indebtedness under any other Loan Document not remedied within any applicable cure period.

(d) Any warranty or representation of Mortgagor or of Beneficiary made hereunder was inaccurate or misleading in any material respect when made.

(e) Mortgagor, Beneficiary or any guarantor of any of the Indebtedness shall file a voluntary petition in bankruptcy or shall be adjudicated a bankrupt or insolvent, or shall file any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the present or any future applicable federal, state or other statute or law, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of Mortgagor, Beneficiary or any guarantor of any of the Indebtedness, or of all or any substantial part of their respective properties or of the Property, or if within sixty (60) days after the commencement of any proceeding against Mortgagor, Beneficiary or any guarantor of any of the Indebtedness seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the present or any future federal bankruptcy act or any present or future applicable federal, state or other statute or law, such proceeding shall not be dismissed; or if, within thirty (30) days after the appointment of any trustee, receiver or liquidator of either Mortgagor, Beneficiary or any guarantor of any of the Indebtedness (without the consent or acquiescence of such party) or of all or any substantial part of their respective properties or of the Property, such appointment shall not have been vacated or stayed on appeal or otherwise; or if, within sixty (60) days after the expiration of any such stay, such appointment shall not have been vacated.

(f) Any individual guarantor of the indebtedness represented hereby shall die or any corporate guarantor shall fail to maintain its corporate existence.

8.02 If an Event of Default described in Section 8.01(e) shall occur which is not cured within any applicable grace period provided for, the entire Indebtedness shall immediately become due and payable without any election or action on the part of Mortgagee. If any other Event of Default shall occur which is not cured within any applicable grace period provided for, Mortgagee may, at its option, exercise any and all of the following remedies:

(a) Declare the unpaid portion of the Indebtedness to be immediately due and payable, without further notice or demand (each of which hereby is expressly waived by Mortgagor), whereupon the same shall become immediately due and payable.

(b) Enter upon the Property and take possession thereof and of all books, records and accounts relating thereto.

(c) Appoint a receiver for the Property, or any part thereof, and of the net income, rents, issues and profits thereof, without regard to the sufficiency of the Property covered by this Mortgage or any other security, and without the showing of insolvency on the part of Mortgagor or fraud or mismanagement, and without the necessity of filing any judicial or other proceeding for appointment of a receiver.

(d) Hold, lease, operate or otherwise use or permit the use of the Property, or any portion thereof, in such manner, for such time and upon such terms as Mortgagee may deem to be in its best interest (making such repairs, alterations, additions and improvements thereto, from time to time, as Mortgagee shall deem necessary or desirable) and collect and retain all earnings, rentals, profits or other amounts payable in connection therewith.

(e) Sell the Property, in whole or in part:

(i) under the judgment or decree of a court of competent jurisdiction, or



(ii) sell any of the Collateral (as defined in Article XIII), in whole or on part, at public auction (if permitted by law) in such manner, at such time and upon such terms as Mortgagee may determine, or at one or more public or private sales, in such manner, at such time or times, and upon such terms as Mortgagee may determine or as provided by law.

(f) Foreclose this Mortgage.

(g) Exercise any other remedy or now or hereafter existing in equity, at law, by virtue of statute or otherwise.

8.03 In case Mortgagee shall have proceeded to enforce any right under the Note or this Mortgage and such proceedings shall have been discontinued or abandoned for any reason, then in every such case Mortgagor and Mortgagee shall be restored to their former positions and the right, remedies and powers of Mortgagee shall continue as if no such proceedings had been taken.

8.04 In the event Mortgagee (a) grants an extension of time on any payments of the Indebtedness, (b) takes other or additional security for the payment thereof, or (c) waives or fails to exercise any right granted herein, said act or omission shall not release Mortgagor, Beneficiary, subsequent purchasers of the Property covered by this Mortgage or any part thereof, or any guarantor of the Note.

