

# UNOFFICIAL COPY

STATE OF ILLINOIS

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COUNTY OF COOK

SS.

I, STEVEN M. STARK, ASST SECRETARY, of BELL FEDERAL SAVINGS, City of CHICAGO, Illinois, being first duly sworn, on oath depose and say that heretofore, on or about JUNE 14, 1983, there was issued and delivered to ALEX LETIZI AND MARIE E. LETIZI HIS WIFE, the full satisfaction and release of a certain mortgage date the \_\_\_ day of \_\_\_ A.D. 19\_\_ and filed in the Registrar of Titles Office of Cook County, in the State of Illinois, Torrens document # 2395213, and a certain assignment of rents dated the \_\_\_ day of \_\_\_ 19\_\_, and filed in the office of Registrar of Cook County, State of Illinois Torrens record as Document # \_\_\_\_\_ to the premises therein, described as follows:

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see attached

I further state that the mortgage above described, together with the note, marked "paid or cancelled", secured by said mortgage in the amount of 15,000.00, and the said satisfaction and release of mortgage and assignment of rents, have since been inadvertently lost, misplaced or destroyed.

NOW, THEREFORE, the BELL FEDERAL SAVINGS, its successors, shall, at all times indemnify and save harmless the Registrar of Titles, Cook County, Illinois, against all loss or damage to him, arising by reason of the lost, misplaced or destroyed note in the amount of 15,000.00, and the mortgage securing the said indebtedness of 15,000.00, and the registering on all of the following Torrens Certificates of Title numbers: 1048126 and also the release given by BELL FEDERAL, to replace release dated AUGUST 6, 1986 issued on said date in relation to premises described herein, and all costs, charges, damages and expenses, and all claims and demands of every kind and any nature, actions, causes of actions, suits and controversies, whether groundless or otherwise.

BY

(capacity)  
(address)  
(city)

STEVEN M. STARK  
ASST. SECRETARY  
BELL FEDERAL SAVINGS  
79 W. MADRUE  
CHICAGO, IL 60603

Subscribed and sworn to before me this 12 day of AUGUST, 1986

[Signature]  
Notary Public

My Commission Expires May 9, 1989

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

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Lot 17 (except the North 38.53 feet thereof) and (except that part thereof lying South of a line drawn through a point in the West line of said Lot, distance North 80.19 feet from the Southwest corner of said Lot and parallel with the North line of said Lot 17 in Bellwood Highlands, being a Subdivision of Lots 1, 2, 3 and 4, except the West 16.4 feet of said Lot 4, in Sturm Estate Subdivision of part of the Southeast 1/4 of Section 8, Town 57 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

PIN 15-08-414-022  
AKA 529 HYDE PARK  
BELLWOOD, IL

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BELL FEDERAL SAVINGS AND LOAN ASSOCIATION

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RELEASE OF MORTGAGE "FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED."

LOAN NO. 42093849

\*Duplicate\*

THE ABOVE SPACE FOR RECORDERS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That (Formerly Bell Savings & Loan Association)

BELL FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation existing under the laws of the United States for and in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby confessed, does hereby Remise, Convey, Release and Quit-Claim unto ALEX LETIZI AND MARIE E. LETIZI, HIS WIFE

all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage ~~XXXXXX~~ registered in the ~~BOOKXXXX~~ Registrar's office of Cook County, Illinois, in Book 2102-1 on page 64, as Document No. 2398213 to the premises therein described to-wit:

Lot 11 (except the North 38.53 feet thereof) and (except that Part thereof lying South of a line drawn through a point in the West line of said Lot, distance North 80.19 feet from the Southwest corner of said Lot and parallel with the North line of said Lot 11 in Bellwood Highlands, being a Subdivision of Lots 1, 2, 3 and 4, except the West 16.4 feet of said Lot 4, in Sturm Estate Subdivision of part of the Southeast 1/4 of Section 8, Town 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

PIN 15-08-414-022 YH  
AKA 529 HYDE PARK  
BELLWOOD, IL.

IN TESTIMONY WHEREOF THE SAID BELL FEDERAL SAVINGS AND LOAN ASSOCIATION hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its Assistant Vice-President, and attested to by its Assistant Secretary, this 5th day of August 1986

BELL FEDERAL SAVINGS AND LOAN ASSOCIATION

By *[Signature]* Assistant Vice President

Attest: *[Signature]* Assistant Secretary



STATE OF ILLINOIS } SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of the Bell Federal Savings and Loan Association and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, the day and year first above written.

"THIS INSTRUMENT WAS PREPARED BY"

L. Zavala  
Bell Federal Savings and Loan Association  
Mail to:  
79 West Monroe Street  
Chicago, Illinois 60603

*[Signature]*  
Notary Public

MY COMMISSION EXPIRES  
SEPTEMBER 16, 1989

SECURITY PACIFIC  
1900 SPRING ROAD, S-203  
OAK BROOK, IL 60521

Recorder's Box No. \_\_\_\_\_

LEGAL FOLLOWING MORTGAGE off attached

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/ 1  
DUPLICATE

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1966 SEP 25 PM 2:24  
HARRY BUS' YOURELL  
REGISTRAR OF TITLES

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IDENTIFIED No.	Register of Tolls and Taxes HARRY BUS' YOURELL HARRIS
-------------------	---

SECURITY PACIFIC  
1900 SPRING ROAD  
OAK BROOK, IL. 60521

## 3. PAYMENT OF TAXES.

Mortgagor and Co-Borrower will pay, or cause to be paid, all taxes, assessments, general or special, and other charges levied on or assessed, placed, confirmed or made against the Mortgaged Premises, or which become a lien upon or against the Mortgaged Premises or any portion thereof, or which become payable with respect thereto or with respect to the use, occupancy or possession thereof ("Impositions" herein). Mortgagor and Co-Borrower will furnish to Mortgagee a receipt evidencing payment of all applicable Impositions within sixty (60) days of the applicable due date. Mortgagor and Co-Borrower reserves the right to contest real estate tax payments provided Mortgagor or Co-Borrower gives written notice to Mortgagee of such contest and tenders to the Mortgagee such security for the payment of real estate taxes and protection of the security of this Mortgage as the Mortgagee may require not later than ten (10) business days prior to the due date for the tax.

