

Illinois Anti-Predatory  
Lending Database  
Program

Doc#. 2004925018 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/18/2020 10:21 AM Pg: 1 of 9

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: PIN: 15-05-300-058-0000

Address:

Street: 5200 Proviso Drive

Street line 2:

City: Melrose Park

State: IL

ZIP Code: 60163

Lender: The First National Bank of Ottawa

Borrower: Merx Global Inc / 5200 Proviso LLC

Loan / Mortgage Amount: \$35,000.00

This property is located within the program area 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: C8670A02-128D-434E-92AF-DF2811BB01A1

Execution date: 2/11/2020

**UNOFFICIAL COPY**

(Space Above This Line For Recording Data)

LOAN NUMBER: 8909906269

**COMMERCIAL REAL ESTATE MORTGAGE  
FUTURE ADVANCES AND FUTURE OBLIGATIONS ARE SECURED BY THIS REAL ESTATE  
MORTGAGE**

This COMMERCIAL REAL ESTATE MORTGAGE ("Security Instrument") is made on February 11, 2020 between the mortgagor(s) 5200 Proviso LLC, an Illinois Limited Liability Company, whose address is 1454 Elmhurst Road, Elk Grove Village, Illinois 60007 ("Mortgagor"), and The First National Bank of Ottawa whose address is 701 LaSalle St, Ottawa, Illinois 61350-9987 ("Lender"), which is organized and existing under the laws of the United States of America. Merx Global, Inc. ("Borrower") owes Lender the principal sum of Thirty-five Thousand and 00/100 Dollars (U.S. \$35,000.00), which is evidenced by the promissory note dated February 11, 2020. Mortgagor in consideration of this loan and any future loans extended by Lender up to a maximum principal amount of Thirty-five Thousand and 00/100 Dollars (U.S. \$35,000.00) ("Maximum Principal Indebtedness"), and for other valuable consideration, the receipt of which is acknowledged, hereby mortgages, grants and conveys to Lender, its successors and assigns, forever, the following described property located in the County of Cook, State of Illinois:

Address: 5200 Proviso Drive, Melrose Park, Illinois 60163

Legal Description: See Attached Exhibit

Parcel ID/Sidwell Number: 15-05-300-058-0000

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter called the "Property").

**RELATED DOCUMENTS.** The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, prior deeds to secure debt, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Indebtedness and Security Instrument, whether now or hereafter existing, including any modifications, extensions, substitutions or renewals



# UNOFFICIAL COPY

of any of the foregoing. The Related Documents are hereby made a part of this Security Instrument by reference thereto, with the same force and effect as if fully set forth herein.

**INDEBTEDNESS.** This Security Instrument secures the principal amount shown above as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from Borrower to The First National Bank of Ottawa, howsoever created or arising, whether primary, secondary or contingent, together with any interest or charges provided in or arising out of such indebtedness, as well as the agreements and covenants of this Security Instrument and all Related Documents (hereinafter all referred to as the "Indebtedness").

**FUTURE ADVANCES.** To the extent permitted by law, this Security Instrument will secure future advances as if such advances were made on the date of this Security Instrument regardless of the fact that from time to time there may be no balance due under the note and regardless of whether Lender is obligated to make such future advances.

**WARRANTIES.** Mortgagor, for itself, its heirs, personal representatives, successors, and assigns, represents, warrants, covenants and agrees with Lender, its successors and assigns, as follows:

**Performance of Obligations.** Mortgagor promises to perform all terms, conditions, and covenants of this Security Instrument and Related Documents in accordance with the terms contained therein.

**Defense and Title to Property.** At the time of execution and delivery of this instrument, Mortgagor is lawfully seised of the estate hereby conveyed and has the exclusive right to mortgage, grant, convey and assign the Property. Mortgagor covenants that the Property is unencumbered and free of all liens, except for encumbrances of record acceptable to Lender. Further, Mortgagor covenants that Mortgagor will warrant and defend generally the title to the Property against any and all claims and demands whatsoever, subject to the easements, restrictions, or other encumbrances of record acceptable to Lender, as may be listed in the schedule of exceptions to coverage in any abstract of title or title insurance policy insuring Lender's interest in the Property.

**Condition of Property.** Mortgagor promises at all times to preserve and to maintain the Property and every part thereof in good repair, working order, and condition and will from time to time, make all needful and proper repairs so that the value of the Property shall not in any way be impaired.

