

Mortgage

(Corporate Land Trustee Form)

86384985

THIS INDENTURE WITNESSETH: That the undersigned

MT. PROSPECT STATE BANK

a corporation organized and existing under the laws of the STATE OF ILLINOIS

not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated AUGUST 23, 1985 and known as trust number 1522 hereinafter referred to as the Mortgagor, does hereby Mortgage and convey to

CRAGIN FEDERAL SAVINGS & LOAN ASSOCIATION

a corporation organized and existing under the laws of the UNITED STATES OF AMERICA hereinafter referred to as the Mortgagee, the following real estate in the County of COOK in the State of ILLINOIS to wit:

PARCEL 1:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 923.45 FEET WEST OF THE NORTH EAST CORNER THEREOF AND RUNNING THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 120.32 FEET; THENCE EAST AT RIGHT ANGLES THERETO 60 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 95 FEET; THENCE WEST AT RIGHT ANGLES THERETO 40 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 7.82 FEET; THENCE WEST AT RIGHT ANGLES THERETO 111.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES THERETO 64.50 FEET; THENCE EAST AT RIGHT ANGLES THERETO 7 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 138.00 FEET; THENCE EAST AT RIGHT ANGLES THERETO 104.00 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 5.32 FEET; THENCE EAST AT RIGHT ANGLES THERETO 110.00 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 96 FEET; THENCE WEST AT RIGHT ANGLES THERETO 146.21 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 188.00 FEET; THENCE WEST AT RIGHT ANGLES THERETO 21.11 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID AND DRAWN THROUGH A POINT THEREON 959.00 FEET WEST OF THE SOUTH EAST CORNER THEREOF 45.19 FEET TO A LINE 576.00 FEET (MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE NORTH 89 DEGREES 46 MINUTES 10 SECONDS WEST ALONG SAID PARALLEL LINE 80 FEET TO A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID THROUGH A POINT THEREON 1039.00 FEET WEST OF THE SOUTH EAST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES THERETO 34.66 FEET; THENCE WEST AT RIGHT ANGLES THERETO 227.13 FEET; THENCE NORTH 58 DEGREES 32 MINUTES 02 SECONDS WEST 36.41 FEET ALONG A LINE RADIAL TO A POINT ON THE EASTERLY LINE OF HICKS ROAD; THENCE NORTHERLY ALONG THE EASTERLY LINE OF HICKS ROAD BEING AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 348.00 FEET FOR AN ARC DISTANCE OF 287.87 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 12 SECONDS EAST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE 13.54 FEET TO A LINE 410.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST ALONG SAID PARALLEL LINE 144.00 FEET TO A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID THROUGH A POINT THEREIN 1105.45 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES THERETO 101.00 FEET; THENCE WEST AT RIGHT ANGLES THERETO 12.00 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 170 FEET; THENCE EAST AT RIGHT ANGLES THERETO 103 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 68.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

5109088/ "Carol RIFE" (with hand file)

86384985

UNOFFICIAL COPY

DEPT. OF RECORDS \$17.00
1985-08-29/85 14:49:00
86-384985
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

86 384985

1700

Box 403

MORTGAGE

MT. PROSPER STATE BANK
TR NO. 1592 DTD. 08-23-85

to

CRAGIN FEDERAL SAVINGS AND LOAN
ASSOCIATION

PROPERTY AT:
2123-25-27-29-31-33 ABBEYWOOD CT.
PALATINE, ILLINOIS 60067

Loan No. 01-37337-04

8 6 3 8 4 9 8 5

UNOFFICIAL COPY

596384985

THE MORTGAGOR COVENANTS:

(1) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

(2) Any advances made by the Mortgagee to the Mortgagor, or its successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall the Mortgagee secure advances on account of said original Note together with such additional advances, in a sum in excess of FOUR HUNDRED EIGHTY THOUSAND AND NO /100 Dollars \$ 480,000.00.

(3) The performance of all of the covenants and obligations of the Mortgagee to the Mortgagor, as contained herein and in said Note.

