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04038477

RECORDATION REQUESTED BY:

OAK BROOK BANK
1400 SIXTEENTH STREET
OAK BROOK, IL 60521

WHEN RECORDED MAIL TO:

OAK BROOK BANK
1400 SIXTEENTH STREET
OAK BROOK, IL 60521



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SEND TAX NOTICES TO:

DEER CROSSING II LIMITED PARTNERSHIP c/o
TERRESTRIS DEVELOPMENT COMPANY
1301 WEST 22ND STREET, SUITE 210
OAK BROOK, IL 60521

DEPT. OF RECORDING
TRAN 1981 02/09/94 180417100
071609 L.C. # 04-038477
COOK COUNTY RECORDER

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

CONSTRUCTION MORTGAGE

THIS MORTGAGE IS DATED DECEMBER 7, 1994, between DEER CROSSING II LIMITED PARTNERSHIP c/o TERRESTRIS DEVELOPMENT COMPANY, A DELAWARE LIMITED PARTNERSHIP, whose address is 1301 WEST 22ND STREET, SUITE 210, OAK BROOK, IL 60521 (referred to below as "Grantor"); and OAK BROOK BANK, whose address is 1400 SIXTEENTH STREET, OAK BROOK, IL 60521 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in COOK County, State of Illinois (the "Real Property"):

SEE EXHIBIT A FOR LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED BY REFERENCE.

The Real Property or its address is commonly known as SEE EXHIBIT A FOR COMMONLY KNOWN AS, HOFFMAN ESTATES, IL 60521. The Real Property tax identification number is SEE EXHIBIT A.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage. Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Grantor. The word "Grantor" means DEER CROSSING II LIMITED PARTNERSHIP c/o TERRESTRIS DEVELOPMENT COMPANY. The Grantor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without limitation each and all of the guarantors, sureties, and accommodation parties in connection with the indebtedness.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, fixtures, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Grantor under the Note, but also any future amounts which Lender may advance to Grantor under the Note within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of the date of the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Note and Related Documents. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed the note amount of \$12,150,000.00.

Lender. The word "Lender" means OAK BROOK BANK, its successors and assigns. The Lender is the mortgagee under this Mortgage.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents.

Note. The word "Note" means the promissory note or credit agreement dated December 7, 1994, in the original principal amount of \$12,150,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 8.500% per annum. The interest rate to be applied to the unpaid principal balance of this Mortgage shall be at a rate of 1.250 percentage point(s) over the index, resulting in an initial rate of 9.750% per annum. NOTICE: Under no circumstances shall the interest rate on this Mortgage be more than the maximum rate allowed by applicable law. NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessories, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

FIRST AMERICAN TITLE INSURANCE # 040471 28112

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Handwritten initials/signature.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guarantees, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ALL OBLIGATIONS OF GRANTOR UNDER THIS MORTGAGE AND THE RELATED DOCUMENTS. THIS MORTGAGE IS INTENDED TO AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES, INCLUDING STATUTORY LIENS, EXCEPTING SOLELY TAXES AND ASSESSMENTS LEVIED ON THE REAL PROPERTY, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREBY. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due, and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until in default, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Hazardous Substances. The terms "hazardous waste," "hazardous substance," "disposal," "release," and "threatened release," as used in this Mortgage, shall have the same meanings as set forth in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 49 U.S.C. Section 6901, et seq., or other applicable state or Federal laws, rules, or regulations adopted pursuant to any of the foregoing. The terms "hazardous waste" and "hazardous substance" shall also include, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos. Grantor represents and warrants to Lender that: (a) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any hazardous waste or substance by any person on, under, or about the Property; (b) Grantor has no knowledge or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (i) any use, generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous waste or substance by any prior owners or occupants of the Property or (ii) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (c) Except as previously disclosed to and acknowledged by Lender in writing, (i) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of, or release any hazardous waste or substance on, under, or about the Property and (ii) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation those laws, regulations, and ordinances described above. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for hazardous waste. Grantor hereby (a) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws, and (b) agrees to indemnify and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any dumping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove or grant to any other party the right to remove, any timber, minerals (including oil and gas), soil, gravel or rock products without the prior written consent of Lender.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without the prior written consent of Lender. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and its agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon nor leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUPLICATE - CONSENT BY LENDER. Lender may, at its option, declare immediately due and payable all sums secured by this upon the sale or transfer, without the Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest therein; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of Real Property interest. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Illinois law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are a part of this Mortgage.

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Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Mortgage, except for the lien of taxes and assessments not due, and except as otherwise provided in the following paragraph.

Right To Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials and the cost exceeds \$50,000.00. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgage clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property at any time become located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, to the extent such insurance is required by Lender and is or becomes available, for the term of the loan and for the full unpaid principal balance of the loan, or the maximum limit of coverage that is available, whichever is less.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds \$25,000.00. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at its election, apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default hereunder. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to prepay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor.

Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the risks insured; (c) the amount of the policy; (d) the property insured, the then current replacement value of such property, and the manner of determining that value; and (e) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of this Mortgage, or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender on Grantor's behalf may, but shall not be required to, take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Mortgage also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action by Lender shall not be construed as during the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage.

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities, including without limitation all applicable environmental laws, ordinances, and regulations, unless otherwise specifically excepted in the environmental agreement executed by Grantor and Lender relating to the Property.

CONDEMNATION. The following provisions relating to condemnation of the Property are a part of this Mortgage.

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Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments as may be requested by it from time to time to permit such participation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (a) a specific tax upon this type of Mortgage or upon all or any part of the indebtedness secured by this Mortgage; (b) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Mortgage; (c) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (d) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default (as defined below), and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (a) pays the tax before it becomes delinquent, or (b) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage.

Security Agreement. This instrument shall constitute a security agreement to the extent any of the Property constitutes fixtures or other personal property, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Real and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party), from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code), are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage.

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or re-recorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (a) the obligations of Grantor under the Note, this Mortgage, and the Related Documents, and (b) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or agreed to the contrary by Lender in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

PARTIAL RELEASES. Lender shall execute partial releases of the lien of this Mortgage upon the following conditions: PURSUANT TO THE LOAN AGREEMENT DATED DECEMBER 7, 1994.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Real and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time. If, however, payment is made by Grantor, whether voluntarily or otherwise, or by guarantor or by any third party, on the indebtedness and thereafter Lender is forced to remit the amount of that payment (a) to Grantor's trustee in bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (b) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (c) by reason of any settlement or compromise of any claim made by Lender with any claimant (including without limitation Grantor), the indebtedness shall be considered unpaid for the purpose of enforcement of this Mortgage and this Mortgage shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any cancellation of this Mortgage or of any note or other instrument or agreement evidencing the indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantor shall be bound by any judgment, decree, order, settlement or compromise relating to the indebtedness or to this Mortgage.

DEFAULT. Each of the following, at the option of Lender, shall constitute an event of default ("Event of Default") under this Mortgage:

Default on Indebtedness. Failure of Grantor to make any payment when due on the indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

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Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Mortgage, the Note or in any of the Related Documents.

Default in Favor of Third Parties. Should Borrower or any Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's property or Borrower's or any Grantor's ability to repay the Loans or perform their respective obligations under this Mortgage or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by or on behalf of Grantor under this Mortgage, the Note or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished.

Death or Insolvency. The dissolution or termination of Grantor's existence as a going business or the death of any partner, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Foreclosure, Forfeiture, etc. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any of the Property. However, this subsection shall not apply in the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or forfeiture proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surety bond for the claim satisfactory to Lender.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the indebtedness or such Guarantor dies or becomes incompetent or any Guarantor revokes any guaranty of the indebtedness.

Insecurity. Lender reasonably deems itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any event of Default and at any time thereafter, Lender, at its option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Mortgagee in Possession. Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the property marshaled, in exercising its rights and remedies. Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise its remedies under this Mortgage.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the Note rate. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES TO GRANTOR AND OTHER PARTIES. Any notice under this Mortgage, including without limitation any notice of default and any notice of sale to Grantor, shall be in writing and shall be effective when actually delivered, or when deposited with a nationally recognized overnight courier, or, if mailed, shall be deemed effective when deposited in the United States mail first class, registered mail, postage prepaid, directed to the addresses shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. All copies of notices of foreclosure from the holder of any lien

which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Applicable Law. This Mortgage has been delivered to Lender and accepted by Lender in the State of Illinois. This Mortgage shall be governed by and construed in accordance with the laws of the State of Illinois.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all indebtedness secured by this Mortgage.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER ILL. REV. STAT., CH. 110 SECTION 15-1501(b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON BEHALF OF GRANTOR AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Mortgage (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

LOAN AGREEMENT. THE TERMS AND CONDITIONS OF THE LOAN AGREEMENT DATED DECEMBER 7, 1994 BETWEEN BORROWER, GUARANTORS AND LENDER ARE MADE A PART HEREOF AND INCORPORATED BY REFERENCE.

