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1999-09-22 12:25:46
Cook County Recorder 47.00



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This instrument was prepared
by and after recording
return to:
Mark M. Anderson
O'Halloran, Kosoff, Geitner & Cook, P.C.
650 Dundee Road, Suite 475
Northbrook, Illinois 60062

DI 7668982 LMT

Property of Cook County
**AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO**
MORTGAGE

14 m

THIS MORTGAGE is effective this 20th day of September, 1999, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Trustee under Trust Agreement dated September 10, 1999 and known as Trust No. 125370-07 with an office located at 120 South LaSalle Street, Chicago, Illinois 60603 (hereinafter referred to as "Mortgagor") and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation with an office located at 120 South LaSalle Street, Chicago, Illinois 60603 (hereinafter referred to as "Mortgagee").

WITNESSETH

WHEREAS, to secure the payment of an indebtedness in the amount of SIX HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 DOLLARS (\$650,000.00), to be paid with interest thereon evidenced by a certain Installment Note (Secured) bearing even date herewith and any amendments, modifications, extensions, renewals, or replacements thereof (herein referred to as the "Note"), the Mortgagor hereby mortgages, conveys, transfers and grants unto Mortgagee, its successors and assigns forever, the real estate and all improvements thereon situated in the City of Chicago, County of Cook, State of Illinois (hereinafter referred to as the "Mortgaged Property" or "Premises") and legally described in Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER, with all buildings, and improvements now or hereafter thereto belonging upon the Mortgaged Property or any part thereof and all fixtures now or hereafter installed thereon, including but not limited to all lighting, cooling, ventilating, air conditioning, plumbing, sprinklers, communications electrical systems and the equipment pertaining thereto together with the rents, issues, profits and leases of the Mortgaged Property.

BOX 333-071

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TO HAVE AND HOLD the premises unto said Mortgagee, its successors and assigns, forever, for the purposes and uses set forth herein. Mortgagor warrants and represents to Mortgagee that the Mortgaged Property is not homestead property.

I. MORTGAGOR COVENANTS

Mortgagor represents to and covenants with Mortgagee that Mortgagor holds fee simple title to the Mortgaged Property, free and clear of any and all liens and encumbrances (other than the permitted title exceptions shown on the title policy that is issued to Mortgagee at the closing), and Mortgagor has the power and authority to mortgage the Mortgaged Property.

The Mortgagor shall maintain or cause to be maintained the Mortgaged Property in good repair, working order, and condition and make or cause to be made, when necessary, all repairs, renewals, and replacements, structural, non-structural, exterior, interior, ordinary and extraordinary. The Mortgagor shall refrain from and shall not permit the commission of waste in or about the Mortgaged Property and shall not remove, demolish, alter, change or add to the structural character of any improvement at any time erected on the Mortgaged Property without the prior written consent of the Mortgagee, which consent shall not be unreasonably withheld or delayed, except as hereinafter otherwise provided. Mortgagor covenants and agrees that in the ownership, operation and management of the Premises, Mortgagor will observe and comply with all applicable federal, state and local statutes, ordinances, regulations, orders and restrictions. If this Mortgage is on a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration of covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. Mortgagee shall have the right at any time during regular business hours and upon reasonable prior written notice to Mortgagor (except in cases of emergency where no notice is required), and from time to time, to enter the Premises for the purpose of inspecting the same.

II. INSURANCE

Mortgagor shall at all times keep the Mortgaged Property, including all buildings, improvements, fixtures and articles or personal property now or hereafter situated on the Premises insured against loss or damage by fire and such other hazards as may reasonably be required by Mortgagee, including without limitation: (a) all-risk fire and extended coverage insurance, with vandalism and malicious mischief endorsements, for the full replacement value of the Premises; in an agreed amount, with inflation guard endorsement; (b) if there are tenants under leases at the Premises, rent or business loss insurance for the same perils described in (a) above payable at the rate per month and for the period reasonably specified from time to time by Mortgagee, (c) boiler and sprinkler damage insurance in an amount reasonably satisfactory to Mortgagee, if and so long as the Premises shall contain a boiler and sprinkler system, respectively; (d) if the Premises are located in a flood hazard district, flood insurance whenever in the opinion of the