(4) For seventeen months next thereafter succeeding and a final payment of the unpaid balance of the principal sum together with all the earned and unpaid interest thereupon and all costs, advances, expenses and penalties, if any, which may have accrued thereupon on or before the last day of FEBRUARY, 1988.

(1) (a) The payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of FOUR HUNDRED THOUSAND AND NO /100 Dollars \$ 400,000.00 is payable

TO SECURE

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appliances, apparatus, and equipment, and with all the rights and privileges therein belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and claims under the homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appliances, apparatus, and equipment, and with all the rights and privileges therein belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and claims under the homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appliances, apparatus, and equipment, and with all the rights and privileges therein belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and claims under the homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

Cook County Clerk's Office

3 6 3 8 4 9 8 5

UNOFFICIAL COPY

Box 403

MORTGAGE

MI. PROSPECT STATE BANK
R.R. NO. 1592 BTD. 08-23-85

to

STAGIN FEDERAL SAVINGS AND LOAN
ASSOCIATION

PROPERTY AT:
2123-25-27-29-31-33 ABBEYWOOD CT.
PALATINE, ILLINOIS 60067

Loan No. 01-32337-04

1400

986788 98

Property of Cook County Clerk's Office

COOK COUNTY RECORDS
50668-78
88/09/88 10:49:00
\$17.00

WEST AT RIGHT ANGLES THERETO 227.13 FEET; THENCE NORTH 58 DEGREES 32 MINUTES 02 SECONDS WEST 36.41 FEET ALONG A LINE RADIAL TO A POINT ON THE EASTERLY LINE OF HICKS ROAD; THENCE NORTHERLY ALONG THE EASTERLY LINE OF HICKS ROAD BEING AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 348.00 FEET FOR AN ARC DISTANCE OF 287.87 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 12 SECONDS EAST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE 13.54 FEET TO A LINE 410.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST ALONG SAID PARALLEL LINE 144.00 FEET TO A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID THROUGH A POINT THEREIN 1105.45 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES THERETO 101.00 FEET; THENCE WEST AT RIGHT ANGLES THERETO 12.00 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 170 FEET; THENCE EAST AT RIGHT ANGLES THERETO 103 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 68.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

384985

86384985

period of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemption, or any grantee in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgagee for such purpose; and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use thereof; (8) Not to make, suffer, or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement, under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property; (9) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the premises; (10) To appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may participate in any capacity by reason of this mortgage; (11) That the mortgaged premises will at all times be maintained, repaired and operated in accordance with the Building, Fire, Zoning, Health and Sanitation Laws and Ordinances of any City, village, or other governmental board, authority or agency having jurisdiction over the mortgaged premises.

B In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other insurance required or accepted, the undersigned promises to pay to the Mortgagee a prorata portion of the current year taxes upon the disbursement of the loan and to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated by the Mortgagee to be equivalent to one-twelfth of such items, which payments may, at the option of the Mortgagee, (a) be held by it without interest (provided not in conflict with State or Federal law) and commingled with other such funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items; or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon this obligation sums sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items is not sufficient, the undersigned promises to pay said difference upon demand. If such sums are held or carried in a savings account or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagor shall not incur any personal liability because of anything it may do or omit to do hereunder.

E That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract;

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, or in the event there is an assignment of the beneficial interest in said property, the Mortgagee may, without notice to either the Guarantors of the note hereby secured or the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Guarantor or Mortgagor, and may forbear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or the guarantor of the debt secured hereby;

G That time is of the essence hereof and if default be made in performance of any covenant herein contained, in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagor abandon any of said property, or upon the sale or transfer of the mortgaged property or an assignment of the beneficial interest in said property or an agreement to sell, transfer or assign without the written consent of the Mortgagee, or upon the death of any maker, endorser or guarantor of the note secured hereby, or in the event of the filing of a suit to condemn all or a part of the said property, or in the event of demolition, removal or destruction of all or any part of the property covered by this mortgage, or in the event the mortgagor fails to comply with the terms of a condominium by-laws or condominium declaration recorded against the property secured hereby, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare without notice, all sums secured hereby immediately due and payable, whether or not such sums shall be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure sale may be made of the premises en masse without offering the several parts separately;