**Removal of any Part of the Property.** Mortgagor promises not to remove any part of the Property from its present location, except for replacement, maintenance and relocation in the ordinary course of business.

**Alterations to the Property.** Mortgagor promises to abstain from the commission of any waste on or in connection with the Property. Further, Mortgagor shall make no material alterations, additions, or improvements of any type whatsoever to the Property, regardless of whether such alterations, additions, or improvements would increase the value of the Property, nor permit anyone to do so except for tenant improvements and completion of items pursuant to approved plans and specifications, without Lender's prior written consent, which consent may be withheld by Lender in its sole discretion. Mortgagor will comply with all laws and regulations of all public authorities having jurisdiction over the Property including, without limitation, those relating to the use, occupancy and maintenance thereof and shall upon request promptly submit to Lender evidence of such compliance.

**Due on Sale - Lender's Consent.** Mortgagor shall not sell, further encumber or otherwise dispose of, except as herein provided, any or all of its interest in any part of or all of the Property without first obtaining the written consent of Lender. If any encumbrance, lien, transfer or sale or agreement for these is created, Lender may declare immediately due and payable, the entire balance of the Indebtedness.

**Insurance.** Mortgagor promises to keep the Property insured against such risks and in such form as may within the sole discretion of Lender be acceptable, causing Lender to be named as loss payee or if requested by Lender, as mortgagee. The insurance company shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. All insurance policies must provide that Lender will get a minimum of 10 days notice prior to cancellation. At Lender's discretion, Mortgagor may be required to produce receipts of paid premiums and renewal policies. If Mortgagor fails to obtain the required coverage, Lender may do so at Mortgagor's expense. Mortgagor hereby directs each and every insurer of the Property

# UNOFFICIAL COPY

to make payment of loss to Lender with the proceeds to be applied, only at Lender's option, to the repair and replacement of the damage or loss or to be applied to the Indebtedness with the surplus, if any, to be paid by Lender to Mortgagor.

**Payment of Taxes and Other Applicable Charges.** Mortgagor promises to pay and to discharge liens, encumbrances, taxes, assessments, lease payments and any other charges relating to the Property when levied or assessed against Mortgagor or the Property.

**Environmental Laws and Hazardous or Toxic Materials.** Mortgagor and every tenant have been, are presently and shall continue to be in strict compliance with any applicable local, state and federal environmental laws and regulations. Further, neither Mortgagor nor any tenant shall manufacture, store, handle, discharge or dispose of hazardous or toxic materials as may be defined by any state or federal law on the Property, except to the extent the existence of such materials has been presently disclosed in writing to Lender. Mortgagor will immediately notify Lender in writing of any assertion or claim made by any party as to the possible violation of applicable state and federal environmental laws including the location of any hazardous or toxic materials on or about the Property. Mortgagor indemnifies and holds Lender harmless from, without limitation, any liability or expense of whatsoever nature incurred directly or indirectly out of or in connection with: (a) any environmental laws affecting all or any part of the Property or Mortgagor; (b) the past, present or future existence of any hazardous materials in, on, under, about, or emanating from or passing through the Property or any part thereof or any property adjacent thereto; (c) any past, present or future hazardous activity at or in connection with the Property or any part thereof; and (d) the noncompliance by Mortgagor or Mortgagor's failure to comply fully and timely with environmental laws.

**Financial Information.** Mortgagor agrees to supply Lender such financial and other information concerning its affairs and the status of any of its assets as Lender, from time to time, may reasonably request. Mortgagor further agrees to permit Lender to verify accounts as well as to inspect, copy and to examine the books, records, and files of Mortgagor.

**Lender's Right to Enter.** Lender or Lender's agent shall have the right and access to inspect the Property at all reasonable times in order to attend to Lender's interests and ensure compliance with the terms of this Security Instrument. If the Property, or any part thereof, shall require inspection, repair or maintenance which Mortgagor has failed to provide, Lender, after reasonable notice, may enter upon the Property to effect such obligation; and the cost thereof shall be added to the Indebtedness and paid on Lender's demand by Mortgagor.