ARTICLE IX  
FORECLOSURE

9.01 In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree of sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee, or holders of the Note, for reasonable attorneys' fees, court costs, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs of procuring title insurance policies (which fees, charges and costs may be estimated as to items to be expended after entry of the decree), and all other expenses as Mortgagee or holders of the Note may deem reasonably necessary to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the Property. All expenditures and expenses of such nature in this Article mentioned shall become so much additional indebtedness secured hereby and shall be immediately due and payable with interest thereon at the rate in effect under the Note when paid or incurred by Mortgagee or holders of the Note. In addition to foreclosure proceedings, the above provisions of this Section shall apply to (a) any proceeding to which Mortgagee or the holders of the Note shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any Indebtedness hereby secured; (b) preparations for the commencement of any suit for foreclosure hereof after accrual of such right to foreclosure whether or not actually commenced; or (c) preparation for the defense of or investigation of any threatened suit, claim or proceeding which might affect the Property or the security hereof, whether or not actually commenced.

9.02 Upon or at any time after the filing of a bill to foreclose this Mortgage, the court in which such bill is filed may appoint a receiver of the Property. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver of the person or persons, if any, liable for the payment of the Indebtedness and other sums secured hereby and without regard to the then value of the Property and the Mortgagee hereunder may be placed in possession of the Property. The receiver shall have power to collect the rents, issues and profits of the Property during the pendency of such foreclosure suit, as well as during any further times when Mortgagee, its successors or assigns, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Property during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of the Indebtedness and other sums secured hereby, or in payment of any tax, special assessment or other lien which may be or become superior to the lien hereof or superior to a decree foreclosing this Mortgage, provided such application is made prior to foreclosure sale.

9.03 The proceeds of any sale of all or any portion of the Property and the earnings of any holding, leasing, operating or other use of the Property shall be applied by Mortgagee in the following order:

- (a) first, to the payment to Mortgagee of the costs and expenses of taking possession of the Property and of holding, using, leasing, repairing, improving and selling the same;
- (b) second, to the payment of Mortgagee's attorneys' fees and other legal expenses;
- (c) third, to the payment of accrued and unpaid interest on the Note;
- (d) fourth, to the payment of the balance of the Indebtedness;
- (e) any surplus shall be paid to the parties entitled to receive it.

ARTICLE X  
INSPECTION

10.01 Mortgagor and Beneficiary covenant and agree that Mortgagee, or its agents or representatives, may make such inspections of the Property as Mortgagee may deem necessary or desirable, at all reasonable times and that any such inspections shall be solely for the benefit of Mortgagee and shall not be relied upon by Mortgagor or Beneficiary for any purpose.

ARTICLE XI  
ASSIGNMENT BY MORTGAGEE

11.01 Mortgagee may assign all or any portion of its interest hereunder and its rights granted herein and in the Note to any person, trust, financial institution or corporation as Mortgagee may determine and, upon such assignment, such assignee shall thereupon succeed to all the rights, interests, and options of Mortgagee herein and in the Note contained and Mortgagee shall thereupon have no further obligations or liabilities hereunder.

ARTICLE XII  
INSURANCE

12.01 (a) Mortgagor and Beneficiary will procure, deliver to and maintain for the benefit of Mortgagee during the continuance of this Mortgage and until the same is fully satisfied and released, a policy or policies of insurance insuring the buildings, structures and improvements now existing, or hereafter created on said Property against loss or damage by fire, lightning, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke, and such other hazards, casualties, and contingencies as Mortgagee may designate. All policies of insurance required hereunder shall be in such form, companies, and amounts as may be acceptable to Mortgagee, and shall contain a mortgagee clause acceptable to Mortgagee, with loss payable to Mortgagee and shall provide that it may not be cancelled or materially modified except after 30 days' prior written notice to Mortgagee. Mortgagor and Beneficiary will promptly pay when due, any premiums on any policy or policies of insurance required hereunder, and will deliver to Mortgagee renewals of such policy or policies at least ten (10) days prior to the expiration dates thereof; the said policies and renewals to be marked "paid" by the issuing company or agent. Upon Mortgagor's and Beneficiary's failure to comply with the requirements of this Section, Mortgagee may, in its discretion, effect any insurance required hereunder and pay the premiums due therefor, and any amounts so paid by Mortgagee shall become immediately due and payable by Mortgagor and Beneficiary with interest as described in Section 6.01 hereof, and shall be secured by this Mortgage. The delivery to Mortgagee of any policy or policies of insurance hereunder, or renewals thereof, shall constitute an assignment to Mortgagee of all unearned premiums thereon as further security for the payment of the indebtedness secured hereby. In the event any foreclosure action or other proceeding hereunder is instituted by Mortgagee, all right, title and interest of Mortgagor or Beneficiary in any or to any policy or policies of insurance then in force shall vest in Mortgagee.