H That the Mortgagee may employ counsel for advice or other legal service at the Mortgagee's discretion in connection with any dispute as to the debt hereby secured or the lien of this Instrument, or any litigation to which the Mortgagee may be made a party on account of this lien or which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reasonable attorney's fees so incurred shall be added to and be a part of the debt hereby secured. Any costs and expenses reasonably incurred in the foreclosure of this mortgage and sale of the property securing the same and in connection with any other dispute or litigation affecting said debt or lien, including reasonably estimated amounts to conclude the transaction, shall be added to and be a part of the debt hereby secured. All such amounts shall be payable by the Mortgagor to the Mortgagee on demand, and if not paid shall be included in any decree or judgment as a part of said mortgage debt and shall include interest at the highest contract rate, or if no such contract rate then at the legal rate. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid amounts, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the surplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

I In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee.

J All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits, regardless of when earned, and use such moneys whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agents or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure a lien which is hereby created on the mortgaged premises and on the income therefrom which lien in prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels that there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

RIGHT ANGLES THERE TO 101.00 FEET; THENCE WEST AT RIGHT ANGLES THERE TO 12.00 FEET; THENCE NORTH AT RIGHT ANGLES THERE TO 170 FEET; THENCE EAST AT RIGHT ANGLES THERE TO 103 FEET; THENCE SOUTH AT RIGHT ANGLES THERE TO 68.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

It is understood, agreed and assumed that the interest on each disbursement shall be computed and shall be payable from the actual date on which such disbursement or respective advance of the proceeds of the loan, evidenced by the note secured by this mortgage, was made by the association from time to time during the progress of the construction of the building situated upon the premises herein described all in conformity with the rules and regulations of the association applicable to, govern- ing and controlling loans currently in force or which may be adopted hereafter in sold respect.

5200 WEST FULLERTON AVENUE CHICAGO, ILLINOIS 60633

OF CRAIGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS

MY COMMISSION EXPIRES 7/30/89

"OFFICIAL SEAL"
EVELYN H. HASZ
Notary Public, State of Illinois
My Commission Expires 7/30/89

Evelyn H. Hasz
Notary Public

GIVEN under my hand and Notarial Seal, this 1ST day of AUGUST A.D. 1986

voluntary act and deed of said corporation, for the uses and purposes therein set forth. pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and the said instrument as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing a corporation, and Vernetta Scamehorn personally known to me to be the Asst. Vice President of MT. PROSPECT STATE BANK

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul M. Greene

I, the undersigned Evelyn H. Hasz, a Notary Public in and for said County of COOK STATE OF ILLINOIS

ATTEST: *Vernetta Scamehorn* Secretary
BY: *Paul M. Greene* As Trustee as aforesaid and not personally
MT. PROSPECT STATE BANK

Secretary, this 1ST day of AUGUST A.D. 1986

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. Vice President, and its corporate seal to be hereunto affixed and attested by its

K That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the priority of the Mortgagee or the value of said premises, or whether the name shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and collect the rents, issues and profits of said premises during the pendency of such foreclosure and the statutory period of redemption, and such receiver (name and profile), when notified, may be appointed before as well as after the sale, towards the payment of the indebtedness, gain, interest, insurance or other items and profits for the protection and preservation of the property, including the payment of such receiver, or on any deficiency decree whether there be a decree therefor in person or not, and if a receiver is appointed he shall be appointed in person until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of the deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.
7. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that where the context requires the masculine gender as used herein, shall include the feminine and the neuter and the singular number, as well as the plural, that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagee; and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as if the same were personal to the Mortgagee.
8. The Mortgagee shall have the right to make partial releases or releases of the mortgaged premises hereunder without notice to or the consent, approval or agreement of other parties in interest, including junior lienors, which partial release or releases shall not impart in any manner the liability for the indebtedness hereby secured.
9. This mortgage or is executed by the undersigned not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it by said Trustee (and said undersigned hereby warrants that it possesses full power and authority to execute the instrument) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said undersigned, either individually or as Trustee hereof, to pay the said note or any interest thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied herein contained, all such liability, if any, being expressly waived by every person now or hereafter claiming any interest in the property hereunder, and that so far as the undersigned, either individually or as Trustee hereof, or its successors, personally are concerned, the legal title to the property hereunder, and that so far as the undersigned, either individually or as Trustee hereof, or its successors, personally are concerned, the legal title to the property hereunder shall look solely to the premises hereby conveyed for the payment, satisfaction or the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, co-signer, surety, or endorser, if any.

