



Property of Cook County Clerk's Office

This Agreement is signed by BANK OF WAUKEGAN  
 not individually but solely as Trustee under a certain Trust  
 Agreement known as Trust No. 103933 Said Trust  
 Agreement is hereby made a part hereof and any claims  
 against said Trustee which may result from the signing of  
 this Agreement shall be payable only out of any trust  
 property which may be held hereunder by said Trustee  
 shall not be personally liable for the payment of any of  
 the terms and conditions of this Agreement or for the  
 validity or condition of the title of said property or for any  
 agreement with respect thereto. Any and all personal  
 liability of BANK OF WAUKEGAN is hereby expressly  
 waived by the parties hereto and their respective successors  
 and assigns.

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02080301

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

(see legal description attached)

STREET ADDRESS OF REAL ESTATE

5200 West Lincoln Highway, Matteson, Illinois 60443

PERMANENT REAL ESTATE INDEX NUMBER

31-21-202-021

This document prepared by and after recording should be returned to:

Thomas S. Eisner  
900 Maple Road  
Homewood, Illinois 60430

12/30/93

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10/10/14

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LEGAL DESCRIPTION OF REAL ESTATE  
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PARCEL 1:

THAT PART OF LOT 1 IN VENTURE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 23968407, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 243.72 FEET (243.69 FEET RECORD) TO A NORTH WEST CORNER OF SAID LOT 1; THENCE NORTH 45 DEGREES, 40 MINUTES, 40 SECONDS EAST (NORTH 45 DEGREES 40 MINUTES, 38 SECONDS EAST RECORD) ON THE NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 452.67 FEET; THENCE SOUTH 44 DEGREES, 19 MINUTES, 20 SECONDS EAST, PERPENDICULAR TO SAID NORTHWESTERLY LINE, 525.20 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN SAID VENTURE'S SUBDIVISION; THENCE CONTINUING SOUTH 44 DEGREES, 19 MINUTES, 20 SECONDS EAST, 10.10 FEET ALONG SAID PERPENDICULAR LINE; THENCE SOUTH 45 DEGREES, 40 MINUTES, 40 SECONDS WEST, 104.71 FEET, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES, 01 MINUTES, 22 SECONDS WEST (NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST RECORD), 81.04 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH EAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES, 26 MINUTES, 35 SECONDS WEST (NORTH 89 DEGREES, 30 MINUTES, 19 SECONDS WEST RECORD) ON SAID NORTH LINE OF SAID LOT 2 A DISTANCE OF 225 FEET TO THE NORTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTES, 22 SECONDS EAST (SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST RECORD) THE WEST LINE OF SAID LOT 2 A DISTANCE OF 224.84 FEET (225.00 FEET RECORD) TO THE SOUTH WEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES, 30 MINUTES, 19 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 1, 194.60 FEET (193.95 FEET RECORD); THENCE NORTH 80 DEGREES, 04 MINUTES, 51 SECONDS WEST ON SOUTH LINE OF SAID LOT 1, 179.67 FEET TO A POINT OF CURVATURE ON SAID SOUTH LINE; THENCE NORTHWESTERLY ON SAID SOUTH LINE, BEING A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 763.94 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES, 04 MINUTES, 13 SECONDS WEST, 26.94 FEET (27.67 FEET RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN VENTURE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER, 23968407, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, ON THE WEST LINE OF SAID LOT 1 AND SAID LINE EXTENDED NORTH, A DISTANCE OF 306.62 FEET; THENCE NORTH 45 DEGREES, 40 MINUTES, 40 SECONDS EAST, 8.66 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF LOT 1 IN SAID VENTURE'S SUBDIVISION; THENCE SOUTH 44 DEGREES, 19 MINUTES, 20 SECONDS EAST (MEASURED) 264.65 FEET, PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 26 MINUTES, 35 SECONDS EAST (MEASURED) 95.88 FEET, PARALLEL WITH THE NORTH LINE OF LOT 2; IN SAID VENTURES SUBDIVISION; THENCE NORTH 45 DEGREES, 40 MINUTES, 40 SECONDS EAST (MEASURED) 125.21 FEET, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 1 TO A POINT 31.86 FEET NORMALLY DISTANT FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 44 DEGREES, 19 MINUTES, 20 SECONDS EAST (MEASURED) 31.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTES, 22 SECONDS EAST (MEASURED) (SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST RECORD) ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 224.84 FEET (225.00 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES, 30 MINUTES, 19 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 1, 194.60 FEET (193.95 FEET RECORD); THENCE NORTH 80 DEGREES, 04 MINUTES, 51 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 1, 179.67 FEET TO A POINT ON CURVATURE ON SAID SOUTH LINE; THENCE NORTHWESTERLY ON SAID SOUTH LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 763.94 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES, 04 MINUTES, 13 SECONDS WEST, 26.94 FEET (27.67 FEET RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN WARRANTY DEED IN TRUST RECORDED AS DOCUMENT 87114887 AS FOLLOWS:

THAT PART OF LOT 1 IN VENTURE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 23968407, DESCRIBED AS COMMENCING AT THE SOUTH EAST CORNER OF LOT 2 IN SAID VENTURE'S SUBDIVISION; THENCE SOUTH 89 DEGREES, 30 MINUTES, 19 SECONDS EAST 171.93 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES EAST 31.50 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 144 FEET, PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES, 0 MINUTES, 0 SECONDS WEST 122.72 FEET; THENCE NORTH 44 DEGREES, 19 MINUTES, 20 SECONDS WEST 56.72 FEET, PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 1 TO A LINE THAT IS 835.30 FEET PERPENDICULARLY DISTANT FROM THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 45 DEGREES, 40 MINUTES, 38 SECONDS EAST, 48.11 FEET, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 44 DEGREES, 19 MINUTES, 22 SECONDS EAST 39.40 FEET; THENCE NORTH 90 DEGREES, EAST 200.40 FEET TO A LINE THAT IS 303.43 FEET PERPENDICULARLY DISTANT EAST FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES, WEST 190 FEET ALONG SAID PARALLEL LINE TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 30 DEGREES WEST 100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN CORPORATE LAKES UNIT 4, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 28, 1991 AS DOCUMENT 91138137; THENCE NORTH 35 DEGREES, 40 MINUTES, 40 SECONDS EAST ON A LINE WHICH IS THE NORTHEASTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 1 IN SAID CORPORATE LAKES SUBDIVISION UNIT #4, FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 40 DEGREES 6 MINUTES 29 SECONDS EAST TO A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN VENTURE'S SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21 AFORESAID) AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 14, 1977 AS DOCUMENT 23968407; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF LOT 1 IN VENTURE'S SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN VENTURE'S SUBDIVISION, SAID WEST LINE ALSO BEING THE MOST WESTERLY EAST LINE OF LOT 1 IN CORPORATE LAKES UNIT #4 AFORESAID; THENCE NORTH ALONG SAID LINE COMMON TO SAID TWO LOTS TO THE SOUTHEASTERLY LINE OF LOT 1 IN SAID CORPORATE LAKES UNIT #4; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 1 IN CORPORATE LAKES UNIT #4, 325.72 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART LYING WEST OF A LINE DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN VENTURE'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES, 00 MINUTES, 00 SECONDS WEST ON THE WEST LINE OF LOT 1 AND SAID WEST LINE EXTENDED NORTH, A DISTANCE OF 306.62 FEET; THENCE NORTH 45 DEGREES, 40 MINUTES, 40 SECONDS EAST 8.66 FEET, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING FOR SAID LINE; THENCE SOUTH 44 DEGREES, 19 MINUTES, 20 SECONDS EAST 45 FEET TO THE POINT OF TERMINUS OF SAID LINE) IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

PERPETUAL AND NON-EXCLUSIVE STORM SEWER EASEMENT PURSUANT TO GRANT OF STORM SEWER EASEMENT DATED MAY 28, 1992 AND RECORDED - AS DOCUMENT - MADE BY AND BETWEEN FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1987 & KNOWN AS TRUST NUMBER 87077 AND BANK OF WAUKEGAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1993 & KNOWN AS TRUST NUMBER 203933 ON, OVER, UNDER AND ACROSS THE DETENTION PROPERTY FOR THE PURPOSES OF TRANSPORTING STORM WATER TO AND THE STORAGE OF STORM WATER ON THE DETENTION PROPERTY.

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## EXHIBIT B

### TO UCC FINANCING STATEMENT

#### DESCRIPTION OF COLLATERAL

(a) all apparatus, machinery, devices, fixtures, communication devices, systems and equipment, fittings, appurtenances, equipment, appliances, furniture, furnishings, appointments, accessories, landscaping, plants and all other items of personal property located at the property described in Exhibit A attached hereto (the "Property") or used in the operation or maintenance of the Property or any business or operation conducted thereon, and all fixtures and equipment now or hereafter installed for use in the operation of the buildings, structures and improvements now or hereafter installed for use in the operation of the buildings, structures and improvements now or hereafter on the Property, including, but not limited to, all lighting, heating, cooling, ventilating, air-conditioning, plumbing, sprinkling, incinerating, refrigerating, air-cooling, lifting, fire extinguishing, cleaning, entertaining, security, communicating and electrical and power systems, and the machinery, appliances, fixtures and equipment pertaining thereto, all awnings, ovens, stoves, refrigerators, dishwashers, disposal, carpeting, switchboards, engines, motors, tanks, pumps, screens, storm doors and windows, shades, floor coverings, ranges, washers, dryers, disposal, cabinets, furniture, partitions, conduits, ducts and compressors, and all elevators and escalators and the machinery and appliances, fixtures and equipment pertaining thereto.

(b) any and all revenues, payments, receivables and income now owned or hereafter acquired and arising from or out of the property and/or the businesses and operations conducted thereon including, without limitation, any and all payments (the "termination payments") now or hereafter owing to Debtor from any tenant of the Property as a result of the early termination by such tenant of its lease.

(c) any and all goods, accounts, contract rights, licenses, permits, chattel paper, money, documents, instruments, general intangibles and any and all other personal property of any kind, nature or description, whether tangible or intangible, of Debtor relating to or arising from or out of the Property and/or the business and operation conducted thereon, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise).

(d) any and all additions and accessories to all of the foregoing and any and all proceeds (including proceeds of insurance, eminent domain or other governmental takings and tort claims), renewals, replacements and substitutions of all of the foregoing.

(e) all of the books and records pertaining to the foregoing.

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