L9MORSAN CHASTUNOFFICIAL COPYS



Doc#: 0327210073

Eugene "Gene" Moore Fee: \$44.00 Cook County Recorder of Deeds

P. 28

Date: 09/29/2003 10:53 AM Pg: 1 of 11

Parcel # 27-31-303-003-0070

Prepared By:

SHANELLE DAWKINS

Record and Return Address:
Chase Manhattan Bank USA, N./.
c/o Ghase Manhattan Mortgage Corporation
1500 N. 19th St.
Monroe, LA 71201
Attn: Document Control 6th FL. - HE

MAIL TO: RESIDENTIAL TITLE SERVICES 1910 S. HIGHLAND AVE. SUITE 202 LOMBARD, IL 60148 Reference # 031291651370 Servicing # 8037446344

HOME EQUITY LINE OF CREDIT MORTGAGE
(Securing Future Advances)

CHANG KUN LEE AND YOUNG YUN LEE A MOUNTED COMPLETE
This Mortgage is given to Chase Manhattan Bank USA N.A.
a national banking association whose address is
C/O Chase Manhattan Mortgage Corp. 250 West Huron Road, P.O. Box 93764, Clevel 100, OH 44113
any communication to the Lender should be sent to
C/O Chase Manhattan Mortgage Corporation, 250 West Huron Road, P. O. Box 93764, Cleveland, Jr. 44113.
In this Mortgage, the terms "you," "your" and "yours" refer to the mortgagor(s). The terms "we," "is and "our" ref
to Chase Manhattan Bank USA, N.A.
Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Mortgage ("Agreement
you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from tin
to time up to the maximum principal sum outstanding at any time of
Thirty Thousand and 00/100 Dollar
(U.S. \$ 30,000,00). The Agreement provides for a final scheduled installment due and payable not lat
than on
ILLCNT (Rev.04/30/03) Page 1 of 7

LPMORGAN CHASUNOFFICIAL COPYS

hereafter advanced under the terms of the Agreement Including, without limitation, such sums that are advanced by us whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement. The parties hereto intend that this Morigage shall secure unpaid balances, and all other amounts due to us hereunder and under the Agreement.

This Mortgage secures to us: (a) the repayment of the debt evidenced by the Agreement, with interest, and all refinancings, renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under this Mortgage to protect the security of this Mortgage; and (c) the performance of your covenants and agreements under this Mortgage and the Agreement. For this purpose and in consideration of the debt, you do hereby mortgage, grant and convey to us and our successors and assigns the property located in COOK.

COOK.

COOK.

described in <u>EXHIBIT A</u>, which is attached hereto and made a part hereof, which property is more commonly known as

11820 LAKE SHORE DRIVE, ORLAND PARK, IL 60467-5227

PIN 21-31-363-113 CCCC (Property Address

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

YOU COVENANT that you are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant and convey use Property and that the Property is unencumbered, except for encumbrances of record. You warrant and will defend a nerally the title to the Property against all claims and demands, subject to any encumbrances of record.

YOU AND WE covenant and agree as follows:

- 1. Payment of Principal, Interest and Other Charges. You shall pay when due the principal of and interest owing under the Agreement and all other charges due hereunder and due under the Agreement.
- 2. Application of Payments. Unless applicable law provides otherwise, all payments received by us under the Agreement and Section 1 shall be applied by us as provided in the Agreement.
- 3. Prior Mortgages; Charges; Liens. You shall perform all of your obligations under any mortgage, deed of trust or other security instruments with a lien which has priority over this Mortgage, including your covenants to make payments when due. You shall pay all taxes, as assinents, charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and leasehold payments or ground rents, if any. Upon our request, you shall promptly furnish to us all notices of amounts to be paid under this paragraph and receipts evidencing any such payments you make directly. You shall promptly discharge any lien (other than a lien disclosed to us in your application or in any title report we obtained) which has prior ty over this Mortgage.