ADDITIONAL EVENTS OF DEFAULT. EVENT(S) OF DEFAULT AS PROVIDED IN THE LOAN AGREEMENT DATED DECEMBER 7, 1994 ARE MADE A PART HEREOF AND INCORPORATED BY REFERENCE.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

DEER CROSSING II LIMITED PARTNERSHIP c/o TERRESTRIS DEVELOPMENT COMPANY

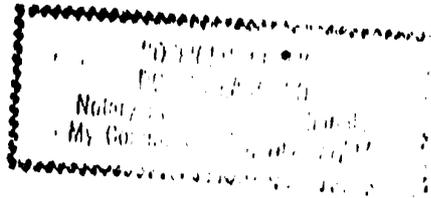
By:  (SEAL)
TERRESTRIS DEVELOPMENT COMPANY, General Partner, DENNIS A. CORTESI, PRESIDENT

0403317

This Mortgage prepared by: JOSEPH C. GARRO
1400 SIXTEENTH STREET
OAK BROOK, IL 60521

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Deerfield



On this 7th day of December, 1996, before me, the undersigned Notary Public, personally appeared DENNIS A. CORTESI, PRESIDENT OF TERRESTRIS DEVELOPMENT COMPANY, General Partner of DEER CROSSING II LIMITED PARTNERSHIP c/o TERRESTRIS DEVELOPMENT COMPANY, and known to me to be a partner or designated agent of the partnership that executed the Mortgage and acknowledged the Mortgage to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the partnership.

By Dennis A. Cortesi Residing at Deerfield, Ill.
Notary Public in and for the State of Illinois My commission expires 9-1-97

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

PART OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID SECTION 4 WHICH IS 610.50 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 1 DEGREES 45 MINUTES WEST 720.5 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST 609.5 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 0 DEGREES 25 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 1,563.1 FEET TO THE SOUTH LINE OF SAID SECTION BEING ALSO THE CENTER LINE OF A PUBLIC ROAD; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 2,676.7 FEET TO AN ANGLE IN THE SAID PUBLIC ROAD; THENCE SOUTH 49 DEGREES 56 MINUTES WEST ALONG THE CENTER LINE OF SAID PUBLIC ROAD EXTENDED 953.7 FEET; THENCE SOUTH 19 DEGREES 56 MINUTES WEST ALONG THE CENTER LINE OF A LANE 577.0 FEET; THENCE NORTH 84 DEGREES 44 MINUTES WEST 684.6 FEET; THENCE NORTH 10 DEGREES 31 MINUTES EAST 930.7 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES EAST 281.6 FEET; THENCE NORTH 13 DEGREES 23 MINUTES EAST 202.4 FEET TO THE SOUTH LINE OF SECTION 4; THENCE EAST ALONG SAID SOUTH LINE 346.2 FEET; THENCE NORTH 25 DEGREES 56 MINUTES EAST 365.0 FEET; THENCE NORTH 17 DEGREES 11 MINUTES EAST 2,071.0 FEET TO THE NORTH LINE OF SECTION 4; THENCE SOUTH 89 DEGREES 25 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2,094.0 FEET TO THE POINT OF BEGINNING

(EXCEPTING THEREFROM THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

ALSO EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES AS DESCRIBED IN INSTRUMENT DATED JUNE 12, 1939, AND RECORDED AS DOCUMENT NUMBER 12331672

ALSO EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES BY DEED DATED APRIL 18, 1946 AND RECORDED AS DOCUMENT NUMBER 13794721,

ALSO EXCEPTING THEREFROM THAT PART LYING SOUTHERLY OF CENTER LINE OF PUBLIC ROAD KNOWN AS SHOE FACTORY ROAD AND SHOWN ON THE PLAT OF SAID ROAD RECORDED OCTOBER 25, 1954 AS DOCUMENTS 16052039 AND 16052045;

ALSO EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY INSTRUMENTS DATED JULY 19, 1956, APRIL 29, 1957, JANUARY 27, 1959 AND OCTOBER 27, 1958 AND RECORDED JULY 26, 1956, MAY 9, 1957, FEBRUARY 17, 1959 AND FEBRUARY 3, 1961 AS DOCUMENT NUMBER 16651218, 16899898, 17458966 AND 18077344 RESPECTIVELY ALSO EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 4; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 4, A DISTANCE OF 58.9 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE RIGHT OF 89 DEGREES 52 MINUTES WITH SAID EAST LINE EXTENDED FOR A DISTANCE OF 610.50 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE EAST 9.25