## 4. INSURANCE.

- A. Mortgagor and Co-Borrower will keep and maintain, at its sole cost and expense, the following insurance policies with respect to the Mortgaged Premises;
- (i) A property insurance policy written on an all-risk basis insuring the Mortgaged Premises against loss by fire, hazards included within the term "extended coverage" and such other hazards as Mortgagee may require, with an agreed amount and endorsement equal to at least 80% of the insurable value, of all buildings, improvements and contents comprising the Mortgaged Premises; to comply with 80% co-insurance requirements, provided that insurance coverage shall never be less than the outstanding balance of the loan;
  - (ii) Comprehensive liability and property damage insurance in forms, amounts and with companies satisfactory to Mortgagee; and
  - (iii) Such other insurance in amounts and against such insurable risks, as Mortgagee may from time to time reasonably require.
- B. All policies of insurance required hereunder shall be in forms, with companies and in amounts acceptable to Mortgagee and shall contain standard mortgagee clauses attached to or incorporated therein in favor of Mortgagee, including a provision requiring that the coverage evidenced thereby shall not be terminated or materially modified without thirty (30) days prior written notice to Mortgagee. Mortgagor and Co-Borrower will seek to have waiver of subrogation endorsements added where applicable. Mortgagor and Co-Borrower will deliver to Mortgagee the originals of all insurance policies, or certificates thereof with copies of the original policies, and all additional, renewal or replacement policies not less than thirty (30) days prior to their respective expiration dates.
- C. The delivery to Mortgagee of any policy or policies of insurance required to be maintained hereunder, or any 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 of a foreclosure action or other transfer of title to the Mortgaged Premises in extinguishment of the debt secured hereby, all right, title and interest of Mortgagor and Co-Borrower in and to any policy or policies of insurance then in force will pass to the purchaser or grantee thereof subject to the rights of the holder of the First Mortgage Lien, if any.
- D. In the event of any loss to or damage of the Mortgaged Premises by fire or other casualty, Mortgagor or Co-Borrower will give immediate notice thereof to Mortgagee and Mortgagee may thereupon make proof of loss or damage if the same is not promptly made by Mortgagor or Co-Borrower or the holder of the First Mortgage Lien, if any. Subject to the rights of the holder of the First Mortgage Lien, if any, all proceeds of insurance shall be payable to Mortgagee and each insurance company with which a claim is filed is authorized and directed to make payment thereof directly to Mortgagee. Provided an Event of Default has not occurred or is existing, Mortgagor or Co-Borrower shall be authorized and empowered to settle, adjust or compromise any claim for loss, damage or destruction under any policy or policies of insurance; provided, however, that if the same is not effected by Mortgagor or Co-Borrower within (90) days of such loss or damage, Mortgagee may settle, adjust or compromise such claim without notice to or the consent of Mortgagor or Co-Borrower. Subject to the rights of the holder of the First Mortgage Lien, if any, all insurance proceeds shall, in the sole discretion of Mortgagee, be applied to

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the restoration, repair, replacement or rebuilding of the Mortgaged Premises or to and in reduction of any indebtedness secured by this Mortgage.

## 5. DAMAGE OR DESTRUCTION.

- A. In the event of damage to or destruction of the Mortgaged Premises, in whole or in part, Mortgagee may make the proceeds received under any insurance policies available to Mortgagor and Co-Borrower for the rebuilding and restoration of the Mortgage Premises, subject to the following conditions: (a) Mortgagor or Co-Borrower is not then in default under any of the terms, covenants and conditions of this Mortgage, the Security Agreement or the Note; (b) all then-existing leases shall continue in full force and effect without reduction or abatement of rental (except during the period of untenability); (c) Mortgagee shall be given satisfactory proof that such improvements have been fully restored or that by the expenditure of such proceeds will be fully restored, free and clear of all liens, except as to the lien of this Mortgage and the First Mortgage Lien, if any; (d) if such proceeds are insufficient to restore or rebuild the improvements, Mortgagor and Co-Borrower will deposit promptly with Mortgagee the amount deficient in order to restore or rebuild said improvements; (e) if Mortgagor or Co-Borrower fails within a reasonable period of time, subject to delays beyond its control, to restore or rebuild the improvements, then Mortgagee, at its option, may restore or rebuild the improvements, for or on behalf of Mortgagor and Co-Borrower and for such purposes may do all necessary acts, including using the funds deposited by Mortgagor or Co-Borrower pursuant to this Mortgage; (f) waiver of the right of subrogation shall be obtained from any insurer under such policies of insurance who, at that time, claims that no liability exists as to Mortgagor or the assured under such policies, and (g) the excess of said insurance proceeds above the amount necessary to complete such restoration shall be applied as a credit upon any portion of the indebtedness secured hereby. In the event any of the foregoing conditions are not or cannot be satisfied, then Mortgagee may use or apply the proceeds as a credit upon any portion of the indebtedness hereby secured. Under no circumstances shall Mortgagee become personally liable for the fulfillment of the terms, covenants and conditions contained in any leases with respect to the Mortgaged Premises nor become obligated to take any action to restore the improvements comprising the Mortgaged Premises.
- B. In the event Mortgagee elects to apply such proceeds to restoring the improvements, such proceeds shall be made available, from time to time, upon Mortgagee being furnished with satisfactory evidence of the estimated cost of such restoration and with architect's certificates, waivers of lien, contractors' sworn statements and other evidence of cost and of payments as Mortgagee may reasonably require and approve, and if the estimated cost of the work exceeds ten percent (10%) of the original principal amount of the indebtedness secured hereby, with all plans and specifications for such rebuilding or restoration as Mortgagee may reasonably require and approve. No payment made prior to the final completion of the work shall exceed ninety percent (90%) of the value of the work performed, from time to time, and at all times the undisbursed balance of said proceeds remaining in the hands of the Mortgagee shall be at least sufficient to pay for the cost of completion of the work, free and clear of all liens.

## 6. CONDEMNATION.

- A. All awards heretofore or hereafter made or to be made to Mortgagor and Co-Borrower by any governmental or other lawful authority for any taking, by condemnation or eminent domain of the whole or any part of the Mortgaged Premises or any improvement located thereon or any easement therein or appurtenant thereto are hereby assigned by Mortgagor and Co-Borrower to Mortgagee, which award Mortgagee is hereby authorized to collect and receive from the condemnation authorities, and Mortgagee is hereby authorized to give appropriate receipts and acquittances therefor, and Mortgagee shall use or apply the proceeds of such awards or awards in the same manner as is set forth in paragraph 5 above with respect to insurance proceeds received subsequent to a fire or other casualty affecting all or any part of the Mortgaged Premises. Mortgagor and Co-Borrower covenants and agrees to give immediate notice to Mortgagee of the actual or threatened commencement of any such proceedings under condemnation or eminent domain affecting all or any part of the Mortgaged Premises.
- B. In the event of any damage or taking by eminent domain of less than all of the Mortgaged Premises, Mortgagee shall make available the proceeds of any award

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received in connection with and in compensation for any such damage or taking for the purpose of rebuilding and restoring the Mortgaged Premises, subject to the terms and conditions set forth in subparagraph 5A, above. In the event of the foregoing conditions are not or cannot be satisfied, then Mortgagee may use or apply the award as a credit against any portion of that indebtedness hereby secured. Under no circumstances shall Mortgagee become personally liable for the fulfillment of the terms, covenants, and conditions contained in any lease with respect to the Mortgaged Premises nor become obligated to take any action to restore the improvements.