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Mortgagee such protection is necessary and available; and (e) such other insurance as Mortgagee may from time to time reasonably require. Mortgagor also shall at all times maintain comprehensive public liability, property damage and workmen's compensation insurance covering the Premises and any employees thereof, with such limits for personal injury death and property damage as Mortgagee may reasonably require. All policies of insurance to be furnished hereunder shall be in forms, companies, amounts and deductibles reasonably satisfactory to Mortgagee, with mortgage clauses attached to all insurance policies other than policies for worker's compensation coverage in favor of and in form satisfactory to Mortgagee, including a provision requiring the coverage evidenced thereby shall not be terminated without thirty (30) days prior written notice to Mortgagee (except in the case of non payment of premiums, such policies may be cancelled upon ten (10) days prior written notice to Mortgagee). Mortgagor shall deliver a true and correct copy all policies or certificates of insurance, including additional and renewal policies and certificates of insurance, to Mortgagee, and, in the case of insurance about to expire, shall deliver a true and correct copy of all renewal policies or certificates of insurance, not less than thirty (30) days prior to their respective dates of expiration.

Mortgagor shall not take out separate insurance concurrent in form of contributing in the event of loss with that required to be maintained hereunder unless Mortgagee is included thereon under a standard mortgage clause acceptable to Mortgagee. Mortgagor immediately shall notify Mortgagee whenever any such separate insurance is taken out and promptly shall deliver to Mortgagee the policy or policies of such insurance.

In the event of loss Mortgagor will give immediate notice by mail to Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, shall be applied by Mortgagor and Mortgagee to the restoration or repair of the property damaged. In the event of foreclosure of this Mortgage, all right, title and interest of Mortgagor in and to any insurance policies then in force shall pass to the purchaser at the foreclosure sale subject, however, to the approval of the applicable insurance companies. Mortgagor shall furnish Mortgagee, without cost to Mortgagee, at the request of Mortgagee, from time to time (but not more than once in any year), evidence of the replacement value of the Premises.

If the Mortgagor fails to keep the Mortgaged Property insured in accordance with the requirements of the Loan Documents, the Mortgagee shall have the right, at its option, to provide for such insurance and pay the premiums thereof, and any amounts paid thereon by the Mortgagee shall bear interest at the Default Rate (as herein defined) from the date of payment.

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III. PAYMENT OF TAXES AND ASSESSMENTS

Mortgagor shall pay before any penalty or interest attaches all general taxes, special taxes, special assessments, water charges, sewer service charges, and all other liens or charges levied or assessed against the Premises of any nature whatsoever when due, and shall furnish to Mortgagee upon its written request duplicate receipts of payment therefor. If any special assessment is permitted by applicable law to be paid in installments, Mortgagor shall have the right to pay such assessment in installments, so long as all such installments are paid prior to the due date thereof. With respect to any tax or assessment which Mortgagor may desire to contest, Mortgagor shall pay such tax or assessment in full under protest in order to prevent a default under this Mortgage on account thereof.

IV. FUNDS FOR TAXES AND INSURANCE

Mortgagor shall pay to Mortgagee, at the times provided in said Note for payment of installments of principal and interest, and in addition thereto, installments of taxes and assessments to be levied upon the Premises, and installments of the premiums that will become due and payable to renew the insurance herein above provided; said installments to be substantially equal and to be in such amount as will assure to Mortgagee that not less than thirty (30) days before the time when such taxes and premiums respectively become due, Mortgagor will have paid to Mortgagee a sufficient amount to pay such taxes and premiums in full. Said amounts paid to Mortgagee hereunder need not be segregated or kept in a separate fund but interest shall accrue or be paid at least annually to Mortgagor or its beneficiaries. Said amounts shall be held by Mortgagee as additional security for the indebtedness secured hereby. Said amount shall be applied to the payment of said taxes, assessments and insurance premiums when the same become due and payable; provided, however, that Mortgagee shall have no liability for any failure to so apply said amounts for any reason whatsoever. Nothing herein contained shall in any manner limit the obligation of Mortgagor to pay taxes and to maintain insurance as above provided. In the event of any default by Mortgagor, Mortgagee may, at its option but without any obligation on its part so to do, apply said amount toward said taxes, assessments and insurance premiums, and/or toward the payment of any amounts payable by Mortgagor to Mortgagee under the Mortgage and/or toward the payment of the indebtedness secured hereby or any portion thereof, whether or not then due or payable. The foregoing terms and provisions to the contrary notwithstanding, Mortgagee shall not require the establishment of a fund for taxes and insurance so long as Mortgagor makes timely payment of taxes and insurance and there is no "Event of Default" (as defined below) hereunder.

