

MORTGAGE (ILLINOIS)
For Use With Note Form No. 1447

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

S1093738 pm 283

THIS INDENTURE, made August 15 1986, between
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO,
as Trustee U/A/D August 5, 1986 and known as Trust
No. 068948-02, 33 North LaSalle, Chicago, IL 60690
(NO AND STREET) (CITY) (STATE)
herein referred to as "Mortgagors," and
THOMAS MAKRIS and GUS MAKRIS
7414 Ute Lane, Palos Heights, Illinois 60463
(NO AND STREET) (CITY) (STATE)

86365861

Above Space For Recorder's Use Only

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of One Million One Hundred Thousand DOLLARS (\$1,100,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 15th day of August, 1986, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at c/o Thomas Makris, 7414 Ute Lane, Palos Heights, Illinois 60463

NOW, THEREFORE, the Mortgagors, to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Tinley Park, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

See Exhibit A attached hereto and made a part hereof

which, with the property hereinafter described, is referred to herein as the "premises,"

Permanent Real Estate Index Number(s): 27-24-200-004
Address(es) of Real Estate: 15911 South 76th Avenue, Tinley Park, Illinois 60477

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: American National Bank and Trust Company of Chicago Trust No. 068948-02

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

"OFFICIAL SEAL"
Lorella M. Savanski
Notary Public, State of Illinois
My Commission Expires 11/27/88

(Seal) _____ (Seal)
NAME PRESIDENT

(Seal)

State of Illinois, County of _____

I, the undersigned, a Notary Public in and for said County of _____, do hereby certify that _____

Assistant Secretary American National Bank and Trust Company of Chicago

personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of _____, 19____
Commission expires _____ 19____

This instrument was prepared by Alvin Katz, 208 South LaSalle Street, Chicago, Illinois 60604

Mail this instrument to Sheldon Rosing, Esq.
(NAME AND ADDRESS)
120 West Madison Street, Chicago, Illinois 60602
(CITY) (STATE)

OR RECORDER'S OFFICE BOX NO. _____



86365861

UNOFFICIAL COPY

11/14/2011

11/14/2011

Property of Cook County Clerk's Office

86365861

THE COVENANTS, CONDITIONS, AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE):

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.
11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

86365861

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/22/2014

RIDER

19. Mortgagor shall deposit with Mortgagee, or a depository designated by Mortgagee, in addition to the monthly installments of principal and interest due under the terms of the Note, and concurrently therewith, monthly until the principal indebtedness evidenced by the Note is paid, a sum equal to 1/12 of the annual real estate taxes and assessments ("taxes") next due on the premises, based on the most recent ascertainable taxes for the premises. Mortgagee shall account to Mortgagor for such deposits and the application thereof.

20. (a) Mortgagor shall carry and maintain in force at all times comprehensive public liability and property damage insurance with limits of not less than \$1,000,000 and \$100,000, respectively.

(b) Certificates of all policies of insurance required to be maintained by Mortgagor under Paragraph 6 hereof or under this Paragraph 20 shall name Mortgagee as an additional insured, as its interest appears, and shall be deposited with Mortgagee and shall provide for, among other things, written notice to Mortgagee of their expiration or any anticipated cancellation at least thirty (30) days prior to such event occurring. Not less than thirty (30) days prior to the expiration of any such policy, Mortgagor shall deposit a certificate evidencing an appropriate renewal or replacement policy.

21. (a) Mortgagor shall not, without the prior written consent of Mortgagee, which consent shall not be unreasonably withheld or delayed, sell, transfer, convey or assign title to all or any portion of the premises; provided, however, that Mortgagee's consent shall not be required for a sale, transfer, conveyance or assignment of title to the Premises to a limited partnership in which Joseph Klein (or a partnership of which Joseph Klein is a general partner) is a general partner. Upon requesting Mortgagee's consent to any sale or transfer of the premises, Mortgagor shall furnish Mortgagee with such information regarding the proposed transferee and its financial capacity, experience and reputation as Mortgagee may reasonably request.

(b) Mortgagor shall not, without the prior written consent of Purchaser, which consent shall not be unreasonably withheld, further encumber or mortgage title to the premises; provided, however, that Mortgagee's consent shall not be required for a purchase money mortgage from a purchaser of the premises approved by Mortgagee as set forth in subparagraph (a) above, the lien of which is expressly subject and subordinate to the lien of this Mortgage, where the cash portion of the purchase price payable by the purchaser is not less than \$400,000.