**ASSIGNMENT OF LEASES AND RENTS.** As additional security for the payment of the Indebtedness and the performance of the covenants contained herein, Mortgagor hereby assigns and transfers over to Lender any present or future leases, subleases, or licenses of the Property, including any guarantees, extensions, amendments, or renewals thereof, and all rents, income, royalties, and profits derived from the use of the Property or any portion of it, whether due or to become due (collectively the "Rents"). So long as Mortgagor is not in default, Mortgagor may receive, collect and enjoy all Rents accruing from the Property, but not more than one month in advance of the due date. Lender may also require Mortgagor, tenant and any other user of the Property to make payments of Rents directly to Lender. However, by receiving any such payments, Lender is not, and shall not be considered, an agent for any party or entity. Any amounts collected may, at Lender's sole discretion, be applied to protect Lender's interest in the Property, including but not limited to the payment of taxes and insurance premiums and to the Indebtedness. At Lender's sole discretion, all leases, subleases and licenses must first be approved by Lender.

**CONDEMNATION.** Mortgagor shall give Lender notice of any action taken or threatened to be taken by private or public entities to appropriate the Property or any part thereof, through condemnation, eminent domain or any other action. Further, Lender shall be permitted to participate or intervene in any of the above described proceedings in any manner it shall at its sole discretion determine. Lender is hereby given full power, right and authority to receive and receipt for any and all damages awarded as a result of the full or partial taking or appropriation and in its sole discretion, to apply said awards to the Indebtedness, whether or not then due or otherwise in accordance with applicable law. Unless Lender otherwise agrees in writing, any application of proceeds to the Indebtedness shall not extend or postpone the due date of the payments due under the Indebtedness or change the amount of such payments.

# UNOFFICIAL COPY

**MORTGAGOR'S ASSURANCES.** At any time, upon a request of Lender, Mortgagor will execute and deliver to Lender, and if appropriate, cause to be recorded, such further mortgages, assignments, assignments of leases and rents, security agreements, pledges, financing statements, or such other document as Lender may require, in Lender's sole discretion, to effectuate, complete and to perfect as well as to continue to preserve the Indebtedness, or the lien or security interest created by this Security Instrument.

**ATTORNEY-IN-FACT.** Mortgagor appoints Lender as attorney-in-fact on behalf of Mortgagor. If Mortgagor fails to fulfill any of Mortgagor's obligations under this Security Instrument or any Related Documents, including those obligations mentioned in the preceding paragraph, Lender as attorney-in-fact may fulfill the obligations without notice to Mortgagor. This power of attorney shall not be affected by the disability of the Mortgagor.

**EVENTS OF DEFAULT.** The following events shall constitute default under this Security Instrument (each an "Event of Default"):

- (a) Failure to make required payments when due under Indebtedness;
- (b) Failure to perform or keep any of the covenants of this Security Instrument or a default under any of the Related Documents;
- (c) The making of any oral or written statement or assertion to Lender that is false or misleading in any material respect by Mortgagor or any person obligated on the Indebtedness;
- (d) The death, dissolution, insolvency, bankruptcy or receivership proceeding of Mortgagor or of any person or entity obligated on the Indebtedness;
- (e) Any assignment by Mortgagor for the benefit of Mortgagor's creditors;
- (f) A material adverse change occurs in the financial condition, ownership, or management of Mortgagor or any person obligated on the Indebtedness; or
- (g) Lender deems itself insecure for any reason whatsoever.

**REMEDIES ON DEFAULT.** Upon the occurrence of an Event of Default, Lender may, without demand or notice, pay any or all taxes, assessments, premiums, and liens required to be paid by Mortgagor, effect any insurance provided for herein, make such repairs, cause the abstracts of title or title insurance policy and tax histories of the Property to be certified to date, or procure new abstracts of title or title insurance and tax histories in case none were furnished to it, and procure title reports covering the Property, including surveys. The amounts paid for any such purposes will be added to the Indebtedness and will bear interest at the rate of interest otherwise accruing on the Indebtedness until paid. In the event of foreclosure, the abstracts of title or title insurance shall become the property of Lender. All abstracts of title, title insurance, tax histories, surveys, and other documents pertaining to the Indebtedness will remain in Lender's possession until the Indebtedness is paid in full.