C. In the event Mortgagee elects to apply such award to restoring the improvements, the proceeds thereof shall be made available upon the terms and conditions set forth in subparagraph 5B above.

## 7. MAINTENANCE OF MORTGAGED PREMISES.

Mortgagor and Co-Borrower will keep and maintain, or cause to be kept and maintained, the Mortgaged Premises in good order, condition and repair and will make, or cause to be made, as and when necessary, all repairs, renewals and replacements, as and when necessary, structural and non-structural, exterior and interior, ordinary and extraordinary. Mortgagor and Co-Borrower will refrain from and shall not permit or suffer the commission of waste in or about the Mortgaged Premises nor remove, demolish or alter the structural character of any improvements at any time erected on the Mortgaged Premises except in accordance with the provisions of the Construction Loan Agreement hereinafter described and otherwise upon the prior written consent of the Mortgagee. All rehabilitation to and construction performed in, on or about the Mortgaged Premises shall be in strict conformance with the provisions of paragraph 5, 6, 8, and 9 hereof.

To the extent required by Mortgagee or the holder of the First Mortgage Lien, if any, Mortgagor and Co-Borrower will promptly repair, restore, replace or rebuild any part of the Mortgaged Premises which may be damaged or destroyed by fire or other casualty or taken under power of eminent domain.

Mortgagor and Co-Borrower grant to Mortgagee and any person authorized to act on behalf of Mortgagee the right to enter upon the Mortgaged Premises and inspect the same at all reasonable times, provided however, nothing contained herein shall be construed as an obligation on the part of Mortgagee to make such inspections.

## 8. COMPLIANCE WITH LAWS.

Mortgagor and Co-Borrower will promptly comply, or cause compliance with, all present and future laws, rules, ordinances, regulations and other requirements of each and every governmental authority having jurisdiction over the Mortgaged Premises with respect to the construction, rehabilitation, use or operation of the Mortgaged Premises or any portion thereof.

## 9. REPORTS.

Mortgagee shall have the right to inquire and receive information as to the status of the Land trust and the beneficial interest of such Trust including the right to receive, upon demand, certified copies of the Trust Agreement, assignments of beneficial interest, and other information from the Trustee as the Mortgagee may reasonably require.

## 10. CONSTRUCTION LOAN AGREEMENT.

The indebtedness evidenced by the Note and secured by this Mortgage is to be used for the rehabilitation of certain buildings, structures and improvements on the real estate described in accordance with the provisions of the Construction Loan Agreement among Mortgagor, Co-Borrower and other parties dated of even date herewith ("Construction Loan Agreement"). Mortgagor and Co-Borrower covenant that they will perform all the terms, covenants, and conditions of the Construction Loan Agreement to be kept and performed by Mortgagor and Co-Borrower. All advances and indebtedness arising and accruing under the Construction Loan Agreement from time to time shall be secured hereby to the same extent as though the Construction Loan Agreement were fully incorporated in this Mortgage. The occurrence of an event of default under the Construction Loan Agreement which is not cured within the applicable grace period, shall constitute an Event of Default under this Mortgage entitling Mortgagee to all of the rights and remedies conferred upon Mortgagee by the terms of the Note, the Security Agreement and this Mortgage. In the event of any conflict between the terms of this Mortgage, the Note or the Security Agreement and the terms of the Construction Loan Agreement (including without limitation

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provisions relating to notice or waiver thereof, those of the Construction Loan Agreement shall prevail over those of the Note, the Security Agreement and this Mortgage.

## 11. SALES, TRANSFER, ASSIGNMENT OR ADDITIONAL ENCUMBRANCE.

Mortgagor and Co-Borrower shall not, without the prior written consent of Mortgagee first obtained, option, sell, contract to sell, assign, transfer, mortgage, pledge, or otherwise dispose of or encumber, whether by operation of law or otherwise, any or all of its interest in the Mortgaged Premises. Any option, sale, contract, assignment, transfer, mortgage, pledge or other disposition or encumbrance made without Mortgagee's prior written consent shall give Mortgagee the right, at its option, to accelerate the indebtedness secured by this Mortgage causing the full principal balance, accrued interest and prepayment premium, if applicable, to become immediately due and payable. The beneficial interest in or the power of direction under the title holding trust of the Mortgaged Premises shall not be sold, transferred, assigned, pledged or conveyed, in whole or in part, without the prior written consent of the Mortgagee first obtained. If the owner of any portion of said beneficial interest is a partnership, the owner shall not suffer or permit any change in or substitution or withdrawal of fifty percent (50) or greater interest in the owner without the prior written consent of the Mortgagee. If the owner of any portion of said beneficial interest is a corporation, the owner shall not suffer or permit any sale, assignment or other Transfer of fifty percent (50%) or more of the stock of said owner, without the prior written consent of the Mortgagee.

Any such sale, transfer, assignment, pledge, conveyance or substitute made without the Mortgagee's prior written consent shall give the Mortgagee the right, at its sole option, to accelerate the indebtedness secured by this Mortgage causing the full principal balance and accrued interest to be immediately due and payable.

## 12. LATE CHARGE.

In the event any installment or other amount due hereunder shall be delinquent and remain unpaid as of the fifteenth (15th) day of the month in which such payment is due during the period when interest alone is payable, or as of the first (1st) day of the month following the month in which such payment is due during the period when installments of principal and interest are payable, there shall be due the option of the Mortgagee, a sum equal to five percent (5%) of the amount of such delinquency.

## 13. PREPAYMENT PRIVILEGE.

Privilege is reserved to prepay in whole or in one or more monthly installments of principal upon thirty (30) days prior written notice to the Mortgagee without penalty, premium or charge.

