

UNOFFICIAL CO-038121816

1998-12-10 09:22:

Cook County Recorder

63.00

WAIVER OF 30 DAY DELIVERY REQUIREMENT OF DISCLOSURE ENVIRONMENTAL DOCUMENT



This WAIVER executed as of the <u>1st</u> day of October 1998, by and between NWS, Inc., an Illinois corporation ("Transferor") and NBD Bank, a Michigan banking corporation ("Lender").

WITNESSETH:

WHEREAS, the Transferor desires to secure a mortgage with certain real estate located in Cook Courty, Illinois, and as more particularly described in Exhibit A attached hereto ("Real Estate"); and

WHEREAS. the mortgaging of the Real Estate is subject to the provisions of the Illinois Responsible Property Fransfer Act of 1988 found at 765 ILCS 90/1 ("IRPTA") wherein all parties to this transaction deemed to be transferors are required to deliver a disclosure document (as defined in IRPTA) ("Disclosure Document") to all other parties deemed to be lenders thirty (30) days prior to the effective date of the transfer of property subject to IRPTA unless such requirement is waived by such parties; and

WHEREAS, the parties wish that the effective date of mortgaging of the Real Estate shall be as soon as practicable after the execution of this Waiver ("Effective Date");

WHEREAS, the parties have agreed to waive the requirement that the Disclosure Document be delivered to the Lender thirty (30) days prior to the F.Fective Date:

NOW THEREFORE, in consideration of the mutual promines and covenants, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1: The parties, in accordance with 765 ILCS 90/4 (b) waive the requirement of delivery of the Disclosure Document to the Lender thirty (30) days prior to the F. Fective Date.

Section 2: The parties acknowledge that they are aware of the purpose and intent of IRPTA.

Section 3: The Transferor shall deliver the Disclosure Document to the Lender on or before the Effective Date.

Section 4: Each of the covenants contained herein shall be binding upon and insure to the benefit of the heirs, executors, administrators, assigns, designees, and successors in interest of the Transferor and Lender.

BOX 333-CTI

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This Waiver shall be governed by and interpreted in accordance with laws of Section 5: the State of Illinois.

This Waiver may be executed in several identical counterparts, each of which, Section 6: when executed, shall be deemed an original. All such identical counterparts shall together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Waiver as of the date and year first written above.

NWS, Inc., an Illinois corporation

Exhibit A

LEGAL DESCRIPTION

Property or County Clerk's Office

PARCEL 1:

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THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 FAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERSOF RECORDED MAY 23, 1930 AS DOCUMENT NUMBER 10667452, IN COCK COUNT, ILLINGIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 15TH STREET IN THE CITY OF CHICAGO, COCK COUNTY, ILLINOIS, 33 FEST MORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SALD CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH, THERECE WEST ON AN ASSIGNED AZIMOTH OF 270 DZGRES OF MINUTES OF SECONDS ALONG THE SORTH LINE OF SAID BETT STREET, 526.77 FEET FOR A POINT OF BEGINNING; THEMCE CONTINUING ON AN ZIMUTH OF 270 DEGREES OF MINUTES OF SECONDS ALONG THE NORTH LINE OF 35TH STREET 372.53 FIFT; THENCE ON AN AZIMUTH OF OO DEGREES OF MINUTES OF SECONDS 140.74 (EXE: THENC'S ON AN AZIMUTH OF 90 DEGREES 01 MINUTES 00 SECONDS 13.84 FEET; THENCE ON AN AZIMUTH OF OO DEGREES OI MINUTES OO SECONDS 261.47 FEET; THENCE ON AN AZIMUTH (1990 DEGREES OF MINUTES OF SECONDS 4.40 FEET; THENCE OR AN AZIMUTH OF 00 DEGREES 01 MINITES 00 SECONDS, 38.00 FEET TO THE CENTERLINE OF A 24" CUBCRETS FOUNDATION WALL; TRENCE ON AN AZIMUTH OF 90 DEGREES 01 MINUTES 00 SECONDS, ALONG SAID CENTERLINE AND FOUNDATION HALL, AND SAID CENTERLINE EXTENDED SAST, 354.30 FEET TO A POINT WHICH AGARS AN AZIMUTH OF OO DEGREES OF MINUTES OF SECONDS FROM THE POINT OF SEGINAING; THE RCE ON AN AZIMUTH OF 180 DEGREES 01 MINUTES OO SECONDS, 439.60 FERT TO THE ROLNT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 3F LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THERRIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1990 AS DOCUMENT NUMBER 10667452, IN COCK COLUMN, ILLINGIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST JOTH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID MORTH EAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED MORTH, THENCE HEST ON AM ASSIGNED AZIMUTH OF 270 DEGREES OO MINUTES OO SECONDS AT MRG THE MORTH LINE OF SAID 35TH STREET, 525.77 FRET; THEMCE ON AN AZIMUTH OF CO DEGREES OI MINUTES DO SECONDS, 439.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24" CONCRETE FOUNDATION WALL FOR A POINT OF BEGINNING, THENCE CONTINUING ON AN AZEMUTH OF GO DEGREES OI MINUTES OO SECONDS, 186.74 FEET; THENEZ OF AN AZEMUTH OF 23 DEGREES 21 MINUTES 52 SECONDS, 83.73 FERT; THENCE ON AN AZIMUTA OF 67 DEGREES 78 MINUTES 17 SECONDS, 83.74 FEET; THENCE ON AN AZIMUTH OF 339 DEGISES 14 MINUTES 27 SECONDS, 46.06 FEET; THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTIS 38 SECONDS, 43,44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVI CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 35 SECONDS, 95.17 FEET; THENCE ON AN AZIMUTH OF 49 DEGREES 47 MINUTES 23 SECONDS, 33.91 FIET; THENCE ON AN AZIMUTH OF 36 DEGREES 15 MINUTES OF SECONDS, 275.76