**IN THE EVENT OF THE SALE OF THIS PROPERTY UNDER THE PROCEDURE FOR FORECLOSURE OF A SECURITY INSTRUMENT BY ADVERTISEMENT, AS PROVIDED BY APPLICABLE LAW, OR IN THE EVENT LENDER EXERCISES ITS RIGHTS UNDER THE ASSIGNMENT OF LEASES AND RENTS, THE MORTGAGOR HEREBY WAIVES ANY RIGHT TO ANY NOTICE OTHER THAN THAT PROVIDED FOR SPECIFICALLY BY STATUTE, OR TO ANY JUDICIAL HEARING PRIOR TO SUCH SALE OR OTHER EXERCISE OF RIGHTS.**

Upon the occurrence of an Event of Default, Lender may, without notice unless required by law, and at its option, declare the entire Indebtedness due and payable, as it may elect, regardless of the date or dates of maturity thereof and, if permitted by state law, is authorized and empowered to cause the Property to be sold at public auction, and to execute and deliver to the purchaser or purchasers at such sale any deeds of conveyance good and sufficient at law, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder and all costs and charges of the sale, including attorneys' fees, rendering any surplus to the party or parties entitled to it. Any such sale or a sale made pursuant to a judgment or a decree for the foreclosure hereof may, at the option of Lender, be made en masse. The commencement of proceedings to foreclose this Security Instrument in any manner authorized by law shall be deemed as exercise of the above option.

Upon the occurrence of an Event of Default, Lender shall immediately be entitled to make application for and obtain the appointment of a receiver for the Property and of the earnings, income, issue and profits of it, with the powers as the court making the appointments confers. Mortgagor hereby irrevocably consents to such



# UNOFFICIAL COPY

appointment and waives notice of any application therefor. As an additional right, Lender shall have upon the occurrence of an Event of Default the right to possession provided by law.

**REDEMPTION.** Mortgagor waives all permissible right of redemption under section 15-1601, Illinois Statutes, except to the extent that the property is residential real estate as defined by the same section.

**NO WAIVER.** No delay or failure of Lender to exercise any right, remedy, power or privilege hereunder shall affect that right, remedy, power or privilege nor shall any single or partial exercise thereof preclude the exercise of any right, remedy, power or privilege. No Lender delay or failure to demand strict adherence to the terms of this Security Instrument shall be deemed to constitute a course of conduct inconsistent with Lender's right at any time, before or after an event of default, to demand strict adherence to the terms of this Security Instrument and the Related Documents.

**JOINT AND SEVERAL LIABILITY.** If this Security Instrument should be signed by more than one person, all persons executing this Security Instrument agree that they shall be jointly and severally bound, where permitted by law.

**SURVIVAL.** Lender's rights in this Security Instrument will continue in its successors and assigns. This Security Instrument is binding on all heirs, executors, administrators, assigns, and successors of Mortgagor.

**NOTICES AND WAIVER OF NOTICE.** Unless otherwise required by applicable law, any notice or demand given by Lender to any party is considered effective: (i) when it is deposited in the United States Mail with the appropriate postage; (ii) when it is sent via electronic mail; (iii) when it is sent via facsimile; (iv) when it is deposited with a nationally recognized overnight courier service; (v) on the day of personal delivery; or (vi) any other commercially reasonable means. Any such notice shall be addressed to the party given at the beginning of this Security Instrument unless an alternative address has been provided to Lender in writing. To the extent permitted by law, Mortgagor waives notice of Lender's acceptance of this Security Instrument, defenses based on suretyship, any defense arising from any election by Lender under the United States Bankruptcy Code, Uniform Commercial Code, as enacted in the state where Lender is located or other applicable law or in equity, demand, notice of acceleration, notice of nonpayment, presentment, protest, notice of dishonor and any other notice.

**TO THE EXTENT PERMITTED BY LAW, MORTGAGOR WAIVES ANY RIGHT TO NOTICE, OTHER THAN THE NOTICE PROVIDED ABOVE, AND WAIVES ANY RIGHT TO ANY HEARING, JUDICIAL OR OTHERWISE, PRIOR TO LENDER EXERCISING ITS RIGHTS UNDER THIS SECURITY INSTRUMENT.**

**WAIVER OF APPRAISEMENT RIGHTS.** Mortgagor waives all appraisement rights relating to the Property to the extent permitted by law.

**LENDER'S EXPENSES.** Mortgagor agrees to pay all expenses incurred by Lender in connection with enforcement of its rights under the Indebtedness, this Security Instrument or in the event Lender is made party to any litigation because of the existence of the Indebtedness or this Security Instrument. These expenses may include but are not limited to court costs, collection charges, costs incurred with the preparation, filing or prosecution of any foreclosure suit and reasonable attorneys' fees and disbursements.

**ASSIGNABILITY.** Lender may assign or otherwise transfer this Security Instrument or any of Lender's rights under this Security Instrument without notice to Mortgagor. Mortgagor may not assign this Security Instrument or any part of the Security Instrument without the express written consent of Lender.