86384985

8 6 3 8 4 6 8 5

Borrower

Borrower

ATTEST: *Veronica Jaramila*
 BY: *Paul D. Moore*
 MT. PROSPECT STATE BANK
 ASST. VICE PRESIDENT

IN WITNESS WHEREOF, Borrower has executed this Condominium Rider.

to pay when due condominium assessments, then Lender may invoke any remedies provided under the security instrument, including, but not limited to, those provided under *Uniform Condominium Act* A-10.

D. Remedies. If Borrower breaches Borrower's covenants and agreements hereunder, including the covenant to assume self-management of the Condominium Project.

(iii) the effectuation of any decision by the Owners Association to terminate professional management and would change the percentage interests of the unit owners in the Condominium Project; or
 or equivalent constituent document of the Condominium Project, including, but not limited to, any amendment which
 (ii) any material amendment to the declaration, by-laws or code of regulations of the Owners Association,
 or eminent domain;
 provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation
 (i) the abandonment or termination of the Condominium Project, except for abandonment or termination
 consent, partition or subdivision of the Property or consent to:

C. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written
 paid to Borrower.
 and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any,
 the Property, whether to the unit or to common elements, and such proceeds payable to Borrower are hereby assigned
 In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to
 Lender prompt notice of any lapse in such hazard insurance coverage.

maintained, the immediately preceding sentence shall be deemed to have no force or effect. Borrower shall give
 the provisions of *Uniform Condominium Act*. For any period of time during which such hazard insurance coverage is not
 Condominium Project or of applicable law to the extent necessary to avoid a conflict between such provisions and
 superseded by any provisions of the declaration, by-laws, code of regulations or other constituent document of the
 (iii) the provisions in *Uniform Condominium Act* regarding application of hazard insurance proceeds shall be
 Property is deemed satisfied; and
 (ii) Borrower's obligation under *Uniform Condominium Act* to maintain hazard insurance coverage on the
 of the premium installments for hazard insurance on the Property.
 (i) Lender waives the provision in *Uniform Condominium Act* for the monthly payment to Lender of one-twelfth

require, then:
 coverage," and such other hazards as Lender may require, and in such amounts and for such periods as Lender may
 Condominium Project which provides insurance coverage against fire, hazards included within the term "extended
 B. Hazard Insurance. So long as the Owners Association maintains a "master" or "blanket" policy on the
 declaration, by-laws, code of regulations or other constituent document of the Condominium Project.

A. Assessments. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association
 or other governing body of the Condominium Project (herein "Owners Association") pursuant to the provisions of the
 Borrower and Lender further covenant and agree as follows:

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the security instrument,
 (herein "Condominium Project").

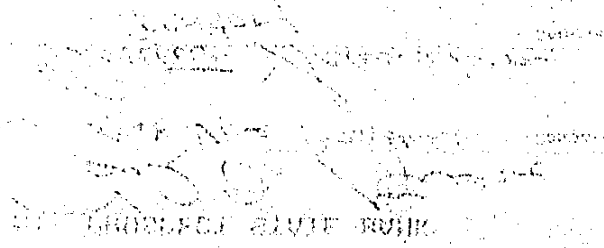
The Property comprises a unit in, together with an undivided interest in the common elements of, a condominium
 project known as.....
 (Name of Condominium Project)

located at: 2123-25-27-31-33, ARBENWOOD, CT., PALATINE, ILLINOIS, 60067.....
 (Property Address)

19th day of August, 1985, and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Deed
 to Secure Debt (herein "security instrument"), dated of even date herewith, given by the undersigned (herein
 "Borrower") to secure Borrower's Note to... GRACIN FEDERAL SAVINGS AND LOAN ASSOCIATION
 (herein "Lender") and covering the Property described in the security instrument and

86384985

UNOFFICIAL COPY



[Faint, mostly illegible text, likely a legal document or court order. The text is heavily obscured by a large watermark.]