FIRT TO THE SOUTHERLY LINE OF THE CANAL RISERVE OF THE ILLINOIS AND MICHIGAN CANAL: THENCE ON AN AZIMUTH OF 248 DEGREES 27 MINUTES OO SECONDS ALONG SAID SOUTHERLY LINE, 975.31 FEST TO THE NORTHEAST CORNER OF LOT 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE MORTHEAST 1/4 OF SECTION 36, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 24, 1957 AS DOCUMENT NUMBER 16966716; THENCE SOUTH THROUGH THE FOLLOWING TEN COURSES ALONG THE SAST LINES OF SAID CAMPBELL SOUP COMPANY'S SUBDIVISION; THENCE ON AN AZIMUTH OF 214 DEGREES 13 MINUTES 38 SECONDS, 165.36 FEET; THENCE ON AN AZIMUTH OF 179 DEGREES 59 MINUTES 58 SECONDS, 311.98 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 56 MINUTES 10 SECONDS, 18.00 FEST; THENCE ON AN AZIMUTH OF 180 DEGREES OF MINUTES OF SECONDS, 94.00 FIRT; THERCE ON AN AZIMUTH OF 90 DIGREES OF MINUTES OF SECONDS, 23.00 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES OO MINUTES OO SECONDS, 106.00 FEET; THENCE ON AN AZIMUTH OF 216 DEGREES OF MINUTES 50 SECONDS, 49.39 FEET; THENCE ON AN AZIMUTE OF 180 DEGREES ON MINUTES ON SECONDS, 127.65 FEET, THENCE ON AN AZIMUTE OF 270 DEGREES OF MINITES OF SECONDS, 3.95 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES OF MINUTES OF SECTIONS, 125.00 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID; THENCE EAST ALONG SAID MONTH LINE, 227.45 FEET; THENCE ON AN AZIMUTH OF GO DEGREES OI MINUTES OO SECONDS, 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES OI MINUTES OO SECONDS, 13.84 FEET; THIRDE ON AN AZIMUTH OF OO DEGREES OF MINUTES OF SECONDS, 261.47 FIRT; THENCE ON AN AZIMUTH OF 90 DEGREES 01 MINUTES 00 SECONDS, 4.40 FEET; THEMCE ON AN AZIMUTH OF OC DEGREES OF MINUTES OF SECONDS, 38.00 FRET TO THE CENTERLINE OF A 24" CONCRETE COUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES 31 MINUTES OF SECONDS, ALONG SAID LETTERLINE AND FOUNDATION WALL, AND SAID CENTERLINE EXTENUED EAST, 354.30 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 2 AND 4 IN CAMPBELL SOUP CAMPANY'S JUBILITISION OF PART OF THE MORTH EAST 1/4 OF SECTION 36. TOWNSHIP 39 HORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JULY 24, 1557 AS DOCUMENT NUMBER 16966716.