We specifically reserve to ourself and our successors and assigns the unileteral right to require, upon notice, that you pay to us on the day monthly payments are due an amount equal to one-twelfth (1/12) of the yearly taxes, and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth (1/12) of yearly pre nk m installments for hazard and mortgage insurance, all as we reasonably estimate initially and from time to time, as allowed by and in accordance with applicable law.

4. Hazard Insurance. You shall keep the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. You may choose any insurer reasonably acceptable to us. Insurance policies and renewals shall be acceptable to us and shall include a standard mortgagee clause. If we require, you shall promptly give us all receipts of paid premiums and renewal

HLLCMT

JPMORGAN CHASEUNOFFICIAL COPYS25

notices. If you fail to maintain coverage as required in this section, you authorize us to obtain such coverage as we in our sole discretion determine appropriate to protect our interest in the Property in accordance with the provisions in Section 6. You understand and agree that any coverage we purchase may cover only our interest in the Property and may not cover your interest in the Property or any personal property therein. You also understand and agree that the premium for any such insurance may be higher than the premium you would pay for such insurance. You shall promptly notify the insurer and us of any loss. We may make proof of loss if you do not promptly do so.

Insurance proceeds shall be applied to restore or repair the Property damaged, if restoration or repair is economically feasible and our security would not be lessened. Otherwise, insurance proceeds shall be applied to sums secured by this Mortgage, whether or not then due, with any excess paid to you. If you abandon the Property, or do not answer within 30 days our notice to you that the insurer has offered to settle a claim, then we may collect and use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, whether or not then due. The 30-day period will begin when notice is given. Any application of proceeds to principal shall not require us to extend or postpone the due date of monthly payments or change the amount of monthly payments. If we acquire the Property at a forced sale following your default, your right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to us to the extent of the sums secured by this Mortgage immediately prior to the acquisition.

You shall not permit any condition to exist on the Property which would, in any way, invalidate the insurance coverage on the Property.

- 5. Preservation, maintenance and Protection of the Property, Borrower's Loan Application; Leaseholds. You shall not destry, lamage or substantially change the Property, allow the Property to deteriorate, or commit waste. You shall be in directly as it in forfalture of the Property or otherwise materially impair the lien created by this Mortgage or our security interest. You may cure such a default, as provided in Section 17, by causing the action or proceeding to be discussed with a ruling that, in our good faith determination, precludes forfalture of your interest in the Property or other material impairment of the lien created by this Mortgage or our security interest. You shall also be in default if you, during the loan application process, gave materially false or inaccurate information or statements to us (or failed to provide us with any material information) in connection with the loan evidenced by the Agreement, including, but not include to, representations concerning your occupancy of the Property as a principal residence. If this Mortgage is or a leasehold, you shall comply with the lease. If you acquire fee title to the Property, the leasehold and fee title shall not merge unless we agree to the merger in writing.
- 6. Protection of Our Rights in the Property; Morgage Insurance. If you fail to perform the covenants and agreements contained in this Mortgage, or there is a leval proceeding that may significantly affect our rights in the Property (such as a proceeding in bankruptcy, probate, it condemnation or foliciture or to enforce laws or regulations), then we may do, and pay for, anything necessary to prove the Property's value and our rights in the Property. Our actions may include paying any sums secured by a lien which has priority over this Mortgage or any advance under the Agreement or this Mortgage, appearing in court, by fine reasonable attorneys' fees, paying any sums which you are required to pay under this Mortgage and entering on the Property to make repairs. We do not have to take any action we are permitted to take under this paragraph. Any a nountsize pay under this paragraph shall become additional debta you owe us and shall be secured by this Mortgage. These emountsishall bear interest from the disbursement date at the rate established under the Agreement and shall be payable, with interest, upon our request. If we required mortgage insurance as a condition of making the local necured by this Mortgage, you shall pay the premiume for such insurance until such time as the requirement in the insurance terminates.
- 7. Inspection. We may enter and inspect the Property at any reasonable time and upon reasonable notice.