(b) Mortgagor and Beneficiary shall obtain and keep in force during the term of this Mortgage public liability insurance, flood insurance, if applicable, and such other types of insurance in such amounts and in such form as Mortgagee shall require. Such insurance shall name Mortgagee as a co-insured and shall provide that it may not be cancelled or materially modified except after 30 days' prior written notice to Mortgagee. Mortgagor

and Beneficiary shall deliver evidence of such insurance to Mortgagee in such form and at such times as Mortgagee may reasonably require.

12.02 (a) In case of damage to or the destruction of the improvements on the Property by fire or other casualty, Mortgagor, at Mortgagor's election exercised within thirty (30) days after the occurrence of loss or casualty, may (provided no Event of Default has occurred hereunder) cause all proceeds of insurance to be applied to the Indebtedness or the restoration to their former condition of the improvements damaged or destroyed; provided, that Mortgagor's right to elect to have the proceeds applied to restoration of the improvements shall be conditioned upon the Mortgagor's presenting to Mortgagee concurrently with notice of Mortgagor's election, evidence reasonably satisfactory to Mortgagee that (i) the proceeds of insurance are sufficient to repair or restore improvements, or, if such proceeds are insufficient, that Mortgagor has deposited with Mortgagee funds which, when added to the proceeds of insurance, shall be sufficient to repair or restore, and (ii) Mortgagor can complete such repairs or restoration prior to the date when the Note becomes due and payable. In the event Mortgagor does not or is not entitled to make the election aforesaid, Mortgagee may decide whether the insurance proceeds shall be applied against the debt secured hereby or in the repair or restoration of the improvements.

(b) In the event the insurance proceeds are to be applied to the Indebtedness, Mortgagee may collect all proceeds of insurance after deduction of all reasonable expense of collection and settlement, including attorneys' and adjustors' fees and charges, and apply same against the Indebtedness. If the proceeds are insufficient to pay the Indebtedness in full, Mortgagee may declare the balance remaining unpaid immediately due and payable, and avail itself of any of the remedies provided for in the event of any default. Any proceeds remaining after application upon the Indebtedness shall be paid by Mortgagee to Mortgagor.

(c) In the event the insurance proceeds are to be used to rebuild the improvements, Mortgagee may collect and retain the insurance proceeds and disburse same. Mortgagor and Beneficiary shall proceed with diligence to make settlement with insurers and cause the proceeds of the insurance to be deposited with Mortgagee.

#### ARTICLE XIII SECURITY AGREEMENT

13.01 Beneficiary and Mortgagor hereby grant to Mortgagee, in addition to and not in substitution for, any interest granted hereinabove, an express security interest in, and mortgages to the Mortgagee, all machinery, apparatus, equipment, goods, systems, fixtures and property of every kind and nature whatsoever now or hereafter located in or upon or affixed to the Real Estate, or any part thereof, and used or usable in connection with any present or future operation of the Real Estate, and now owned or hereafter acquired by Beneficiary or Mortgagor, including, without limitation, agreements related to construction, leasing and management of the Property, all heating, lighting, incinerating, refrigerating, ventilating, air-conditioning, air-cooling, lifting, fire-extinguishing, plumbing, cleaning, communications and power equipment, systems and apparatus, and all elevators, escalators, switchboards, engines, motors, tanks, pumps, screens, storm doors, storm windows, shades, blinds, awnings, floor coverings, ranges, stoves, refrigerators, washers, dryers, cabinets, partitions, conduits, ducts and compressors; and all other items of personal property used in connection with the Real Estate (all such items are herein called the "Collateral"); provided, that such grant shall not include any items of personal property used in the business of the Beneficiary or the Mortgagor unless the same are also used in the operation of any building located on the Real Estate. Beneficiary and Mortgagor will upon request from Mortgagee deliver to Mortgagee such further security agreements, chattel mortgages, financing statements and evidence of ownership of such items as Mortgagee may request.