PARCEL 4:

EASEMENT FOR USE OF RAILROAD TRACKS OVER THAT PART OF THE MORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION (TANIEN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1930 AS DOCUMENT NUMBER 10667452, 19 COOK COUNTY, ILLINDIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COCK COUNTY, ILLINOIS, 33 FERT MORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH, THENCE WEST ON AN ASSISTED AZIMUTH OF 270 DEGREES OO MINUTES OO SECONDS ALONG THE MORTH LINE OF SAID 35TH 3772ET, 526.77 FEET; THENCE ON AN AZIMUTH OF OO DEGREES OI MINUTES OO SECONDS, 439.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES OI MINUTES OO SECONDS, 386.74 FEET; THENCE ON AN AZIMUTH OF 23 DEGREES, 21 MINUTES, 52 SECONDS 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREES 28 MINUTES 17 SECONDS, 83.74 FEET; THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTES 58 SECONDS, 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CHAVE CONCAVE TO THE NORTHEAST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 35 SECONDS, 35.17 FEET; THENCE ON AN AZIMUTES 3.3.91

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FIRT; THENCE ON AN AZIMUTH OF 36 DEGREES 15 MINUTES OF SECONDS, 26.27 FIRT FOR A POINT OF REGIONING; THENCE CONTINUING ON AN AZIMUTH OF 36 DEGREES 15 MINUTES OF SECONDS, 130.26 FEST; THENCE ON AN AZIMUTH OF 57 DEGREES 12 MINUTES 25 SECONDS.
132.04 FIRT; THENCE ON AN AZIMUTH OF 22 DEGREES 23 MINUTES 24 SECONDS, 52.47 FIRT TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE ON AN AZIMUTH OF 68 DEGREES 27 MINUTES 00 SECONDS ALONG SAID SOUTHERLY LINE, 73.39 FEST TO ITS INTERSECTION WITH THE WEST LINE OF CAMPBILL AVENUE AFORESAID AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED) PRODUCED NORTH; THENCE CONTINUING ON AN AZIMUTH OF 68 DEGREES 37 MINUTES 00 SECONDS, 14.34 FEST; THENCE ON AN AZIMUTH OF 182 DEGREES 59 MINUTES 01 SECONDS, 7.68; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUY 214.63, CENTRAL ANGLE 7 DEGREES 34 MINUTES 06 SECONDS, 27.03 FEST; THENCE ON AN AZIMUTH OF 214 DEGREES 41 MINUTES 06 SECONDS, 17.55 FEST TO THE WEST LINE OF CAMPBEL AVENUE AFORESAID, THENCE ON AN AZIMUTE 216 DEGREES 06 MINUTES 54 SECONDS, 104.47 FEST; THENCE ON AN AZIMUTH OF 239 DEGREES 58 MINUTES 04 SECONDS, 247.73 FEST TO THE FOLIT OF BEGINNING.

PARCEL 5:

LASEMENT FOR INGRESS, EGRESS AND ACCESS OVER THAT PART OF THE MORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, PATGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1930 AS DOCUMENT NUMBER 10667453, IN COCK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NARTH OF THE SOUTH LINE OF SAID HORTHEAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES OO MINUTES OO SECONDS ALONG THE MORTH LINE OF SAID 35TH STREET, 526.77 FEET; THENCE ON AM AZIMUTE OF OO DEGREES OF MINUTES TO SECONDS, 439.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 20 INCH CONCRETE FOUNDATION WALL; THENCE CONTINUING ON AN AZIMUTH OF OO DEGREES OI MINUTES OO SECONDS, 186.74 FEET; THENCE ON AN AZIMUTH OF 23 DEGREES 21 MINUTES 52 SELCTOS, 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREES 28 MINUTES 17 SECONDS, 83.74 PERT FOL & POINT OF BEGINNING; THENCE ON AN AZIMUTH OF 339 DEGREES 14 MINUTES 27 SECONDS, 46 (G FEET; THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTES 58 SECONDS, 45.44 FEET, THENCE MONTHEASTERLY ALONG A TANGERTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTER: ANGLE 18 DEGREES 28 MINUTES 35 SECONDS, 95.17 FEET; THERCE OR AN AZIMUTH OF 9 DEGREES 47 MINUTES 23 SECONDS, 33.91 FEST; THENCE ON AN AZIMUTH OF 36 DEGREES 15 MOTOTES 07 SECONDS, 275.76 FIRT TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE INCIDEN AND MICHIGAN CARAL; THENCE ON AN AZIMUTH OF 138 DEGREES 27 MINUTES 00 SECONDS 50,00 FEET; THENCE ON AN AZIMETH OF 220 DEGREES \$3 MINUTES 20 SECONDS, 342.51 FEET THENCE ON AN AZIMUTE OF 242 DEGREES OF MINUTES 22 SECONDS, 100.00 FERT TO THE POINT OF BEGINNING.