**GOVERNING LAW.** This Security Instrument will be governed by the laws of the State of Illinois including all proceedings arising from this Security Instrument.

**SEVERABILITY.** If a court of competent jurisdiction determines any term or provision of this Security Instrument is invalid or prohibited by applicable law, that term or provision will be ineffective to the extent required. Any term or provision that has been determined to be invalid or prohibited will be severed from the rest of the Security Instrument without invalidating the remainder of either the affected provision or this Security Instrument.


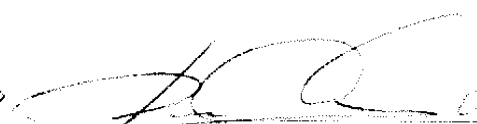
# UNOFFICIAL COPY

**UNIFORM COMMERCIAL CODE (U.C.C.)** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. Mortgagor authorizes Lender to file any financing statements required under the Uniform Commercial Code.

**ORAL AGREEMENTS DISCLAIMER.** This Security Instrument represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

**By signing this Security Instrument, each Mortgagor acknowledges that all provisions have been read and understood.**

5200 Proviso LLC

	2/11/20		02/11/20
By: Christina Peneff	Date	By: Pavel Peneff	Date
Its: MANAGER		Its: MANAGER	

### BUSINESS ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
 COUNTY OF Cook )

This instrument was acknowledged on the 2 / 11 / 20 , by

Christian Peneff, MANAGER and Pavel Peneff, MANAGER on behalf of 5200 Proviso LLC, an Illinois Limited Liability Company, who personally appeared before me.  
In witness whereof, I hereunto set my hand and official seal.

My commission expires:



Identification Number: 1849370

(Official Seal)



**THIS INSTRUMENT PREPARED BY:**  
 The First National Bank of Ottawa  
 701 LaSalle St  
 Ottawa, IL 61350-9983

**AFTER RECORDING RETURN TO:**  
 The First National Bank of Ottawa  
 701 LaSalle St  
 Ottawa, IL 61350-9983

# UNOFFICIAL COPY

## EXHIBIT "A" Legal Description

Parcel 1: That part of the Southwest quarter of Fractional section 5 (North of the Indian Boundary Line), Township 39 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the aforesaid Southwest quarter of Fraction Section 5; thence North 0 degrees 00 minutes 00 seconds East, along the West line of said Southwest quarter, 397.94 feet to the point of intersection with a line, hereinafter designated line "A", drawn 100.00 feet (measured perpendicularly) Northeast of and parallel with the center line of the East bound main track of the Chicago and Northwestern Transportation Company thence South 82 degrees 24 minutes 18 seconds East, along said line "A", 33.29 feet to the point of intersection with a line drawn 33.00 feet East of and parallel with said West line of the Southwest quarter of Fractional section 5; thence South 82 degrees 24 minutes 18 seconds East, along said line "A", 1340.00 feet to the point of beginning of the tract herein described thence North 7 degrees 35 minutes 42 seconds East, 473.40 feet, thence South 81 degrees 51 minutes 16 seconds East, 245.06 feet; thence South 7 degrees 35 minutes 42 seconds West, along a line drawn perpendicularly to the last described course, 471.04 feet to a point on line "A" aforesaid; thence along said line "A", North 82 degrees 24 minutes 18 seconds West, 245.04 feet to the point of beginning, in Cook County, Illinois

Parcel 2 "A": Easement for driveway purposes: easement appurtenant to and for the benefit of parcel 1, as Created by Deed recorded as document 26188913 and per document 87530839, as amended by document 1130642015, for driveway purposes over that part of the Southwest 1/4 of Fractional Section 5, Township 39 North, Range 12 East of the Third Principal Meridian, (North of the Indian Boundary Line) and also that part of the South East 1/4 of Section 6, Township 39 North, Range 12 East of the Third Principal Meridian, described as follows: beginning at the Southeast corner of the South East 1/4 of said Section 6; thence North 0 degrees 00 minutes 00 seconds East, along the East line of said South East 1/4, a distance of 222.10 feet to the Southwesterly line of the Chicago and Northwestern Transportation Company Right of Way, said line being 60.55 feet (measured perpendicularly) Southwest of and parallel with the center line of the West bound main track; thence North 82 degrees 24 minutes 18 seconds West, along said parallel line, 33.29 feet to the point of intersection with a line drawn 33.00 feet West of and parallel with the aforesaid East line of the South East 1/4 of Section 6; thence North 0 degrees 00 minutes 00 seconds East, along said parallel line, 109.26 feet to the point of intersection with a line drawn 34.00 feet (measured perpendicularly) Northeast of and parallel with the center line of the East bound main track of the Chicago and Northwestern Transportation Company; thence South 82 degrees 24 minutes 18 seconds East, along said parallel line, 73.64 feet to the point of intersection with a line drawn 40.00 feet East of and parallel with the West line of the aforesaid Southwest 1/4 of fractional Section 5; thence South 0 degrees 00 minutes 00 seconds West, along said parallel line, 326.12 feet (more or less) to the point of intersection with the South line of the Southwest 1/4 of said Section 5; thence Westerly, along said South line, 40.00 feet to the hereinabove described point of beginning, in Cook County, Illinois