13.02 Upon the occurrence of an Event of Default hereunder and acceleration of the Indebtedness pursuant to the provisions hereof, Mortgagee may at its discretion require Mortgagor and Beneficiary to assemble the Collateral and make it available to Mortgagee at a place reasonably convenient to both parties to be designated by Mortgagee.

13.03 Mortgagee shall give Beneficiary notice, by registered mail, postage prepaid, of the time and place of any public sale of any of the Collateral or of the time after which any private sale or other intended disposition thereof is to be made by sending notice to Beneficiary at least five days before the time of the sale or other disposition, which provisions for notice Beneficiary and Mortgagee agree are reasonable; provided, that nothing

herein shall preclude Mortgagee from proceeding as to both Real Estate and personal property in accordance with Mortgagee's rights and remedies in respect to the Real Estate as provided in Section 9-501(4) of Chapter 26 of the Illinois Revised Statutes.

13.04 Mortgagor and Beneficiary shall reimburse Mortgagee for all costs, charges and fees, including legal fees incurred by Mortgagee in preparing and filing security agreements, extension agreements, financing statements, continuation statements, termination statements and chattel searches.

13.05 The Collateral described herein shall be considered for all purposes a part of the Property as described herein; all warranties and covenants contained in this Mortgage made by Mortgagor or Beneficiary shall be deemed as having been made with reference to the Collateral; all agreements, undertakings and obligations of Mortgagor and Beneficiary stated herein shall apply to the Collateral, including without limitation, obligations regarding insurance, freedom from adverse lien or encumbrance, repair and maintenance; and all remedies of the Mortgagee in the event of any Event of Default under this Mortgage shall be available to the Mortgagee against the Collateral.

13.06 This Mortgage constitutes a Security Agreement as that term is used in 810 ILCS 5/9-105 (1).

ARTICLE XIV  
MISCELLANEOUS

14.01 The rights of Mortgagee arising under the provisions and covenants contained in this Mortgage, the Note and the other documents securing the indebtedness or any part thereof shall be separate, distinct and cumulative and none of them shall be in exclusion of the others. No act of Mortgagee shall be construed as an election to proceed under any one provision, anything herein or otherwise to the contrary notwithstanding.

14.02 A waiver in one or more instances of any of the terms, covenants, conditions or provisions hereof, or of the Note or any other documents given by Mortgagor or Beneficiary to secure the Indebtedness, or any part thereof, shall apply to the particular instance or instances and at the particular time or times only, and no such waiver shall be deemed a continuing waiver but all of the terms, covenants, conditions and other provisions of this Mortgage and of such other documents shall survive and continue to remain in full force and effect. No waiver shall be asserted against Mortgagee unless in writing signed by Mortgagee.

14.03 No change, amendment, modification, cancellation or discharge hereof, or any part hereof, shall be valid unless in writing and signed by the parties hereto or their respective successors and assigns.

14.04 All notices, demands and requests given or required to be given by either party hereto to the other party shall be in writing. All notices, demands and requests by Mortgagee to Mortgagor shall be deemed to have been properly given if sent by U.S. registered or certified mail, postage prepaid, addressed to Mortgagor at the address set forth above or to such other address as Mortgagor may from time to time designate by written notice to Mortgagee given as herein required.

