

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 026906

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**JUNIOR
MORTGAGE**

THIS JUNIOR MORTGAGE (the "Security Instrument") is given as of April 25, 2011. The mortgagor is **Town Square I, L.L.C.**, an Illinois limited liability company whose address is 707 Skokie Blvd, Suite 210, Northbrook, Illinois 60062 (the "Borrower"). This Security Instrument is given to David L. Husman, whose address is 1200 N. Ashland Ave., Suite 600, Chicago, Illinois 60622 ("Lender"). Borrower owes Lender the principal sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00). This debt (the "Loan") is evidenced by Borrower's Promissory Note dated the same date as this Security Instrument (the "Note"), which Note, if not paid earlier, is due and payable in full on July 25, 2011. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Lake County, Indiana: **See Exhibit A attached hereto.**

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

AMOUNT \$ 34⁰⁰
CASH _____
CHECK # 11036
OVERAGE _____
COPY _____
NON-COM _____
CLERK AS

UNIFORM COVENANTS. Borrower covenants and agrees as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. So long as not inconsistent with Borrower's prior mortgages on the Property, upon Borrower's default herein and on the date of such default, Borrower shall pay to Lender, until the default is cured, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution). Lender shall apply the Funds to pay the Escrow Items. Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Lender shall not be required to pay Borrower any interest or earnings on the Funds. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case, Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums due Lender under the Note as secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Intentionally Deleted.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in,

legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

As long as allowed by Borrower's current insurance carrier, all insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the interest rate set forth in the Note and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Intentionally Deleted.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Intentionally Deleted.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums or obligations secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17.

13. Intentionally Deleted.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it, by mailing it by first class mail or by delivery by a national next day delivery company. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by the law of the State of Indiana. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 5 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument as set forth in the Note. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Intentionally Deleted.

19. Intentionally Deleted.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary. Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower further covenants and agrees as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 5 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

25. Subordination. This mortgage is junior to and subordinate to that certain mortgage recorded October 21, 2005 in the office of the Lake County, Indiana Recorder of Deeds as Document No. 2005 092829 encumbering the Property in favor of Wells Fargo Bank, N. A. to secure a note in the original principal amount of \$4,450,000.00.

26. No Further Encumbrance. Borrower will not further encumber the Property without Lender's prior written consent.

Remainder of page intentionally left blank – signature page follows



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Town Square I, L.L.C. an Illinois limited liability company

By: _____
Douglas Gannett, Manager

By: _____
George Markopoulos, Manager

_____ [Space Below This Line For Acknowledgment] _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

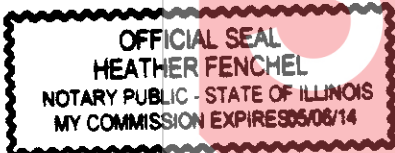
I, the undersigned, a Notary Public in and for the county and state aforesaid, CERTIFY that ~~Douglas Gannett and George Markopoulos~~, the managers of Town Square I, L.L.C., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed sealed and delivered the instrument as their own free and voluntary acts, and as the free and voluntary act of the Company for the uses and purposes set forth.

Given under my hand and official seal this 26 day of April, 2011

SEAL

Heather Fenichel

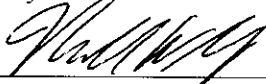
Heather Fenichel | Notary Public



**THIS DOCUMENT WAS PREPARED BY,
AND AFTER RECORDING, RETURN TO:**

Michael Wolfe
MUCH SHELIST
191 North Wacker Drive
→ Suite 1800
Chicago, Illinois 60606.1615

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law.



Printed Name: Michael Wolfe



NBU No.: 21120281
Local No.: 620111200
Issued: 04/27/2011

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 2 in Town Square Shopping Center, an Addition to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 89, Page 36, in the Office of the Recorder of Lake County, Indiana.