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V. PROTECTION OF LENDER'S SECURITY

If default be made in the payment of any of the aforesaid taxes or assessments or in making repairs or replacements or in procuring and maintaining insurance and paying the premiums therefore, or in keeping or performing any other covenant of Mortgagor herein, Mortgagee may, at its option and without any obligation on its part so to do, pay said taxes and assessments, make such repairs and replacements, effect such insurance, pay such premiums, and perform any other covenant of Mortgagor herein. All amounts expended by Mortgagee hereunder shall be secured hereby and shall be due and payable by Mortgagor to Mortgagee forthwith on demand with interest thereon at the rate applicable under the Note from the date of such expenditure.

VI. REIMBURSEMENT FOR MORTGAGEE LEGAL EXPENSE

In the event that Mortgagee is made a party to any suit or proceedings by reason of the interest of Mortgagee in the Premises, Mortgagor shall reimburse Mortgagee for all reasonable costs and expenses, including reasonable attorney's fees, incurred by Mortgagee in connection therewith, whether or not said proceeding or suit ever goes to trial. All amounts incurred by Mortgagee hereunder shall be secured hereby and shall be due and payable by Mortgagor to Mortgagee forthwith on demand with interest thereon at the rate applicable under the Note from the date of such expenditure.

VII. FINANCIAL STATEMENTS AND ACCESS TO MORTGAGED PROPERTY

Throughout the term of the Mortgage, Mortgagor shall cause to be furnished to Mortgagee such financial information concerning the Mortgagor as the Mortgagee may reasonably request from time to time, the reasonably free access to the Mortgaged Property, the right to inspect all work done and materials furnished in connection with the Mortgaged Property, and the right to inspect all books, records, and contracts of the Mortgagor relating to the Mortgaged Property.

VIII. CONDEMNATION

If all or any part of the Mortgaged Property is damaged, taken or acquired, either temporarily or permanently, in any condemnation proceeding, or by exercise of the right of eminent domain, the amount of any award or other payment for such taking or damages made in consideration thereof, to the extent of the full amount of the remaining unpaid indebtedness secured by this instrument, is hereby assigned to Mortgagee, who is empowered to collect and receive the same and to give proper receipts therefor in the name of Mortgagor and the same shall be paid forthwith to Mortgagee, who shall release any such award or monies so received or apply the same in whole or in part, after the payment of all expenses, including reasonable costs and attorney's fees, to the restoration

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or repair of the property damaged, if the property can be restored or repaired to constitute a complete architectural unit. In the event the said property cannot be restored or repaired to constitute a complete architectural unit, then such award or monies received after the payment of expenses of Mortgagee as aforesaid shall be applied on account of the unpaid principal balance of the Note, and any accrued but unpaid interest or other amounts due Mortgagee under the Note or this Mortgage, irrespective of whether such principal balance, interest or other amounts are then due and payable, and any excess award or monies shall be paid to Mortgagor. Furthermore, in the event such award or monies so received shall exceed the cost of restoration or repair of the property and expenses of Mortgagee as aforesaid, then such excess monies shall be applied on account of the unpaid principal balance of the Note, irrespective of whether such principal balance is then due and payable.

IX. EVENTS OF DEFAULT

Each of the following shall constitute an "Event of Default" for purpose of this Mortgage:

- (A) Failure to make prompt payment, when due, of any payment of principal or interest under the Note, or any amendments, modifications, renewals, extensions or replacements of any of the Note, and such failure continues for ten (10) days after written notice from Mortgagee to Mortgagor;
- (B) Failure to promptly perform or observe any other covenant, promise, term or agreement contained in the Mortgage, the Note, or parts of any other loan document executed in connection with this loan transaction, and such failure is not cured within ten (10) days after written notice from Mortgagee to Mortgagor, provided, however, that in the event that such failure or neglect cannot be cured within such ten (10) day period, Borrower shall have up to a total of thirty (30) days to complete such cure provided that it exercises due diligence in doing so.
- (C) Any sale, agreement, transfer, lease, agreement to transfer, grant of security interest, mortgage, or other encumbrance or alienation of any interest in the Mortgaged Property (other than a transfer by any tenant of a leasehold interest in a portion of the Mortgaged Property) without the prior written consent of Mortgagee.
- (D) The commencement of any petition in Bankruptcy, whether voluntary or involuntary by or against Mortgagor or if Mortgagor is adjudicated bankrupt or insolvent or files any petition or answer seeking restoration, assignment, composition, liquidation or similar relief under the present or any future Federal or state law or seeks or covenants to acquiesces in the appointment of any trustee, receiver, or similar officer of the Mortgagor, regarding the Mortgaged Property (provided, however, that Mortgagor shall have sixty (60)

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days to cause an involuntary petition for bankruptcy or insolvency to be dismissed).