Property of Cook County Clerk's Office

1800000000

UNOFFICIAL COPY

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECEIVED AND STIPULATED AT LENGTH HEREIN.

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

PERMANENT INDEX NUMBER:

COMMONLY KNOWN AS: 2123-25-27-29-31-33 ABBEYWOOD CT., PALATINE, ILLINOIS 60067

COUNTY, ILLINOIS

THAT PART OF THE SOUTH EAST 1/4 OF NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID, 305.00 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST (AT RIGHT ANGLES THERETO) 385.82 FEET; THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS EAST 10.68 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 20 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.0 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PERPENDICULAR LINE 53.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST (AT RIGHT ANGLES THERETO) 88.41 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 21 DEGREES 45 MINUTES 00 SECONDS EAST 79.17 FEET; THENCE SOUTH 69 DEGREES 40 MINUTES 50 SECONDS EAST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID QUARTER SECTION THROUGH A POINT THEREIN 175.00 FEET NORTH OF THE SOUTH EAST CORNER THEREOF FOR A DISTANCE OF 159.27 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B"); THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG SAID PERPENDICULAR LINE FOR A DISTANCE OF 132.04 FEET TO THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST ALONG SAID LINE 195.00 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE NORTH 89 DEGREES 46 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST AT RIGHT ANGLES THERETO 121.80 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THOSE PARTS DESIGNATED FOR BALDWIN ROAD AND GARDENIA LANE AS PER DOCUMENT #2196059 AND EXCEPT THAT PART LYING WEST OF A LINE DESCRIBED AS BEGINNING AT POINT "B" HEREINAFTER DESCRIBED); THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST 155.21 FEET TO A POINT IN THE NORTH LINE OF GARDENIA LANE AFORESAID 127.21 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF BALDWIN ROAD) ALL IN COOK COUNTY, ILLINOIS

86384985

86384985

ALL IN COOK COUNTY, ILLINOIS

SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1, NORTH WEST 1/4 OF SECTION 1, AFORESAID 305.00 FEET NORTH OF SOUTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1, THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST (AT RIGHT ANGLES THERETO) 385.82 FEET, THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS EAST 10.68 FEET, THENCE SOUTH 12 DEGREES 55 MINUTES 20 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1, AFORESAID 409.90 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1, AFORESAID; THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PERPENDICULAR LINE 33.20 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST (AT RIGHT ANGLES THERETO) 88.41 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 21 DEGREES 45 MINUTES 00 SECONDS EAST 29.17 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID QUARTER SECTION THROUGH A POINT THEREIN 195.00 FEET NORTH OF THE SOUTH EAST CORNER THEREOF FOR A DISTANCE OF 292.75 FEET TO THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1, AFORESAID; THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST ALONG SAID EAST LINE 195.00 FEET TO THE SOUTH EAST CORNER THEREOF, THENCE NORTH 89 DEGREES 46 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1, AFORESAID 409.90 FEET, THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST AT RIGHT ANGLES THERETO 121.80 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THOSE PARTS DEDICATED FOR BALDWIN ROAD AND GARDENIA LANE AS PER DOCUMENT NUMBER 21960659 AND EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS BEGINNING AT POINT "A" HEREINBEFORE DESCRIBED; THENCE SOUTH 68 DEGREES 15 MINUTES 00 SECONDS EAST 50.00 FEET, THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST 63.46 FEET TO A POINT IN THE NORTH LINE OF GARDENIA LANE AFORESAID 269.70 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF BALDWIN ROAD)

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION. THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMANENT INDEX NUMBER: COMMONLY KNOWN AS: 2123-25-27-29-31-33 ABBEYWOOD CT., PALATINE, ILLINOIS 60067

86384985

86384985

ALL IN COOK COUNTY, ILLINOIS. THAT PART OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1, AFORESAID, 409.90 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.0 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID, THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PERPENDICULAR LINE 53.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST (AT RIGHT ANGLES THERETO) 88.41 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 21 DEGREES 45 MINUTES 00 SECONDS EAST 79.17 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID QUARTER SECTION THROUGH A POINT THEREIN 195.00 FEET NORTH OF THE SOUTH EAST CORNER THEREOF FOR A DISTANCE OF 159.71 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B"); THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG SAID PERPENDICULAR LINE FOR A DISTANCE OF 132.04 FEET TO THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PERPENDICULAR LINE WITH THE WEST LINE OF BALDWIN ROAD) ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1920.