ILLOWT

Page 3 of 1

APHORGAN CHASUNOFF COPY

- 8. Condemnation. The proceeds of any award for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to us. If the Property is abandoned, or if, after notice by us to you that the condemnor offers to make an award or settle a claim for damages, you fall to respond to us within 30 days after the date the notice is given, we are authorized to collect and apply the proceeds, at our option, either to restoration or repair of the Property or to the sums secured by this Mortgage, whether or not then due. Unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments payable under the Agreement and Section 1 or change the amount of such payments.
- s. You are Not Released; Forbearance by Us Not a Walver. Extension of time for payment or modification of amortization of the sums secured by this Mortgage granted by us to any of your successors in interest. We shall not be required to commence proceedings against any successor in interest, refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by you or your successors in the rest. Our forbearance in exercising any right or remedy shall not walve or produce the exercise of any right or remedy.
- agreements of this wood, are shall bind and benefit your successors and permitted assigns. Your covenants and agreements shall be joint and several. Anyone who co-signs this Mortgage but does not execute the Agreement (a) is co-signing this Mortgage while to mortgage, grant and convey such person's interest in the Property; (b) is not personally obligated to pay the Agreement, but is obligated to pay all other sums secured by this Mortgage; and (c) agrees that we and anyone also will signs this Mortgage may agree to extend, modify, forbear or make any accommodations regarding the terms of this Mortgage or the Agreement without such person's consent.
- charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted interest or other loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from you which exceed permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. It is refund reduces principal, this reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.
- 12. Notices. Unless otherwise required by law, any notice to you provided for in this Mortgage shall be delivered or mailed by first class mail to the Property Address or any other address you designate by notice to us shall be given by first class mail to our address stated above or any other address we designate by notice to you. Any notice provided for in this Mortgage shall be deemed to have been given to you or us when given as provided in this paragraph.
- 13. Governing Law: Severability. The extension of credit secured by this Mortgage is governed by federal law, which for the purposes of 12 USC § 85 incorporates Delaware law. Ho were, the interpretation and enforcement of this Mortgage shall be governed by the law of the jurisdiction in which are Property is located, except as preempted by federal law. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Mortgage or the Agreement are declared to be severable.
- 14. Transfer of the Property. If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Mortgage.

ILLOMT

j. 7

Page 4 of 7

JPHORGAN CHASUNOFFICIAL COPY

- Agreement (together with this Mortgage) may be sold one or more times without prior notice to you. A sale may result in a change in the entity (known as the 'Loan Servicer') that collects monthly payments due under the Agreement and this Mortgage. There also may be one or more changes of the Loan Servicer unrelated to the sale of the Agreement. If there is a change of the Loan Servicer, you will be given written notice of the change as required by applicable law. The notice will state the name and address of the naw Loan Servicer and the address to which payments should be made. The notice will also contain any information required by applicable law.
- release of any Hazardous Substances on or in the Property. You 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 Hazardous Substances in quantities that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. You shall promptly give us written notice of any investigation, claim, demand, laweult or other action by any governmental or regulatory agency or principle party involving the Property and any Hazardous Substance or Environmental Law of which you have actual knowledge. If you learn or are notified by any government or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with Environmental Law. As used in this Mortgage, "Hazardous Substances: genuling, kerosene, other flammable or tooks petroleum products, toxic pesticides and herbicides, volatile solvents, muterials containing assessos or formaldenyde, and radioactive materials. As used in this Mortgage, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental law and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.
- Acceleration: Remedies You will be in default if (1) any payment required by the Agreement or this Mortgage is not made when it is one; (2) we discover that you have committed fraud or made a material misrepresentation in connection with the Agreement; or (3) you take any action or fall to take any action that adversely affects our security for the Agreement or any right we have in the Property. If a default occurs (other than under paragraph 14 heres, unless applicable law provides otherwise), we will give you notice specifying: (a) the default; (b) this action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to you, by which the default must be cured; and (d) that fallure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by Judicial proceeding and sale of the Property. The notice shall further inform you of the right to reinstate after secoleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense you may have to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, we, at our option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Wa shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to reasonable attorneys' fees as permitted by applicable law, but not to exceed 20% of the amount decreed for principal and interest (which fees shall be allowed and paid as part of the decree of judgment), and costs of documentary evidence, abstracts and title reports.
- 18. Discontinuance of Enforcement. Notwithstanding our acceleration of the sums secured by this Mortgage under the provisions of Section 17, we may, in our sole discretion and upon such conditions as we in our sole discretion determine, discontinue any proceedings begun to enforce the terms of this Mortgage.
- 19. Release. Upon your request and payment of all sums secured by this Mortgage, we shall release this Mortgage. You will be responsible for all costs of recording such release.
- 20. Additional Charges. You agree to pay reasonable charges as allowed by law in connection with the servicing of this toan including, without imitation, the costs of obtaining tax searches and subordinations. Provided however, that nothing contained in this section is intended to create and shall not be construed to create any duty or obligation by us to perform any such act, or to execute or consent to any such transaction or matter, except a release of the Mortgage upon full repayment of all sums secured thereby.