X. LENDER'S DETERMINATION OF FACTS

Mortgagee will at all times be free independently to determine to its satisfaction and in its reasonable discretion the existence or nonexistence of any fact or facts, the existence or nonexistence of which is a condition, warranty or covenant of this Mortgage or in any other Loan Documents and the cost of such determination shall be borne by Mortgagee unless there is an Event of Default hereunder, in which case such cost shall be paid by Mortgagor.

XI. ACCELERATION AND DEFAULT RATE

If an Event of Default occurs, Mortgagee may, at its option, declare the whole of the indebtedness hereby secured to be immediately due and payable without notice to the Mortgagor. Then, at any time thereafter, at the sole option of the Mortgagee, the principal balance and accrued interest on the Note shall become immediately due and payable, and any other sums secured hereby shall become immediately due and payable. All sums coming due and payable hereunder shall bear interest, after acceleration, at the Default Rate, which shall mean the interest rate stated in the Note plus three percent (3%) per annum and shall constitute additional indebtedness secured by this Mortgage. In the event that Borrower fails to make any payment of principal and interest due hereunder within 15 days of the due date, Borrower shall pay to Bank a late payment charge equal to five percent of the amount of such payment. After any such Event of Default, Mortgagee may institute or cause to be instituted, proceedings for the realization of its rights under this Mortgage or any other Loan Documents.

XII. RIGHTS, POWERS AND REMEDIES OF MORTGAGEE

When the indebtedness hereby secured, or any part thereof, shall become due, whether by acceleration or otherwise, Mortgagee may at its election:

- (A) Foreclose this Mortgage by legal action, as provided by Illinois Statutes and this paragraph shall further authorize a power of sale as provided by said statutes.
- (B) Enter upon and take possession of the Mortgaged Property with the irrevocable consent of Mortgagor as granted and evidenced by execution of this Mortgage. As Mortgagee in possession, Mortgagee may hold, operate, manage and control the Mortgaged Property and conduct business, if any, either personally or by its agents. The Mortgagee may collect rents and lease the Mortgaged Property and generally exercise all powers and rights customarily incident to ownership. Mortgagee may pay out of any rents

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collected, taxes, insurance, conversions, fees and any expenses attributable to the Mortgaged Property.

- (C) Upon, or at any time after the filing of a complaint or petition to foreclose this Mortgage, the Mortgagee may apply to the court for appointment of a receiver of the Mortgaged Property. Such receiver shall have the power to collect the rents, issues and profits of the Mortgaged Property during the pendency of the foreclosure suit up to and after any sale of the Mortgaged Property. The court may authorize the receiver to apply net income from management and control of the Mortgaged Property in whole or in part to the indebtedness secured hereby or to any tax or special assessment which may be or become superior to the lien hereof.

XIII. CROSS-DEFAULT CLAUSE

Any default by Mortgagor in the performance or observance of any covenant, promise, condition or agreement hereof shall be deemed an Event of Default under each of the loan documents relating to the Mortgaged Property, entitling Mortgagee to exercise all or any remedies available to Mortgagee under the terms of any or all loan documents, and any default or Event of Default under any other related loan document, shall be deemed a default hereunder, entitling Mortgagee to exercise any or all remedies provided for herein. Failure by Mortgagee to exercise any right which it may have hereunder shall not be deemed a waiver thereof unless so agreed in writing by Mortgagee, and the waiver by Mortgagee of any default by Mortgagor hereunder shall not constitute a continuing waiver of any other default or of the same default in the future.

XIV. BUSINESS PURPOSE

Mortgagor covenants that the proceeds of the loan evidenced by the Note and secured by this Mortgage will be used for the purposes specified in Paragraph (1)(C) of Section 6404, Chapter 17 of the Illinois Revised Statutes, as amended, and that the principal obligation constitutes a business loan which comes within the purview of said statute.