Excepting therefrom the following parcel:

A part of Lot 2 in Town Square Shopping Center, an addition to the Town of Schererville, Indiana, the plat of which is recorded in Plat Book 89, Page 36, in the Office of the Recorder of Lake County, Indiana, and being Parcel 160, Indiana Department of Transportation LA. Code 3846, described as follows: Beginning at the southeast corner of said lot; thence North 89 degrees 29 minutes 15 seconds West 1.587 meters (5.21 feet) along the south line of said lot; thence North 0 degrees 47 minutes 14 seconds West 36.535 meters (119.87 feet) to the northeastern line of said lot; thence South 22 degrees 52 minutes 58 seconds East 4.452 meters (14.61 feet) along said northeastern line to the northeast corner of said lot; thence South 0 degrees 37 minutes 54 seconds East 32.446 meters (106.45 feet) along the east line of said lot to the point of beginning, as is evidenced in a certain Judgment entered December 16, 2004 in favor of the State of Indiana against defendants Town Square Shopping Center, LLC, Walgreen Co., Covest Banc f/k/a First Midwest Bank and Lake County, Indiana, in the Superior Court of Lake County, Cause No. 45D04-0404-PL-00017 and recorded as Document No. 2005-002654.

Parcel 2

An easement for access, ingress and egress, parking of vehicles, installation, maintenance, repair and replacement of water mains, storm drains, sewers, water sprinkler systems, telephone or electrical conduits or systems, cable, gas mains and other utility facilities, for the benefit of Parcel 1, created in the Reciprocal Cross-Access Agreement with Covenants, Conditions and Restrictions, dated July 19, 2002 and recorded April 9, 2003, as Document No. 2003 036192, and by First Amendment to Reciprocal Cross-Access Easement Agreement with Covenants, Conditions and Restrictions, dated September 29, 2003 and recorded October 10, 2003 as Document No. 109382, made by and between Town Square Shopping Center, LLC, an Illinois limited liability company, and Town Square I, L.L.C., an Illinois limited liability company, over the Common Areas, as defined in said instrument, of the following described land:

Lots 1, 3, 4 and 5, in Town Square Shopping Center, an Addition to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 89, page 36, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that portion of the land appropriated by the State of Indiana as evidenced in Cause No. 45d04-0404-PL-00118, filed in open court on December 16, 2004 and recorded January 13, 2005 as Document No. 2005-002653.

Parcel 3:

An easement for ingress and egress roadway, for the benefit of Parcel 1, created in Reciprocal Roadway Easement Agreement dated December 27, 1996 and recorded May 20, 99042671, made by and between Mercantile National Bank, as Trustee under Trust No. 4684 dated September 19, 1985 and Lake County

NBU No.: 21120281
Local No.: 620111200
Issued: 04/27/2011

Trust Company, as Trustee under Trust No. 3399, dated the 7th day of December, 1984, as amended and William J. McEmery, as Trustee of the William McEmery Revocable Trust dated April 22, 1993, over the following described land:

The West 15 feet of the South 175 feet of Lot 1, Plum Creek Village, Block 2 Commercial Addition to the Town of Schererville, Indiana, as recorded in Plat Book 63, page 34, in the Office of the Recorder of Lake County, Indiana, now known as The West 15 feet of Lot 2, of the Resubdivision of Lot 1, Block 2 and Lot 2, Block 3, Plum Creek Commercial Addition, an Addition to the Town of Schererville, as recorded in Plat Book 80, page 86, and as amended by Amendment recorded January 18, 2000 as Document No. 2000 003303, in the Office of the Recorder of Lake County, Indiana, and

The East 15 feet of the South 175 feet, more or less, of Lot 2, Block 3, Plum Creek Village Commercial Addition to the Town of Schererville, Indiana, as recorded in Plat Book 69, page 44, in the Office of the Recorder of Lake County, Indiana, now known as The East 15 feet of the South 175 feet of Lot 3, of the Resubdivision of Lot 1, Block 2 and Lot 2, Block Plum Creek Commercial Addition, an addition to the Town of Schererville, as recorded in Plat Book 80, page 86, and as amended by Amendment recorded January 18, 2000 as Document No. 2000 003303, in the Office of the Recorder of Lake County, Indiana.