## 14. PRIORITY OF LIEN: AFTER-ACQUIRED PROPERTY.

A. This Mortgage is and will be maintained as a valid mortgage lien on the Mortgaged Premises, subject only to the First Mortgage Lien, if any, and shall at all times be prior and superior to any other mortgage or trust deed (with the exception of the First Mortgage Lien, if any) securing any obligations now or hereafter becoming or falling due. Mortgagor and Co-Borrower will not, directly or indirectly, create or suffer or permit to be created, or to stand against the Mortgaged Premises, or any portion thereof, or against the rents, issues and profits therefrom, any lien, security interest, encumbrance or charge either prior or subordinate to or on a parity with the lien of this Mortgage, with the exception of the First Mortgage Lien, if any.

B. Mortgagor and Co-Borrower will keep and maintain the Mortgaged Premises free from all liens for monies due and payable to persons furnishing labor or providing materials to the Mortgaged Premises in connection with any rehabilitation, construction, modification, repair or replacement thereof. If liens shall be filed against the Mortgaged Premises, Mortgagor and Co-Borrower agrees to immediately cause the same to be discharge of record.

C. In no event shall Mortgagor and Co-Borrower do, or permit to be done, or omit to do, or permit the omission of, any act or thing, the doing of which, or omission to do which, would impair the security of this Mortgage. Mortgagor and Co-Borrower shall not initiate, join in or consent to any change in any change in any private restriction or agreement materially changing the uses

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which may be made of the Mortgaged Premises or any part thereof without the prior written consent of Mortgagee first obtained.

- D. All property of every kind acquired by Mortgagor and Co-Borrower after the date hereof which is required or intended by the terms of this Mortgage to be subjected to the lien of this Mortgage shall, immediately upon the acquisition thereof by Mortgagor and Co-Borrower, and without any further mortgage, conveyance, assignment or transfer, become subject to the lien and security of this Mortgage. Mortgagor and Co-Borrower will do such further acts and execute, acknowledge and deliver such further conveyances, mortgages, security agreements, financing statements and assurances as Mortgagee shall reasonable require for accomplishing the purposes of this Mortgage.
- E. If any action or proceeding shall be instituted to evict Mortgagor and Co-Borrower, to recover possession of the Mortgaged Premises or any part thereof or to accomplish any other purpose which would materially affect this Mortgage or the Mortgaged Premises, and Mortgagor and Co-Borrower will immediately upon service of notice thereof, deliver to Mortgagee a true copy of each petition, summons, complaint, notice of motion, order to show cause or other process, pleadings, or papers however, designated, served in any such action or proceeding.

## 15. MORTGAGEE'S RIGHT TO CURE.

If Mortgagor or Co-Borrower shall default in the performance or observance of any term, covenant, condition or obligation required to be performed or observed by Mortgagor and Co-Borrower under this Mortgage, then, without waiving or releasing Mortgagor or Co-Borrower from any of its obligations hereunder, Mortgagee shall have the right, but shall be under no obligation, to make any payment and/or perform any act or take such action as may be appropriate to cause such term, covenant, condition or obligation to be promptly performed or observed on behalf of Mortgagor and Co-Borrower. All sums expended by Mortgagee in connection therewith, including without limitation attorneys' fees and expenses, shall become immediately due and payable by Mortgagor and Co-Borrower upon written demand therefor with interest at the Default Interest Rate (as hereinafter defined) from the date of advancement by Mortgagee until paid and shall be secured by this Mortgage. Mortgagor and Co-Borrower shall have the same rights and remedies in the event of nonpayment of any such sums by Mortgagor and Co-Borrower as in the case of a default by Mortgagor and Co-Borrower in the payment of the indebtedness evidenced by the Note.

## 16. DEFAULT INTEREST RATE.

The "Default Interest Rate" shall mean interest at a rate equal to two (2) percentage points above the then-current interest rate under the Note.

## 17. IDEMNIFICATION.

Mortgagor and Co-Borrower will protect, indemnify and save harmless Mortgagee from and against all liabilities, obligations, claims, damages, penalties, cause of action, costs and expenses (including without limitation attorneys' fees and expenses), imposed upon or incurred by or asserted against Mortgagee by reason of (a) the ownership of the Mortgaged Premises or any interest therein or receipt of any rents, issues, proceeds or profits therefrom; (b) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Mortgaged Premises or any part thereof or on the adjoining sidewalks, curbs, vaults and vault space, if any, adjacent parking areas, streets or ways; (c) any use, nonuse or condition in, on or about the Mortgaged Premises or any part thereof or on the adjoining sidewalks, curbs, vaults and vault space, if any, the adjacent parking areas, streets or ways; (d) any failure on the part of Mortgagor and Co-Borrower to perform or comply with any of the terms of this Mortgage; or (e) performance of any labor or services or the furnishing of any materials of other property in respect of the Mortgaged Premises or any part thereof. Any amounts payable to Mortgagee by reason of the application of this paragraph shall become immediately due and payable and shall bear interest at the Default Interest Rate from the date loss or damage is sustained by Mortgagee until paid. The obligations of Mortgagor and Co-Borrower under this paragraph shall survive any termination or satisfaction of this Mortgage.

## 18. ASSIGNMENT OF RENTS AND LEASES.

As additional security for the obligations secured by this Mortgage, Mortgagor

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and Co-Borrower hereby transfer and assign to Mortgagee, all the rights, title and interest of Mortgagor and Co-Borrower as Lessors, in and to those certain leases identified by schedule in Exhibit C attached hereto and made a part hereof and any renewals or extensions thereof, and all future leases made by Mortgagor and Co-Borrower with respect to the Mortgaged Premises, and all of the rents, issues, proceeds and profits therefrom; provided that Mortgagor and Co-Borrower shall have the right to collect and retain such rents so long as an Event of Default has not occurred or is existing. Notwithstanding the foregoing, the assignment of rents and leases made by Mortgagor and Co-Borrower hereunder shall be deemed a present assignment.

Mortgagee shall not be obligated to perform or discharge, nor does Mortgagee hereby undertake to perform or discharge, any obligation, duty or liability under any of such leases, and Mortgagor and Co-Borrower hereby agrees to indemnify and hold Mortgagee harmless of and from all liability, loss or damage which it may incur under said leases or under or by reason of the assignment thereof and all claims and demands whatsoever which may be asserted against Mortgagee. Should Mortgagee incur any liability, loss or damage under said leases or under or by reason of the assignment thereof, or in the defense of any claims or demands made in connection therewith, the amount thereof, including written limitation attorneys' fees and expenses, shall be secured hereby, and shall become immediately due and payable upon demand with interest at the Default Interest Rate from the date of advancement by Mortgagee until paid.