XV. WAIVER OF REDEMPTION

(A) Mortgagor hereby waives all rights of redemption and/or equity of redemption which exist by statute or common law for sale under any order or decree of foreclosure of this mortgage on its own behalf and on behalf of each and every person, beneficiary or any other entity, except decree or judgment creditors of Mortgagor who may acquire any interest in or title to the Mortgaged Property or the trust estate subsequent to the date hereof.

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(B) Mortgagor hereby waives the benefit of all appraisal, valuation, stay, or extension laws now or hereafter in force and all rights or marshaling in the event of any sale hereunder of the Mortgaged Property or any part thereof or any interest therein.

(C) Mortgagor hereby waives the benefit of any rights or benefits provided by the homestead exemption laws, if any, now or hereafter in force.

XVI. MORTGAGEE'S RIGHT OF INSPECTION

Mortgagee and/or its representative shall have the right to inspect the Mortgaged Property at all reasonable times and access thereto shall be permitted for that purpose.

XVII. FURTHER INSTRUMENTS

Upon request of Mortgagee, Mortgagor will execute, acknowledge and deliver all such additional instruments and further assurances of title and will do or cause to be done all such further acts and things as may reasonably be necessary fully to effectuate the intent of this Mortgage. Upon full payment of all amounts due under the Note, Mortgagee will execute, acknowledge and deliver to Mortgagor a release of this Mortgage in recordable form.

XVIII. NOTICES

Any notice, demand, request or other communication desired to be given or required pursuant to the terms hereof shall be in writing and shall be delivered by personal service or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows or to such other address as the parties hereto may designate in writing from time to time:

Mortgagor: American National Bank and
Trust Company of Chicago,
under Trust Agreement dated
September 10, 1999 and known as
Trust No. 125370-0009
Attention: Land Trust Department
120 South LaSalle Street
Chicago, Illinois 60603

Copy to: Kelly, Olson, Michod & Siepker
Attention: Michael G. Swiatek, Esq.
and Steven A. Koga, Esq.
181 W. Madison Street
Suite 4800
Chicago, Illinois 60602

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Mortgagee: American National Bank and Trust
Company of Chicago
120 South LaSalle Street
Chicago, Illinois 60603

Copy To: O'Halloran, Kosoff, Geitner & Cook, P.C.
Attention: Mark M. Anderson, Esq.
650 Dundee Road, Suite 475
Northbrook, Illinois 60062

XIX. SUCCESSORS AND ASSIGNS

This Mortgage and all provisions hereof shall run with the Mortgaged Property and shall be binding upon and enforceable against Mortgagor and its permitted successors, grantees and assigns, any subsequent owner or owners of the Premises who acquire the Premises subject to this Mortgage and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Note or this Mortgage. This Mortgage and all provisions hereof shall inure to the benefit of Mortgagee, its successors and assigns and any holder or holders, from time to time, of the Note.

All of the covenants and conditions hereof shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of Mortgagor and Mortgagee, respectively, and all persons claiming through or under them. Any reference herein to Mortgagee shall include the successors and assigns of Mortgagee. The Mortgagor shall not assign its interest without the prior written consent of the Mortgagee.

XX. ENVIRONMENTAL MATTERS

(A) The Mortgagor hereby represents and warrants to the Mortgagee that neither the Mortgagor, nor any of their affiliates or subsidiaries, has ever caused or permitted any Hazardous Material to be placed, held, located or disposed of in, under or at the Premises or any part thereof, and that the Premises has never been used by the Mortgagor, or any other affiliates or subsidiaries, or, to the best of the Mortgagor's knowledge, by any other person or entity, as a temporary or permanent dump site or a storage site for any Hazardous Material (except that Hazardous Material may be stored on the Mortgaged Property in accordance with all applicable "Environmental Laws," as hereinafter defined). "Hazardous Material" means any hazardous, toxic, or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, any co-called "Superfund" or "Superfien" law, or any other federal, state or local statute, law, ordinance, code, rule regulation, order of decree regulating, relating to or imposing liability or standards on conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