ILLCMT

JPMORGAN CHASE UNax2 F- F- 66 A LMay 29 COPY

- 21. Waiver. No waiver by us at any time of any term, provision or covenant contained in this Mortgage or in the Agreement secured hereby shall be deemed to be or construed as a waiver of any other term, provision or covenant or of the same term, provision or covenant at any other time.
 - 22. Waiver of Homestead. You waive all right of homestead exemption in the Property.

		Ja Marinaga	If one or m	ore riders a	re executed	d by you and rec	otaea rođe:	ner mui	плв
23.	KIGGES TO TI	112 Mini (BeRd)			shall be i	recommended into	and shall	amend	and
Modeane the	e covenants	and agreemen	is of each	BUCH LIGHT	Sijan be n	ncorporated; into	Allendands	_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Mich (Ada Re) min		and parenters	ts of this Mo	ortoade as l'	f the rider(s) were:part of this	: мопдаде	•	•
Supplement In	16.COA6URITE	attriagroenia.	W W W 11-1-1-			•	•		
• •					,				

Weir me	COAGUSTICE SUD SALES		- 110-10				
1-1	a		· · · []	1-4 Family R	ider	\$ 156 °	
للا	Condominium Rider				1.	. •	
x	Planned Unit Developm	ent Rider		Other(s)		17.00	
		64.2				•	•

ILLCMT

Pope 6 of

PAGE 3

JEMORGAN CHASE Wax 2 5- 74- 56 A May 29 00 P

P. 34

Signed, sealed and delivered in the presence of: Witness:	A Collection
Minors:	
\$ # (d)	\sim
C. Muy	(Seel)
CHANG KUN LEE	,
	:
Jany Coe	(Seal)
YOUNG YUN LEE	
Q _A	
O _r	
	_(Seal)
	(Seal)
	(Seal)
	•
	(Seal)
	,
STATE OF ILLINOIS, County #8:	
A LACY HILL SOUCH IN Notary Public In and	i for said county and
state do hereby certify that Chang Kuntery Cloung Vicer Lec	nally known to me to
be the same person(s) whose fiame (s)	r said instrument as
before me this day in person, and ack lowledges that uses and purposes therein set forth.	023
Given under my harid and official seal this day of	
Ning Atomaid	
Notary Fublic	County, Illinois
My Commission expires:	WA COLUMISSIO
State or many	/// /// // // // // //
OHAWOH I	LUNGO" &
ILLEMT Page 7 of 7	0000000000

PAGE

37

REFERENCE # 031291651370

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 29th , and is incorporated into and shall be deemed to amend and surplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of 2003 the same rate, given by the undersigned (the "Borrower") to secure Borrower's Note to (the "Lender") of the same date and Chase Mary artan Bank USA, N.A. covering the Pionerty described in the Security Instrument and located at: 11820 LAKE SHORE DRIVE, ORLAND PARK, IL 80487-5227