Upon the occurrence or existence of an Event of Default, Mortgagee, or any authorized agent of Mortgagee or any judicially-appointed receiver, shall be entitled to enter upon, take possession of and manage the Mortgaged Premises and to collect the rents therefrom including any rents past due. All rents collected by any of the foregoing parties shall be applied first to payment of the costs of management of the Mortgaged Premises and collection of rents, including without limitation receiver's fees, premiums or bonds and attorneys' fees and expenses, and then to the sums secured by this Mortgage. Any such party shall be liable to account only for the rents actually received.

## 19. EVENTS OF DEFAULT.

- A. If a default shall occur in the performance or observance of any covenant, term, provision or condition of this Mortgage to be performed or observed by Mortgagor or Co-Borrower which default shall remain uncured after a date specified by Mortgagee in written notice to Mortgagor and Co-Borrower declaring such default but in no event shall such date be less than thirty (30) days from the effective date of such notice; or
- B. If an Event of Default (as therein defined) shall have occurred under the Note; or
- C. If an Event of Default (as therein defined) shall have occurred under the Security Agreement; or
- D. If an Event of Default (as therein defined) shall have occurred under the Construction Loan Agreement; or
- E. If an event of default (as therein defined) shall have occurred under the note or the mortgage evidencing and securing, respectively, the First Mortgage Lien, if any, and such event of default remaining uncured upon the lapse of the appropriate grace period, if any, provided therein; or
- F. If an event of default shall have occurred under a loan agreement or other undertakings by Co-Borrower or Mortgagor, and such event of default results in the acceleration of the maturity of any indebtedness of Co-Borrower or Mortgagor to a third party; or
- G. If Mortgagor or Co-Borrower shall file a petition for protection from creditors under any of the provisions of the Federal Bankruptcy Code or State insolvency laws or any creditor of Mortgagor or Co-Borrower shall file an involuntary petition against Mortgagor or Co-Borrower under any of the provisions of the Federal Bankruptcy Code or State insolvency laws which is not dismissed within sixty (60) days after the filing of such involuntary petition; or
- H. If Mortgagor or Co-Borrower shall make a further assignment of the rents, issues

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or profits of the Mortgaged Premises, or any part thereof, without the prior written consent of Mortgagee; or

- I. If any representation or warranty made by Mortgagor or Co-Borrower in this Mortgage, or made heretofore or contemporaneously herewith by Mortgagor or Co-Borrower in any other instrument, agreement or written statement in any way related hereto or to the loan transaction with which this Mortgage is associated, shall prove to have been false or incorrect in any material respect on or as of the date when made and such falsity or incorrectness shall materially affect the security of this Mortgage; or
- J. If rehabilitation of and construction on the Mortgaged Premises is delayed for any reason and in the judgment of Mortgagee there is reasonable doubt as to the ability of Mortgagor and Co-Borrower to complete construction on or before the completion date specified in the Construction Loan Agreement ("Completion Date"); or
- K. If construction is abandoned or is not completed on or before the Completion Date; or
- L. If Mortgagee shall disapprove, at any time, any construction work on the Mortgaged Premises and the failure of Mortgagor and Co-Borrower to commence to correct such work to the satisfaction of Mortgagee within fifteen (15) days after written notice of such disapproval is given to Mortgagor or Co-Borrower; or
- M. If, after delivery of a draw request, Mortgagor and Co-Borrower is unable to satisfy any condition of its right to the receipt of the advance requested pursuant thereto within the period of thirty (30) days after delivery thereof; or
- N. If a lien for the performance of work or the supplying of materials is filed against the Mortgaged Premises and is not promptly discharged by Mortgagor or Co-Borrower; or
- O. If the Mortgaged Premises becomes subject to any lien not previously approved by Mortgagee, or any action by any holder of a junior lien, whether approved by Mortgagee or not, to take possession, to collect rents, to foreclose, or to otherwise enforce rights against Mortgagor and Co-Borrower or the Mortgaged Premises; or
- P. If the general contractor or the major subcontractor(s) identified in the Construction Loan Agreement become bankrupt or insolvent and Mortgagor and Co-Borrower fails to procure a new general contract or subcontract with a new contractor or subcontractor satisfactory to Mortgagee within forty-five (45) days from the occurrence of such bankruptcy or insolvency; or
- Q. If, at any time during the term of the Note, the loan associated with this Mortgage becomes out of balance and, within fourteen (14) days after notice thereof, Mortgagor and Co-Borrower have not deposited with Mortgagee the amount by which the loan is out of balance. For purposes hereof, the loan shall be deemed out of balance if the amount necessary to complete the rehabilitation of and construction on the Mortgaged Premises as determined by the Mortgagee exceeds the amount available from the balance of the loan proceeds; or
- R. If all or any part of the Mortgaged Premises or any interest therein is sold, transferred, pledged or conveyed or becomes subject to a contract or option for sale or if the beneficial interest in or power of direction under the title holding trust of the Mortgaged Premises is sold, transferred, assigned, pledged, or conveyed, in whole or in part (including without limitation a collateral assignment thereof to any person other than Mortgagee), or if the owner of said beneficial interest is a partnership, any change in, or substitution or withdrawal of fifty percent (50%) or greater interest in the owner, or if the owner is a corporation, any sale, assignment, pledge or other transfer of fifty percent (50%) or more of the stock of said owner,

then, in any such event, at the option of the Mortgagee, the entire unpaid balance due on the Note and all accrued and unpaid interest thereon, and any other sums

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secured hereby shall become due and payable and thereafter each of said amounts shall bear interest at the Default Interest Rate. All costs and expenses incurred by, or on behalf of, Mortgagee (including without limitation attorneys' fees and expenses) occasioned by any Event of Default by Mortgagor or Co-Borrower hereunder shall become immediately due and payable and shall bear interest at the Default Interest Rate from the date of advancement until paid. After the occurrence or existence of an Event of Default, Mortgagee may institute, or cause to be instituted, proceedings for the realization of its rights under this Mortgage, the Note or the Security Agreement.