Parcel 2 "B": Easement appurtenant to and for the benefit of parcel 1, as Created by Deed recorded as document 26188913 and per document 87530839, as amended by document 1130642015, for driveway purposes over: that part of the Southwest 1/4 of Fractional Section 5, Township 39 North, Range 12 East of the Third Principal Meridian (North of the Indian Boundary Line) described as follows: commencing at the Southwest Corner of said Southwest 1/4 of fractional Section 5; thence North 0 degrees 00 minutes 00 seconds East, along the West line of said Southwest 1/4, 397.94 feet to the point of intersection with a line drawn 100.00 feet (measured perpendicularly) Northeast of and parallel with the center line of the East bound main track of the Chicago and North Western Transportation Company, said



# UNOFFICIAL COPY

## EXHIBIT "A" Legal Description

point of intersection being the Point of Beginning of the Tract herein described; thence South 82 degrees 24 minutes 18 seconds East, along the aforesaid parallel line, 33.29 feet to the point of intersection with a line drawn 33.00 feet East of and parallel with said West line of the Southwest 1/4 of Fractional Section 5; thence continuing South 82 degrees 24 minutes 18 seconds East, along said parallel line, 1340.00 feet; thence South 07 degrees 35 minutes 42 seconds West, 66.00 feet; thence North 82 degrees 24 minutes 18 seconds West, along a line drawn 34.00 feet (measured perpendicularly) Northeast of and parallel with the center line of the aforesaid East bound main track, a distance of 1364.49 feet to the point of intersection with the aforesaid West line of the Southwest 1/4 of fractional Section 5; thence North 0 degrees 00 minutes 00 seconds East, along said West line, 66.58 feet to the point of beginning, in Cook County, Illinois. Parcel 2 "C": Easement appurtenant to and for the benefit of Parcel 1, as Created by Deed recorded as document 26188913 and per document 87530839, as amended by document 1130642015, for ingress and egress and utilities over: that part of the Southwest 1/4 of fractional Section 5 (North of the Indian Boundary Line); also, that part of fractional South East 1/4 of Section 5 (North of the Indian Boundary Line); also, that part of the fractional Section 8 (North of the Indian Boundary Line); Township 39 North, Range 12 East of the Third Principal Meridian; all taken as a tract and described as follows: commencing at the South West corner of the aforesaid Southwest 1/4 of Fractional Section 5; thence North 0 degrees 00 minutes 00 seconds East, along the West line of said Southwest 1/4, 397.94 feet to the point of intersection with a line, hereinafter designated line "A", drawn 100.00 feet (measured perpendicularly) North East of and parallel with the center line of the East bound main track of the Chicago and North Western Transportation Company; thence South 82 degrees 24 minutes 18 seconds East, along said line "A", 33.29 feet to the point of intersection with a line drawn 33.00 feet East of and parallel with said West line of the Southwest 1/4 of fractional Section 5; thence South 82 degrees 24 minutes 18 seconds East, along said line "A", 1340.00 feet to the point of beginning of the tract herein described; thence South 82 degrees 24 minutes 18 seconds East, along said line "A", 1913.04 feet; thence South 7 degrees 35 minutes 42 seconds West, along a line drawn perpendicularly to said line "A", 66.00 feet; thence North 82 degrees 24 minutes 18 seconds West, 1913.04 feet to a point on a line drawn through the hereinabove designated point of beginning, said line being Perpendicular to Line "A" Aforesaid; thence North 07 degrees 35 minutes 42 seconds East, along the last mentioned perpendicular line, 66.00 feet to the point of beginning, in Cook County, Illinois

Cook County Clerk's Office