22. Notwithstanding the provisions of Paragraph 9 hereof, it shall constitute a default under this Mortgage: (i) if any default occurs in the due and punctual payment of the entire principal sum secured hereby, or of any installment thereof, or of interest thereon, or of any installment of interest, which default remains uncured for fifteen (15) days after written notice thereof to Mortgagor from Mortgagee; or (ii) if any default occurs in the due and punctual performance of or compliance with any other term, covenant or condition in this Mortgage, or in the Note, or in any other instrument now or hereafter evidencing or securing said indebtedness, including, without limitation, any assignment of rents given to secure such indebtedness, which default remains uncured for thirty (30) days after written notice thereof to Mortgagor from Mortgagee.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/20/2018

UNOFFICIAL COPY

0 3 6 5 3 6 1

23. It is understood and agreed that the interest of this Mortgage is junior, subject and subordinate to the rights and liens created by that certain mortgage dated April 12, 1972 in favor of Standard Bank and Trust Company, securing a note in the original principal amount of \$575,000. Together with the note it secures, said mortgage is herein referred to as the "Prior Mortgage," and the principal amount of the loan evidenced and secured thereby, together with interest and any and all other amounts as shall from time to time be due thereon or thereunder, is called the "Prior Debt."

24. (a) Mortgagor covenants and agrees to observe and perform all of the terms, covenants and conditions of the Prior Mortgage (except the requirement to make the payments of interest or principal and interest thereon).

(b) Mortgagee, by accepting this Mortgage, agrees to timely make all payments due under the Prior Mortgage. Notwithstanding anything contained herein to the contrary, if Mortgagor is not in default hereunder or under the Note, and Mortgagee at any time fails to timely pay any amounts due under the Prior Mortgage, Mortgagor may, at Mortgagor's option, pay such amounts to the holder of the Prior Mortgage and set off such amounts against future payments due on the Note.

(c) If the holder of the Prior Mortgage shall apply any insurance proceeds or the proceeds of any condemnation award coming into its hands with the result that there is a reduction in the indebtedness secured by the Prior Mortgage, then the indebtedness evidenced by the Note and secured by this Mortgage shall be reduced by a like amount, and if as a result of any such reduction in indebtedness the constant monthly payments of interest and amortization required to be paid under the Prior Mortgage are reduced, the monthly payments of interest required to be paid under the Note and this Mortgage shall be reduced by a like amount.

(d) The principal sum evidenced by the Note may be prepaid as specified in the Note.

(e) When the entire principal sum evidenced by the Note is due and payable in full, whether at stated maturity or by acceleration, or when Mortgagor exercises its rights under the Note to prepay in full the indebtedness evidenced thereby, the Note and this Mortgage shall be deemed paid in full if Mortgagor pays to Mortgagee an amount (hereinafter referred to as the "Spread") equal to the difference between (i) the then outstanding principal sum evidenced by the Note together with all unpaid interest accrued thereon and together with all other sums secured by this Mortgage, less (ii) the then outstanding principal sum of the Prior Debt together with all other sums secured by the Prior Mortgage, upon which payment from Mortgagor to Mortgagee, Mortgagee shall promptly satisfy and cancel the Note and this Mortgage and all other instruments securing the Note in a form enabling Mortgagor to have them satisfied of record and return same to Mortgagor. Upon payment of the indebtedness evidenced by the Note and secured hereby as provided in this paragraph, Mortgagee shall thereafter have no liability or obligation whatsoever to make any payments required by the Prior Mortgage.

(f) Mortgagee agrees that it will not enter into any agreement with the holder of the Prior Mortgage modifying or amending any term thereof that would adversely affect Mortgagor or the Premises. Mortgagor and Mortgagee agree that neither will incur any additional indebtedness to the holder of the Prior Mortgage if such indebtedness would be secured by the Prior Mortgage. Mortgagor and Mortgagee agree to send promptly to the

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

other a copy of each notice or demand received from the holder of the Prior Mortgage.

(g) Notwithstanding anything contained herein or in the Note to the contrary, Mortgagee, and not Mortgagor, shall have the obligation to make or cause to be made out of Mortgagee's own funds, payment in full of the Prior Debt (the "Balloon Payment") on August 1, 1992. In the event that Mortgagee fails to make the Balloon Payment, Mortgagor shall have the right, but not the obligation, to make the Balloon Payment.

(h) If as a result of the failure of Mortgagee to make any payment required to be duly paid under subparagraph (b) or subparagraph (g) of this Paragraph 24, Mortgagor makes such payments on Mortgagee's behalf, or the holder of the Prior Mortgage accelerates the indebtedness secured thereby, Mortgagor shall be entitled to set off against the indebtedness secured hereby all costs, damages, losses and expenses (including reasonable attorneys' fees) actually incurred by Mortgagor as a result thereof together with interest thereon at the rate of 18% per annum from the date incurred until paid.