All notices, demands and requests by Mortgagor to Mortgagee shall be deemed to have been properly given if sent by U.S. registered or certified mail, postage prepaid, addressed to Mortgagee at the address set forth or to such other address as Mortgagee may from time to time designate by written notice to Mortgagor.

14.05 If any action or proceeding shall be instituted to evict Mortgagor or Beneficiary or recover possession of the Property or any part thereof, or for any other purpose affecting the Property or this Mortgage, or if any notice relating to a proceeding or a default is served on Mortgagor, Mortgagor will immediately, upon service thereof on or by Mortgagor, deliver to Mortgagee a true copy of each notice, petition, or other paper or pleading, however designated.

14.06 Each and all of the covenants and obligations of this Mortgage shall be binding upon and inure to the benefit of the parties hereto, and except as herein otherwise specifically provided, their respective successors and assigns, subject at all times nevertheless to all agreements and restrictions herein contained with respect to the transfer of Mortgagor's interest in the Property covered by this Mortgage.

14.07 This Mortgage also secures future advances made under the Note within twenty years from the date hereof in an aggregate principal amount not to exceed the face amount of the Note, which future advances shall have the same priority as if all such future advances were made on the date of execution hereof. Nothing herein contained shall be deemed an obligation on the part of Mortgagee to make any future advances.

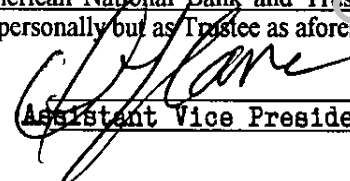
14.08 This Mortgage is executed by American National Bank and Trust Company of Chicago, not personally but as trustee under Trust No. 301016-04 in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this Mortgage) and it is expressly understood and agreed that nothing contained herein or in the Note, or in any other instrument given to evidence the Indebtedness shall be construed as creating any liability on the part of said Trustee personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being hereby expressly waived by the Mortgagee hereunder, the legal owners or holders of the Note, and by every person now or hereafter claiming any right or security hereunder; and that so far as said Trustee personally is concerned, the legal holders of the Note and the owner or owners of any Indebtedness accruing hereunder shall look solely to the Property hereby mortgaged or conveyed for the payment thereof, by the enforcement of the lien created in the manner herein and in said Note provided or by action to enforce the personal liability of any co-obligor or guarantor.

14.09 If one or more of the provisions of this Mortgage shall be invalid, illegal or unenforceable in any respect, such provision shall be deemed to be severed from this Mortgage and the validity, legality and enforceability of the remaining provisions contained herein, shall not in any way be affected or impaired thereby. Without limiting the generality of the foregoing, any provision herein or in the Note to the contrary notwithstanding, Mortgagee shall in no event be entitled to receive or collect, nor shall or may amounts received hereunder be credited, so that Mortgagee shall be paid, as interest, a sum greater than the maximum amount permitted by law. If any construction of this Mortgage or the Note indicates a different right given to Mortgagee to ask for, demand or receive any larger sum, as interest, such as a mistake in calculation or in wording, which this clause shall override and control, and proper adjustment shall automatically be made accordingly.

IN WITNESS WHEREOF, Mortgagor and Beneficiary have caused this Mortgage to be executed on the day and year first above written.

MORTGAGOR:

American National Bank and Trust Company of Chicago,  
not personally but as Trustee as aforesaid

By:   
Its: Assistant Vice President

BENEFICIARY:

Fox Partners, L.P., an Illinois limited partnership

BY: R.P.Fox Associates, Inc., an Illinois corporation

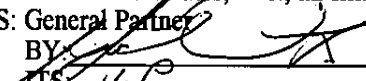
ITS: General Partner  
BY:   
ITS: R.P.



EXHIBIT A

Description of Real Estate

Lots 14 and 15 in Halley and Smith's Subdivision of Lot 18 and Lots 1 and 2 in J.W. Scoville's Subdivision of Lot 17 in Kettlestring's Subdivision of Land in The South East Corner of Northwest  $\frac{1}{4}$  of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 830 North Boulevard, Oak Park, Illinois

P.I.N.16-07-129-018-0000

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