CLERK OF THE COURT

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1920.

Property of Cook County Clerk's Office

1920

UNOFFICIAL COPY

PERMANENT INDEX NUMBER:

COMMONLY KNOWN AS: 2123-25-27-29-31-33 ABBEYWOOD CT., PALATINE, ILLINOIS 60067

86384985

SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 2: THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 305.00 FEET NORTH OF SOUTH EAST 1/4 OF SECTION 1, THENCE NORTH 89 DEGREES 40 MINUTES WEST (AT RIGHT ANGLES THERETO) 385.82 FEET; THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS WEST (THERETO) 385.82 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 20 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.00 FEET NORTH OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST ALONG SAID EAST LINE 107.00 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE NORTH 89 DEGREES 46 MINUTES 10 SECONDS WEST ALONG SAID PERPENDICULAR LINE 53.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST (AT RIGHT ANGLES THERETO) 88.41 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 21 DEGREES 45 MINUTES 00 SECONDS EAST 79.17 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THERETO) 385.82 FEET; THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS EAST 10.68 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 20 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PERPENDICULAR LINE 53.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST (AT RIGHT ANGLES THERETO) 88.41 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 21 DEGREES 45 MINUTES 00 SECONDS EAST 79.17 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THERETO) 385.82 FEET; THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE EAST LINE OF SAID QUARTER SECTION THROUGH A POINT THEREIN 195.00 FEET NORTH OF THE SOUTH EAST CORNER THEREOF FOR A DISTANCE OF 159.71 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B"); THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG "B"; THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST AT RIGHT ANGLES THERETO 121.60 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THOSE PARTS DEDICATED FOR BALDWIN ROAD AND GARDENIA LANE AS PER DOCUMENT NUMBER 21960659 AND EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS BEGINNING AT POINT "A" HEREINAFTER DESCRIBED, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 50.00 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST 63.46 FEET TO A POINT IN THE NORTH LINE OF GARDENIA LANE AFORESAID 269.70 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF BALDWIN ROAD)

ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

SOUTH EAST 1/4 OF SECTION 1 AFORESAID, 305.00 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 1 AFORESAID, 305.00 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 1 AFORESAID; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THERETO) 385.82 FEET; THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING 175.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PERPENDICULAR LINE 53.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST (AT RIGHT ANGLES THERETO) 88.41 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 21 DEGREES 45 MINUTES 00 SECONDS EAST 79.17 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THERETO) 385.82 FEET; THENCE SOUTH 13 DEGREES 25 MINUTES 00 SECONDS WEST 123.23 FEET TO A POINT IN A LINE PERPENDICULAR TO THE EAST LINE OF SAID QUARTER SECTION THROUGH A POINT THEREIN 195.00 FEET NORTH OF THE SOUTH EAST CORNER THEREOF FOR A DISTANCE OF 159.71 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B"); THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG "B"; THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID; THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 1 AFORESAID 409.90 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST AT RIGHT ANGLES THERETO 121.60 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THOSE PARTS DEDICATED FOR BALDWIN ROAD AND GARDENIA LANE AS PER DOCUMENT NUMBER 21960659 AND EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS BEGINNING AT POINT "A" HEREINAFTER DESCRIBED, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 50.00 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS WEST 63.46 FEET TO A POINT IN THE NORTH LINE OF GARDENIA LANE AFORESAID 269.70 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF BALDWIN ROAD)

ALL IN COOK COUNTY, ILLINOIS.

ITS INTERSECTION WITH THE WEST LINE OF BALDWIN ROAD) ALL IN COOK COUNTY, ILLINOIS.

86384985

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office