## 20. RIGHTS, POWERS AND REMEDIES OF MORTGAGEE.

Upon the occurrence or existence of an Event of Default, Mortgagee may at any time thereafter, at its election and to the extent permitted by law:

- A. Proceed at law or in equity to foreclose the lien of this Mortgage as against all or any part of the Mortgaged Premises and to have the same sold under the judgment or decree of a court of competent jurisdiction.
- B. Advertise the Mortgaged Premises or any part thereof for sale and thereafter sell, assign, transfer and deliver the whole, or from time to time any part, of the Mortgaged Premises, or any interest therein, at private sale or public auction, with or without demand upon Mortgagor, for cash, on credit or in exchange for other property, for immediate or future delivery, and for such price on such other terms as Mortgagee may, in its discretion, deem appropriate or as may be required by law. The exercise of this power of sale by Mortgagee shall be in accordance with the provisions of any statute of the state in which the Mortgaged Premises are located, now or thereafter in effect, which authorizes the foreclosure of a mortgage by power of sale or any statute expressly amending the foregoing:
- C. Enter upon and take possession of the Mortgaged Premises or any part thereof by force, summary proceedings, ejectment or otherwise, and remove Mortgagor and all other persons and property therefrom, and take actual possession of the Mortgaged Premises, or any part thereof, personally or by its or their respective agents or attorneys, together with all documents, books, records, papers and accounts of Mortgagor and Co-Borrower and may exclude Mortgagor and Co-Borrower, their respective agents or servants, wholly therefrom and may, as attorney in fact and agent of Mortgagor and Co-Borrower, or in its or their own name and stead and under the powers herein granted: (i) hold, operate, manage, and control the Mortgaged Premises and conduct the business thereof, either personally or by its agents, and with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns, may be deemed proper or necessary to enforce the payment or security of the avails, rents, issues, and profits of the Mortgaged Premises, including actions for recovery of rent, actions in forcible detainer and actions in distress for rent, hereby granting full power and authority to exercise each and every right, privilege, and power herein granted at any and all times hereafter, without notice to Mortgagor or Co-Borrower; (ii) cancel or terminate any lease or sublease for any cause or on any ground which would entitle Mortgagor or Co-Borrower to cancel the same; (iii) elect to disaffirm any lease or sublease made subsequent to this Mortgage or subordinated to the lien hereof; (iv) extend or modify any then existing leases and make new leases, 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 indebtedness hereunder and the issuance of a deed or deeds to a purchaser at a foreclosure sale, it being understood and agreed that any such leases, and the options of other such provisions contained therein, shall be binding upon Mortgagor and Co-Borrower and all persons whose interest in the Mortgaged Premises are subject to the lien hereof and also upon the purchaser or purchasers at any foreclosure sale, notwithstanding any discharge of the mortgage indebtedness, satisfaction of any foreclosure decree or issuance of any certificate of sale or deed to any purchaser; (v) make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Mortgaged Premises as Mortgagee may deem judicious, to insure and reinsure the Mortgaged Premises and all risks incidental to Mortgagee's possession, operation, and management thereof and to receive all avails, rents, issues, and profits. Mortgagee shall not be under any liability for or by reason of such entry, taking of possession, removal, holding, operation or management, except that any amounts so received shall be applied as hereinafter provided in this paragraph; and

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D. Make application for the appointment of a receiver for the Mortgaged Premises, whether such receivership be incident to a proposed sale of the Mortgaged Premises or otherwise, and Mortgagor and Co-Borrower hereby consents to the appointment of a receiver and agrees not to oppose any such appointment and, further, agrees that Mortgagee may be appointed the receiver of the Mortgaged Premises. Each receiver shall have the power to take possession and maintain control over the Mortgaged Premises and to collect the rents, issues and profits during the pendency of a foreclosure suit, as well as during any further times when Mortgagor and Co-Borrower except for the intervention of such receiver, would be entitled to collect such rents, issues, and profits and all other powers which may be necessary or are useful for the protection, possession, control, management, and operation of the Mortgaged Premises during the whole of said period. To the extent permitted by law, any receiver may be authorized by the court to extend or modify any then-existing leases and to make new leases, which extensions, modifications and new leases may provide for terms to expire beyond the maturity date of the indebtedness secured hereunder, it being understood and agreed that any such leases and the options or other provisions contained therein shall be binding upon Mortgagor and Co-Borrower and all persons whose interests in the Mortgaged Premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any discharge of the mortgage indebtedness, satisfaction of any foreclosure decree or issuance of any certificate of sale or deed to any purchaser.

Mortgagor and Co-Borrower agree that Mortgagee may be a purchaser of the Mortgaged Premises or any part thereof or any interest therein at any sale, whether pursuant to foreclosure, power of sale or otherwise, and may apply upon the purchase price the indebtedness secured hereby. Any purchaser at a sale of the Mortgaged Premises shall acquire good title to the property so purchased, free of the lien of this Mortgage and free of all rights of redemption in Mortgagor and Co-Borrower. The receipt of the officer making the sale under judicial proceedings or of Mortgagee shall be sufficient discharge to the purchaser for the purchase money and such purchaser shall not be responsible for the proper application thereof.

Mortgagor and Co-Borrower hereby waive, to the extent permitted by law, the benefit of all appraisal, valuation, stay, extension, reinstatement and redemption laws now or hereafter in force and all rights of marshalling in the event of any sale hereunder of the Mortgaged Premises or any part thereof or any interest therein. Further, Mortgagor and Co-Borrower hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on behalf of Mortgagor and Co-Borrower, the trust estate and all persons beneficially interested therein and each and every person acquiring any interest in or title to the Mortgaged Premises subsequent to the date of this Mortgage and on behalf of all persons to the extent permitted by the provisions of Chapter 110, Section 112-125, of the Illinois Revised Statutes, or any statute enacted in substitution thereof.

The proceeds of any sale of the Mortgaged Premises or any part thereof or interest therein, whether pursuant to foreclosure of power of sale or otherwise, and all amounts received by Mortgagee by reason or any possession, operation or management of the Mortgaged Premises or any part thereof, together with any other sums at the time held by Mortgagee, shall be applied, subject to the rights of the holder of the First Mortgage Lien, if any, in the following order:

First: To all costs and expenses of the sale of the Mortgaged Premises or any part thereof or any interest therein, or entering upon, taking possession of, removal from, holding, operating and managing the Mortgaged Premises or any part thereof, together with (a) the costs and expenses of any receiver of the Mortgaged Premises or any part thereof, appointed pursuant hereto; (b) the reasonable, fees and expenses of attorneys, accountants and other professionals employed by Mortgagee or those engaged by any receiver; and (c) any indebtedness, taxes, assessments or other charges prior to the lien of this Mortgage, which Mortgagee may consider necessary or desirable to pay;

Second: To any indebtedness secured by this Mortgage at the time due and payable, other than the indebtedness with respect to the Note at the time outstanding;

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Third: To all amounts of principal and interest due and payable on the Note at the time of receipt of proceeds (whether at maturity or on a date fixed for any installment payment or by declaration of acceleration or otherwise), including interest at the Default Interest Rate on any overdue principal and (to the extent permitted under applicable law) on any overdue interest, and in case such sums shall be insufficient to pay in full the amount so due and unpaid upon the Note, then, first, to the payment of all amounts of interest at the time due and payable and, second, to the payment of all amounts of principal;

Fourth: The balance, if any, to the person or entity then entitled thereto pursuant to applicable state law.