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CHAINS OF THE NORTH 10.82 CHAINS OF SAID FRACTIONAL SECTION 4; THENCE SOUTHERLY ON SAID WEST LINE A DISTANCE OF 270.05 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED MAY 9, 1957 IN BOOK 54858 PAGE 553 AS DOCUMENT NUMBER 16899898, AND ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE WESTERLY ALONG THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16899898 FORMING AN ANGLE TO THE RIGHT OF 88 DEGREES 47 MINUTES WITH THE SAID WEST LINE OF THE EAST 9.25 CHAINS EXTENDED FROM A DISTANCE OF 208.37 FEET TO A POINT; THENCE NORTHERLY ALONG THE WEST LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16899898 FORMING AN ANGLE OF 90 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED FROM A DISTANCE OF 20 FEET TO A POINT IN THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED JULY 26, 1956 IN BOOK 53823, PAGE 333, AS DOCUMENT NUMBER 16651218, BEING 208.37 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218 FORMING AN ANGLE LEFT OF 90 DEGREES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 1,643.28 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE LEFT OF 3 DEGREES 52 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FROM A DISTANCE OF 338.53 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE LEFT OF 68 DEGREES 58 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 88.39 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE LEFT OF 111 DEGREES 2 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 367.39 FEET MORE OR LESS TO A POINT BEING 82.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218; THENCE EASTERLY 82.5 FEET SOUTHERLY FROM AND PARALLEL TO SAID SOUTH LINE FORMING AN ANGLE RIGHT OF 3 DEGREES 52 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 1,575.79 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE RIGHT OF 22 DEGREES 30 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 52.2 FEET TO A POINT BEING 102.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218; THENCE EASTERLY 102.5 FEET SOUTHERLY FROM AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16651218 FORMING AN ANGLE LEFT OF 22 DEGREES 30 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 224.77 FEET TO A POINT IN THE WEST LINE OF THE EAST 9.25 CHAINS OF THE NORTH 10.82 CHAINS OF SAID FRACTIONAL SECTION 4, SAID POINT BEING 82.5 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY THE AFORESAID DEED RECORDED AS DOCUMENT NUMBER 16899898; THENCE NORTHERLY ALONG SAID WEST LINE OF THE EAST 9.25 CHAINS FOR A DISTANCE OF 82.5 FEET TO THE POINT OF BEGINNING

ALSO EXCEPTING THEREFROM THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH LIES NORTH OF THE NORTH LINE OF AFORESAID TRACT OF LAND CONVEYED TO COUNTY OF COOK FOR HIGHWAY PURPOSES BY DEED DATED APRIL 18, 1946 AND RECORDED AS DOCUMENT NO. 13794721:

THAT PART OF THE EAST 1/2 OF THE FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT POINT IN THE NORTH LINE OF SAID SECTION 4, WHICH IS 610.50 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 45 MINUTES WEST 720.5 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST 393.94 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE

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ELGIN, JOLIET AND EASTERN RAILWAY, OR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 4, BEING ALSO THE CENTER LINE OF PUBLIC ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 4, 644 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE NORTH 00 DEGREES 25 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 4, FOR A DISTANCE OF 1,563.1 FEET; THENCE NORTH 89 DEGREES 36 MINUTES WEST 215.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

ALSO EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 42 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION BEING ALSO THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN A DISTANCE OF 610.50 FEET TO THE POINT OF BEGINNING THENCE NORTH 89 DEGREES 42 MINUTES 33 SECONDS WEST, ALONG SAID LINES A DISTANCE OF 990.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 41 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 4 ALSO BEING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 A DISTANCE OF 1,103.75 FEET TO A POINT; THENCE SOUTH 17 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.33 FEET TO THE NORTH RIGHT OF WAY LINE OF THE NORTHWEST ILLINOIS TOLLWAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF THE FOLLOWING THREE COURSES:

(1) SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,904.07 FEET TO A POINT; (2) NORTH 0 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 15.0 FEET TO A POINT; (3) SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 208.37 FEET TO A POINT ON THE WEST LINE OF THE NORTH 10.82 CHAINS (714.12 FEET) OF THE EAST 9.25 CHAINS (610.50 FEET) OF FRACTIONAL SECTION 4 AFORESAID; THENCE NORTH 0 DEGREES 23 MINUTES 47 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 44.03 FEET TO THE PLACE OF BEGINNING); IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF 10.82 CHAINS (714.12 FEET) TO A POINT; RUNNING THENCE WESTERLY, AT AN ANGLE OF 90 DEGREES 08 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 4, A DISTANCE OF 312.82 FEET TO AN IRON STAKE ON THE WESTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY FOR A POINT OF BEGINNING CONTINUING THENCE WESTERLY ALONG THE SAME COURSE 297.68 FEET TO AN IRON STAKE; RUNNING THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 52 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE AND BEING PARALLEL WITH THE AFORESAID EAST LINE OF FRACTIONAL SECTION 4, A DISTANCE OF 302.72 FEET TO AN IRON STAKE ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY PARCEL NUMBER N, I. G. 6-32; RUNNING THENCE EASTERLY ALONG SAID SOUTH LINE, AT AN ANGLE OF 90 DEGREES 08 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 361.39 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF

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INTERSECTION OF SAID SOUTH LINE AND THE AFORESAID WESTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY SAID POINT BEING 308.27 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING RUNNING THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AT AN ANGLE OF 79 DEGREES 05 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE 308.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN 06-04-200-015
06-04-200-021
06-04-200-026

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

W.E. NAVOLIO
OAK BROOK BANK
1400 SIXTEENTH STREET
OAK BROOK, IL 60521

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