25. Anything contained herein to the contrary notwithstanding, by its acceptance hereof, Mortgagee for itself and its successors and assigns, agrees that in any action or proceeding brought on this Mortgage or on the Note or on any other instrument securing the Note or the indebtedness evidenced thereby, or on any instrument executed by Mortgagee on Mortgagor's behalf pursuant to this Mortgage, no deficiency or other money judgment shall be sought or obtained against Mortgagor, or its successors, heirs, successors-in-title or assigns. Any covenants or agreements contained in this Mortgage, in the Note, or in any other instrument securing the Note to the contrary notwithstanding, in the event of any default in the payment of the principal or interest due under the Note or of any Event of Default in the covenants or agreements contained in this Mortgage or in any other instrument securing the Note, Mortgagee shall look solely to the premises, and the rents, issues, proceeds, benefits and profits thereof, for payment of the Note and the full satisfaction of any liability or obligation otherwise arising under this Mortgage and the Note and any other instruments securing the Note, and if the rents, issues, proceeds, benefits and profits arising from the premises shall be insufficient to pay in full the indebtedness evidenced by the Note and secured by this Mortgage and such other instruments, and satisfy any such liabilities or obligations otherwise arising under them, Mortgagor, or its successors, heirs, successors-in-title and assigns, shall not be held personally liable or responsible for the payment of any such deficiency.

26. Wherever this Mortgage requires the consent or approval of Mortgagee, such consent or approval shall not be unreasonably withheld or delayed. Without limiting the generality of the foregoing, should Mortgagee fail to grant or deny its consent or approval within twenty (20) days after the written request therefor by Mortgagor, or reasonably request additional information regarding the matter for which consent has been requested (and thereafter respond within twenty (20) days after the receipt of such additional information from Mortgagee), Mortgagee shall be conclusively deemed to have granted such consent or approval. Any denial of the consent or approval of Mortgagee hereunder shall be accompanied by a written statement signed by Mortgagee setting forth in detail the reasons for such denial. Should a court of competent jurisdiction determine that the consent of Mortgagee hereunder was unreasonably withheld, Mortgagor shall be entitled to recover from Mortgagee the actual and consequential damages sustained by Mortgagor by reason of

863655861

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10022001

UNOFFICIAL COPY

8 3 6 3 3 6 1

such unreasonable withholding, plus Mortgagor's reasonable attorneys' fees.

27. Mortgagor, for itself and on behalf of its successors and assigns, hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage.

28. Any and all notices which may be required or permitted hereunder shall be personally delivered or sent by certified mail, return receipt requested, and shall be deemed given and effective when received.

Property of Cook County Clerk's Office

86365861

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/23/2011

UNOFFICIAL COPY

DEPT-01 RECORDING

\$16.40

TR3333 TRAN 5002 08/20/04 13:38:00

00301 # A * 02-34584 1

COOK COUNTY RECORDER

THE WEST 325.24 FEET (EXCEPT THE EAST 7 FEET THEREOF) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 241 IN BREMENTOWNE ESTATES UNIT NO. 2, (A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN) THENCE NORTH 89 DEGREES, 58 MINUTES, 42 SECONDS WEST ON THE NORTH LINE OF LOT 241 OF SAID BREMENTOWNE ESTATES UNIT NO. 2, A DISTANCE OF 125.00 FEET TO THE EAST RIGHT OF WAY LINE OF OLCOTT AVENUE, AS HERETOFORE DEDICATED IN BREMENTOWNE ESTATES UNIT NO. 1, (A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SAID SECTION 24), THENCE NORTH 00 DEGREES, 01 MINUTES, 18 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 122.65 FEET TO A POINT ON A LINE 375.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF 159TH STREET (AS HERETOFORE DEDICATED BY DOCUMENT NO. 10909313), (SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF 159TH PLACE, AS HERETOFORE DEDICATED IN SAID BREMENTOWNE ESTATES UNIT NO. 1), THENCE NORTH 89 DEGREES, 39 MINUTES, 37 SECONDS WEST, A DISTANCE OF 1171.53 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 24 (SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY OF 76TH AVENUE AS HERETOFORE DEDICATED IN SAID BREMENTOWNE ESTATES UNIT NO. 1), THENCE NORTH 00 DEGREES, 00 MINUTES, 52 SECONDS EAST, ON THE LAST DESCRIBED LINE, A DISTANCE OF 357.006 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID 159TH STREET, THENCE SOUTH 89 DEGREES, 39 MINUTES, 37 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 1296.59 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 00 DEGREES, 01 MINUTES, 18 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 496.963 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT A

86365861

86365861

42 16
40

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0000000000000000

0000000000000000

A THREE

21