- E. Enter upon the Mortgaged Premises and (i) complete, or cause to be completed, the rehabilitation of and construction on the improvements situated thereon in accordance with plans heretofore approved by or on behalf of the Mortgagee and employ all necessary personnel, at the risk, cost and expense of Mortgagor and Co-Borrower; (ii) discontinue any work commenced with respect to rehabilitation of and construction on the improvements or change any course of action previously undertaken and not be bound by any limitations or requirements of time; (iii) assume any construction contract made by Mortgagor or Co-Borrower in any way relating to the rehabilitation of the improvements and take over and use all or any part of the labor, materials, supplies and equipment contracted for by Mortgagor or Co-Borrower, whether or not previously incorporated into the improvements; and (iv) in connection with any rehabilitation or construction of the improvements undertaken by Mortgagee pursuant to the provisions of this subparagraph, engage builders, contractors, architects and engineers and others for the purpose of completing the rehabilitation or construction of the improvements, pay, settle, or compromise all bills or claims which may become liens against the Mortgaged Premises or which have been or may be incurred in any manner in connection with completing the rehabilitation or construction of the improvements, and take or refrain from taking any action hereunder as Mortgagee may from time to time deem necessary. Mortgagor and Co-Borrower shall be liable to Mortgagee for all sums paid or incurred to complete the improvements whether the same shall be paid or incurred pursuant to the terms of this subparagraph or otherwise and all payments made or liabilities incurred by Mortgagee hereunder of any kind whatsoever shall be paid by Mortgagor and Co-Borrower to Mortgagee, upon demand, with interest at the Default Interest Rate from date of advancement by Mortgagee until paid, and all such payments shall be additional indebtedness secured by this Mortgage.
- F. Apply any monies or securities on deposit with Mortgage or any depository designated by Mortgagee as required to be maintained under this Mortgage to the obligations of Mortgagor or Co-Borrower under the Note, the Security Agreement or this Mortgage in such order and manner as Mortgagee may elect.

## 21. FEES AND EXPENSES.

If Mortgagee shall incur or expend any sums, including without limitation attorneys' fees and expenses, whether or not in connection with any action or proceeding, in order to sustain the lien of this Mortgage or its priority, or to protect or enforce any of Mortgagee's rights hereunder, or to recover any indebtedness secured hereby, all such sums shall become immediately due and payable by Mortgagor and Co-Borrower with interest at the Default Interest Rate. All such sums shall be secured by this Mortgage and be a lien on the Mortgaged Premises prior to any right, title, interest or claim in, to or upon the Mortgaged Premises attaching or accruing subsequent to the lien of this Mortgage. Without limiting the generality of the foregoing, in any suit to foreclose the lien hereof there shall be allowed and included as additional indebtedness secured hereby in the decrees for sale all costs and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, receiver's costs and expenses, insurance, taxes, outlays for documentary and expert evidence, costs for preservation of the Mortgaged Premises, stenographer's charges, searches and examinations, guarantee policies and similar data and assurances with respect to title as Mortgagee may deem reasonably necessary either to prosecute such suit or evidence to bidders at any sale which may be had pursuant to such decrees the true condition of the title to or value of the Mortgaged Premises or for any other reasonably necessary purpose. The amount of any such costs and expenses which may be paid or incurred after the decree for sale is entered may be estimated and the amount of such estimate may be allowed and included as additional indebtedness secured hereby in the decree for sale.

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## 22. EXERCISE OF RIGHTS BY MORTGAGEE.

In the event that Mortgagee (a) grants any extension of time or forbearance with respect to the payment of any indebtedness secured by this Mortgage; (b) takes other or additional security for the payment thereof; (c) waives or fails to exercise any right granted herein, under the Security Agreement or under the Note; (d) grants any release, with or without consideration of the whole or any part of the security held for the payment of the indebtedness secured hereby; (e) amends or modifies in any respect with the consent of either Mortgagor or Co-Borrower any of the terms and provisions hereof or of the Note or the Security Agreement, then, and in any such event, such act or omission to act shall not release Mortgagor or Co-Borrower under any covenant of this Mortgage, the Note or the Security Agreement, nor preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted upon the occurrence or existence of an Event of Default or otherwise and shall not in any way impair or affect the lien or priority of this Mortgage. No right or remedy of Mortgagee shall be exclusive of, but shall be in addition to, every other right or remedy, now or hereafter existing at law or in equity. No delay in exercising, or omission to exercise, any right or remedy, accruing upon the occurrence or existence of an Event of Default shall impair any such right or remedy, or shall be construed to be a waiver of any such default, or acquiescence therein, nor shall it affect any subsequent default of the same or a different nature. Every such right or remedy may be exercised concurrently or independently and when and as often as may be deemed expedient by Mortgagee.

## 23. BOOKS AND RECORDS.

Mortgagor or Co-Borrower will keep, or cause to be kept, proper books and records with respect to the Mortgaged Premises and the operations thereof. Mortgagee shall have the right to examine said books and records at such reasonable times and intervals as Mortgagee may elect.

## 24. BUSINESS PURPOSE.

Mortgagor and Co-Borrower warrants that the proceeds of the Note will be used for the purposes specified in Paragraph 4(1)(c), Chapter 74, Illinois Revised Statutes, and that the indebtedness secured hereby constitutes a "business loan" within the purview of said paragraph.

## 25. TAXES ON MORTGAGE OR NOTE.

In the event of the passage of any law which deducts from the value of real property, for purposes of taxation, any lien thereon and which in turn, imposes a tax, whether directly or indirectly, on this Mortgage or on the Note, and if Mortgagor and Co-Borrower are prohibited by law from paying the whole of such tax in addition to every other payment required hereunder, or if Mortgagor and Co-Borrower, although permitted to pay such tax, fail to do so in a timely fashion, then, in such event, at the option of Mortgagee, and upon not less than ninety (90) days prior written notice from Mortgagee to Mortgagor and Co-Borrower, the entire unpaid principal balance due on the Note and all accrued and unpaid interest thereon, and any other sums secured hereby, shall become immediately due and payable and thereafter, each of said amounts shall bear interest at the Default Interest Rate.