PARCEL 6:

EASEMENT FOR INGRESS, SGRESS AND ACCESS OVER THE SOUTH 150 FEET OF THE WEST 30 FEET OF LOTS 2,3,4,5 AND PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 23, 1930 AS DOCUMENT NUMBER 10567452 ALSO PART OF THE MORTHEAST QUARTER OF SECTION 36, TOWNSHIP AND PARGE

AFORESAID, TAXIN AS A TRACT, IN COCK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE MORTH LINE OF WEST 15TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLIMOIS, 33 FZET MORTH OF THE SOUTH LINE OF SAID MORTHEAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SGUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ON AN ASSIGNED AZIMUTE OF 270 DEGREES OF MINUTES OF SECONDS ALONG THE WORTH LINE OF SAID 35TH STREET, 526.77 FEST; THENCE ON AN AZIMUTH OF GO DEGREES OF MINUTES OF SECONDS, 439.60 FEST TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE CONTINUING ON AN AZIMUTH OF OR DEGREES OF MINUTES OF SECONDS, 386.74 FEST; THENCS ON AN AZIMUTE OF 23 DEGREES 21 MINUTES 52 SECONDS, 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREES 28 MINUTES 17 SECONDS, 83.74 FEST; THENCE ON AN AZIMUTH OF 339 DIGRIES 14 MINUTES 27 SICONDS, 46.06 FIST: THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTES 55 SECONDS, 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAUS TO THE LONTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 35 SECONDS, 95.17 FEET, THENCE ON AN AZIMUTH OF 49 DEGREES 47 MINUTES 23 SECONDS, 33.91 FEET; THENCE ON AN JOINLY OF 36 DEGREES 15 MINUTES OF SECONDS, 275.76 FEET TO THE SOUTHERLY LIFE OF THE CAMAL RESERVE OF THE ILLINOIS AND MICHIGAN CAMAL, BEING ALSO THE RIGHT -OF-WAY LINE FOR EXPRESSUAY ACCORDING TO DOCUMENT NO. 19024366, RECORDED JANUARY 17, 1964; TYZINCE ON AN AZIMUTH OF 68 DEGREES 17 MINUTES OF SECONDS ALONG SAID RIGHT-OF-WAY LINE 152.77 FLET; THENCE ON AN AZIMUTH OF 182 DEGREES 59 MINUTES OF SECONDS, 7.68 FEET; THEY.C) SOUTHERLY ALONG A TARGENTIAL CURVECONCAVE TO THE WEST, RADIUS 204.637EET, CENTRAL ANGLE 07 DEGREES 14 MINUTES 06 SECONDS, 27.03 FEET; THENCE ON AN AZIMUTH OF 214 DEGREES 41 MINUTES OF SECONDS, 17.55 FEET TO THE AFOREMENTIONED HEST LINE OF SOUTH CAMPBELL AVENUE PRODUCED BORTH; THENCE ON AN AZIMUTH OF 180 DEGREES 18 MINUTES OO SECONDS ALONG SAID WEST LINE, 164.69 FEET TO THE NORTHWEST CORNER OF LOT 4 AFORESAID; THENCE OF AN AZIMUTH OF 90 DEGREES 18 MINUTES OO SECONDS ALONG THE HORTH LINE OF LCT 4, A DISCANCE OF 30.00 FEET TO THE MORTHEAST CORNER THEREOF; THENCE ON AN AZIMUTH OF 180 DIGRES 18 MINUTES OF SECONDS ALONG THE EAST LINE OF LOTS 4,5 AND 3, A DISTANCE OF 1121. 4 FEET TO THE MORTH LINE OF WEST 35TH STREET; THENCE ON AN AZIMUTE OF 270 DEGREES OF MINUTES OF SECONDS 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

SASEMENT FOR INCRESS, EGRESS AND ACCESS OVER THE NORTH JAK. 74 FEET OF THE SOUTH 826.34 FEET OF THE WEST 65 FEET OF THE LAND LOCATED TO THE FAST AND MORE FULLY DESCRIBED IN THE DECLARATION OF EASEMENTS FOR INGRESS, EGGES AND ACCESS RECORDED APRIL 15, 1993.

Address 2600 W. 35 th St. Chings PINS 16-36-200-031/033/048 16-36-201-034/035