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(B) Without limitation on any other provision hereof, the Mortgagor hereby agrees to indemnify and hold the Mortgagee harmless from and against any and all losses, liabilities, damages, injuries, costs, expenses and claims of any kind whatsoever that are actually incurred by Mortgagee, including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under any of the following (collectively, "Environmental Laws"): The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, any so-called "Superfund" or "Superlien" law, or any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree, now or hereafter in force, regulating, relating to, or imposing liability or standards on conduct concerning any Hazardous Material, that results in any loss liability, damage, injury, cost, expense or claim that is paid, incurred, suffered by or asserted against the Mortgagee as a direct or indirect result of any of the following regardless of whether or not caused by, or within the control of the Mortgagor: (i) the presence of any Hazardous Material on or under, or the escape, seepage, leakage, spillage, discharge, emission, discharging or release of any Hazardous Material from (a) the Premises or any part thereof, or (b) any other real property in which the Mortgagor or any of their affiliates or subsidiaries holds any estate or interest whatsoever (including, without limitation, any property owned by a land trust the beneficial interest in which is owned, in whole or in part, by the beneficiary of any of its affiliates or subsidiaries), or (ii) any liens against the Premises permitted or imposed by environmental laws, or any actual or asserted liability or obligations of the Mortgagor or any of their affiliates or subsidiaries under any environmental laws, or (iii) any actual or asserted liability or obligations of the Mortgagor or any of its affiliates or subsidiaries under any environmental law relating to the Premises.

(C) The Mortgagor hereby agrees to comply with all applicable environmental laws, rules and regulations related to hazardous wastes, materials and substances.

(D) The Mortgagor hereby agrees to notify the Mortgagee, in writing, immediately after the Mortgagor has notice of the release of any hazardous waste, material or substances onto the Mortgaged Property and to take prompt and diligent remedial action.

XXI. REMEDIES CUMULATIVE

The rights and remedies herein provided are cumulative and Mortgagee may recover judgment on the Note, issue execution therefor, and resort to every other right or remedy available at law or in equity, without first exhausting and without affecting or impairing the security or any right or remedy afforded by this Mortgage and no enumeration of special rights or powers by any provision of this Mortgage shall be construed to limit any grant of general rights or powers, or to take away or limit any and all rights granted to or vested in the Mortgagee by virtue of the laws of Illinois.

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XXII. INCORPORATION OF UNIFORM COMMERCIAL CODE


To the extent that this instrument may operate as a security agreement under the Uniform Commercial Code, Mortgagee shall have all rights and remedies conferred therein for the benefit of a secured party (as said term is defined in the Uniform Commercial Code).

XXIII. TRUSTEE EXCULPATION

This Mortgage is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee under Trust No. 125370-17, as aforesaid, in the exercise of the power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said Mortgage contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness according thereunder, or to perform any covenants, either expressed or implied, in said Mortgage (all such liability, if any, being expressly waived by every person now or hereafter claiming any right or security thereunder) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said Mortgage shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the Property and has no control over the management thereof or the income therefrom, and has no knowledge respecting rentals, leases or other factual matter with respect to the Property, except as represented to it by the beneficiary or beneficiaries of said trust. Trustee does not warrant, indemnify, defend title nor is responsible for any environmental damage to the Property.

WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed, effective as of the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee under Trust No. 125370-17 dated September 10, 1999

By: 
Its: ANITA M. LUTKUS
ASST. V.P.

ATTEST:

Attestation not required by American National Bank and Trust Company of Chicago Bylaws

By: _____
Its: _____

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CHICAGO TITLE INSURANCE COMPANY

99897063

ORDER NUMBER: 1401 007668982 D2

STREET ADDRESS: 33 E. 114TH STREET

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

LOTS 1 TO 5, 10 THROUGH 16 THE EAST 10.0 FEET OF LOT 17 AND LOTS 19 THROUGH 27 ALSO ALL OF THE EAST AND WEST ALLEY VACATED BY ORDINANCE PASSED MAY 5, 1965 BY THE CITY COUNCIL OF THE CITY OF CHICAGO, ALL OF THE ABOVE BEING IN BLOCK 3 IN SUBDIVISION OF LOT 4 IN SUBDIVISION OF LOT 3 IN ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers

25-22-111-005-0000;
25-22-111-007-0000;
25-22-111-006-0000;
25-22-111-015-0000;
25-22-111-019-0000;
25-22-111-020-0000;
25-22-111-021-0000;
25-22-111-022-0000; and
25-22-111-027-0000.

Property of Cook County Clerk's Office