## 26. SUBORDINATION.

At the option of Mortgagee, this Mortgage shall become subject and subordinate (except with respect to priority of entitlement to insurance proceeds or any award in condemnation) to any and all leases of all or any part of the Mortgaged Premises upon the execution by Mortgagee of a unilateral declaration of subordination and the recording thereof in the Office of the Recorder of Deeds of Cook County, Illinois.

## 27. FUTURE ADVANCES.

It is further covenanted and agreed by the parties hereto that this Mortgage also secures the payment of and includes all future advances as shall be made by Mortgagee or its successors or assigns, to and for the benefit of Mortgagor and Co-Borrower, to the same extent as if such future advances were made on the date of the execution of this Mortgage ("Future Advances"). The total amount of indebtedness that may be secured by this Mortgage may decrease or increase from time to time and shall include any and all disbursements made by Mortgagee for the payment of taxes, levies or insurance on the Mortgaged Premises with interest on such disbursements at the Default Interest Rate and for attorneys' fees and court costs incurred in the collection of

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any or all such sums. All future advances shall be wholly optional with Mortgagee and the same shall bear interest at the same rate as specified in the Note, unless said interest rate shall be modified by subsequent agreement. The total amount of the indebtedness that may be secured by this mortgagee shall not exceed the amount of \$ 200,000.00.

28. MODIFICATION.

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 successor and assigns.

29. NOTICES.

Any notices, demands or other communications given pursuant to the terms hereof shall be in writing and shall be delivered by personal service or sent by certified or registered mail, return receipt requested, postage prepaid, addressed to the party at the address set forth above or at such other address within the United States as either party shall have theretofore designated in writing to the other. Any such notice, demand, or other communication shall be deemed received on the date specified on the receipt, if delivered by personal service, or on the date of mailing, if delivered by registered or certified mail.

30. FURTHER ASSURANCES.

Mortgagor and Co-Borrower, at their expense, will execute, acknowledge and deliver such instruments and take actions as Mortgagee from time to time may reasonably request for the further assurance to Mortgagee of the properties and rights now or hereafter subjected to the lien hereof or assigned hereunder or intended so to be.

31. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

32. BINDING ON SUCCESSORS AND ASSIGNS.

Subject to the provisions hereof restricting or limiting Mortgagor's and Co-Borrower's rights of assignment and transfer, all of the terms, covenants, conditions and agreements herein set forth shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

33. APPLICABLE LAW.

This Mortgage shall be governed by the laws of the State of Illinois, which laws shall also govern and control the construction, enforceability, validity and interpretation of this Mortgage.

34. SEVERABILITY.

Every provision hereof is intended to be severable. If any provision of this Mortgage is determined by a court of competent jurisdiction to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the other provisions hereof, which shall remain binding and enforceable.

35. DEFEASANCE.

If Mortgagor and Co-Borrower shall pay the principal and interest due under the Note in accordance with the terms thereof, and if it shall pay all other sums payable under this Mortgage and the Security Agreement, then this Mortgage and the estate and rights hereby created shall cease, terminate and become void, and thereupon Mortgagee, upon the written request and at the expense of Mortgagor and Co-Borrower, shall execute and deliver to Mortgagor and Co-Borrower such instruments as shall be required to evidence of record the satisfaction of this Mortgage and the lien thereof.

This Mortgage is executed by Chicago Title and Trust Company not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee. No personal liability shall be asserted or enforceable against the Trustee in respect to the Mortgage, all such liability, if any, being expressly waived by each taker and holder of the Note secured hereby. Nothing herein contained shall modify or discharge the personal liability expressly assumed by any co-maker or guarantor of the obligations hereby secured. Each original and successive holder of the Note accepts the same upon the express condition that no duty shall rest upon the Trustee to sequester the rents, issues and profits arising from the Mortgaged Premises, or the proceeds arising from the sale or other disposition thereof, but in

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case of default in the payment of this Note or under any of the terms and provisions of this Mortgage, the sole remedy of Mortgagee with respect to Mortgagor and Co-Borrower shall be by foreclosure of the Mortgage.

IN WITNESS WHEREOF, Mortgagor and Co-Borrower has executed this Mortgage as of the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY  
and not personally but solely as Trustee as  
aforesaid

By Marilyn P. Mallin  
Attest: Olintha Smith ASST. VICE PRESIDENT  
ASST. SECRETARY

THIS INSTRUMENT PREPARED BY:

Mark W. Burns  
Keck, Mahin and Cate  
233 South Wacker Drive  
Chicago, Illinois 60606

AND

Luella W. Warren  
(Co-Borrower) Luella W. Warren

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MARILYN P. MALLIN, ASST. VICE PRESIDENT

of Chicago Title and Trust Company

and OLINTHA SMITH

ASST. SECRETARY, personally known to me  
to be the same person whose names are subscribed to the foregoing instrument as such ASST. VICE PRESIDENT and

ASST. Secretary, respectively, appeared before me  
this day in person and acknowledge that they signed and delivered the said instrument  
as their own free and voluntary acts, and as the free and voluntary act of said Chicago Title and Trust Company as Trustee, for the uses and purposes therein  
set forth; and said ASST. Secretary did also  
then and there acknowledge that he, as custodian of the corporate seal of Chicago Title and Trust Company  
affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act and the free  
and voluntary act of said national banking association, as Trustee, for the uses and  
purposes therein set forth.

Given under my hand and official seal, this 11th day of September, 1986

Jean M. Byle  
Notary Public

Commission expires:

10-7-87

Return to : Community Investment Corporation  
600 South Federal - Suite 306  
Chicago, Illinois

Attn: Frances L. Anderson

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, undersigned, a Notary Public, in and for the County and State aforesaid,  
DO HEREBY CERTIFY, that Luella W. Warren

personally known to me be the same person(s) whose name(s) are subscribed  
to the foregoing instrument respectively, appeared before me this day in  
person and acknowledged that they signed and delivered the said instrument  
as their own free and voluntary acts, and as the free and voluntary act of  
said Luella W. Warren

for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of Sept, 1986.

*[Signature]*  
NOTARY PUBLIC

COMMISSION EXPIRES:

11-1-88

\* Return To: COMMUNITY INVESTMENT CORPORATION  
600 South Federal - Suite 306  
Chicago, Illinois 60605  
Attention: Frances L. Anderson

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HARRY (BOB) YOUR ELL  
REGISTRATION

**DUPLICATE**

Submitted by

Address

Priority

Delivery method

Address

Day

Add

Motion

Walsh

CHICAGO TITLE INS.

GA-70-54-196

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