[Property Address]

The Property includes, but is not limited to, a percel of land improved with a dwelling, together with other such pricels and certain common areas and facilities, as described in (the "Declaration"). The Property is a part of a planned unit development known as

THE ENCLAVE AT THE PRESERVE

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrawer's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the cover are and agreements made in the Security

Instrument, Borrower and Lender further covenant and gree as follows:

A. PUD Obligations. Borrower shall perform all of For ower's obligations under the PUD's. Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessment imposed pursuant to the Constituent Documents.

MULTISTATE PUD RIDER - Single Family/Second Mortgage PUD [Rev. 12/21/98]

F AT 3150 9/80

B. Hazard insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts; for the periods, and against the hazards Lender requires, including fire and hezards included within the term "extend of coverage," then:

Lender waives the provision in Uniform Covenant 2 for the monthly payment to

Lender of the yearly premium installments for hazard insurance on the Property; and

(ii) P-rrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage or the Property is deemed satisfied to the extent that the required coverage is provided by the Cyrners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance

coverage provided by the master or blanket policy.

in the event of a distribution of hazard insurance proceeds in lieu of restoration or repair. following a loss to the Piece or, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender, Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance, do rower shall take such actions as may be reasonable to insure that the Owners Association naintains a public liability insurance policy acceptable in

form, amount, and extent of coverage ry Lender:

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the commor a cas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the suns secured by the Security Instrument as provided in Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the PUD except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) sny amendment to any provision of the "Constituent Documents" if the provision

is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

Farm 8150 9/90

PUD

Form 3150 9/96

0327210073 Page: 10 of 11 MAJOR FINANCIAL

JPMORGAN CHASE UN (3) TE-FT 100 AL May COSP 5 28

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in

RIIS FU	D 1136		,	\sim	·				
	Va	- · · ·	7		(l¢96)		and	cel	(Seal
Borrowar	CHA	NG/KUN	L ZE			Borrower YO	UNG YUN LEE		
. •	:		0,	c				· 1	
		•		C		: : : : : : : : : : : : : : : : : : :	1	•	
			4.4		(°es()				_ (Sea)
Воггоже	ft:					Borrower	:		
					_ (Seal)				_ (Sea
Borrowa	r- I				į.	Bor.ov.e.	<i>p</i>		
					_ (Seal)		<u> </u>		_ (Sea
Borrowe		. I		1		Borrower		: .	·

0327210073 Page: 11 of 11

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: THE WESTERLY 31.75 FEET OF THAT PART OF LOT 246 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 246; THENCE SOUTH 79 DEGREES 30 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 246, A DISTANCE OF 24.42 FEET; THENCE NORTH 10 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 23.75 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 30 MINUTES 41 SECONDS WEST 166.00 FEET; THENCE NORTH 10 DEGREES 29 MINUTES 19 SECONDS WEST 78 FEET; THENCE NORTH 79 DEGREES 30 MINUTES 41 SECONDS EAST 166.00 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 19 SECONDS E'AST 78 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION UN PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIO!AN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1998 AS DOCUMENT 987288-98 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 26, 1998 AS DOCUMENT 987590.2 AND SEPTEMBER 17, 1998 AS DOCUMENT 98831699, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FROM PARCEL 1 100 AND WALKWAYS LOUDECLARATION FOR THE 100 DOCUMENT 08136910.

PARCEL ID NUMBER: 27-31-303-013-0000

COMMONLY KNOWN AS: 11620 LAKE SHORE DRIVE ORLAND PARK, IL 60467 PARCEL 1 TO THE PUBLIC STREETS AND ROADS OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON CHE "COMMUNITY AREA" ALL AS SET FORTH IN THE DECLARATION FOR THE PRESERVES TOWNHOMES RECORDED DECEMBER 15, 1998 AS