

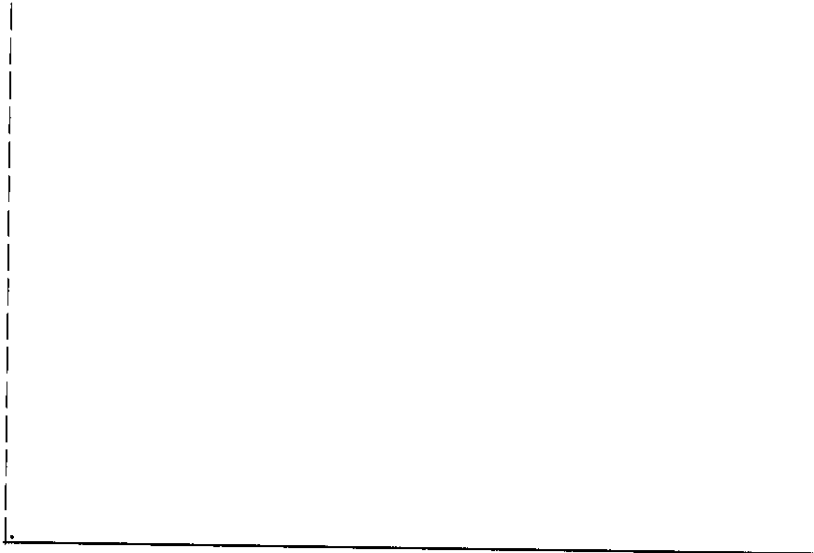
UNOFFICIAL COPY**Illinois Anti-Predatory
Lending Database
Program****Certificate of Exemption****Report Mortgage Fraud
800-532-8780****Doc#: 1005756017 Fee: \$42.0**
Eugene "Gene" Moore RHSP Fee: \$10.0
Cook County Recorder of Deeds
Date: 02/26/2010 01:17 PM Pg: 1 of 4**The property identified as: PIN: 04-15-204-028-0000****Address:****Street: 1849 Trails Edge Drive****Street line 2:****City: Northbrook****State: IL****ZIP Code: 60062****Lender: Weinberg Development, LLC****Borrower: Richard A. Nelson and Felice W. Nelson****Loan / Mortgage Amount: \$200,000.00**

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 4BC9ACC8-C387-440C-AEB0-8C851F12D5AE**Execution date: 02/25/2010**

UNOFFICIAL COPY

MORTGAGE



THE MORTGAGORS, RICHARD A. NELSON and FELICE W. NELSON, Mortgage, grant and convey to the MORTGAGEE, WEINBERG DEVELOPMENT, LLC to secure the repayment of the Loan in the amount of \$200,000.00, (plus interest and other costs and otherwise comply with the terms of the Note dated January 30, 2010 executed by the Mortgagor payable to the Mortgagee) the following described Property:

SEE ATTACHED LEGAL DESCRIPTION


situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

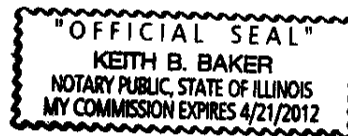
Property Commonly Known as: 1849 Trails Edge Drive, Northbrook, IL 60062.


Permanent Real Estate Index Number of: 04-15-204-028-0000

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Mortgage.

BY SIGNING BELOW, Borrower accepts and agrees to the terms, conditions and covenants contained in this Mortgage on this 30th Day of January, 2010.

Borrower:

RICHARD A. NELSON



Borrower:

FELICE W. NELSON

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

LOT 36 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 14, 1993 AS DOCUMENT NUMBER 93366641, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK DATED - AND RECORDED MAY 17, 1993 AS DOCUMENT NUMBER 93366707, MADE BY PARK PLACE ESTATES OF

NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND:

LOTS 45 AND 46 (ALSO KNOWN AS OUTLOTS C AND D) IN PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS TO AND FROM THE EMERGENCY FIRE LANE EASEMENT AS CREATED BY DECLARATION OF EASEMENT DATED MAY 14, 1993 AND RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93366643 OVER, ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 20.0 FOOT STRIP OF LAND IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTH LINE OF THE NORTH 5 CHAINS OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 88 DEGREES 59 MINUTES 29 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 19.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 59 MINUTES 29 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 20.79 FEET; THENCE SOUTHEASTERLY 436.29 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 630.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 34 DEGREES 53 MINUTES 10 SECONDS EAST 427.63 FEET); THENCE SOUTH 51 DEGREES 43 MINUTES 52 SECONDS EAST TANGENT TO THE LAST SAID CURVE 119.81 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 153.56 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY WITH A RADIUS OF 410.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING SOUTH 44 DEGREES 00 MINUTES 05 SECONDS EAST 152.66 FEET); THENCE SOUTHEASTERLY 391.30 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 850.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 46 DEGREES 27 MINUTES 45 SECONDS EAST 387.93 FEET); THENCE SOUTH 33 DEGREES 21 MINUTES 51 SECONDS WEST 20.03 FEET; THENCE NORTHWESTERLY 399.54 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 870.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING NORTH 46 DEGREES 25 MINUTES 40 SECONDS WEST 396.03 FEET); THENCE NORTHWESTERLY 146.07 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 390.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 44 DEGREES 00 MINUTES 05 SECONDS WEST 143.22 FEET); THENCE NORTH 54 DEGREES 43 MINUTES 52 SECONDS WEST TANGENT TO THE LAST SAID CURVE 1149.81 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 456.89 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST SAID LINE WITH A RADIUS OF 650.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 34 DEGREES 58 MINUTES 18 SECONDS WEST 446.61 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.