

MORTGAGE

THIS INDENTURE WITNESSETH:

That HARRIS TRUST AND SAVINGS BANK, an Illinois Banking corporation, not personally or individually, but solely as Trustee under Trust Agreement dated January 15, 1981, and known as Trust No. 40952, hereinafter called "Mortgagor", has contemporaneously herewith, for value received, executed and delivered a certain promissory note payable to the order of the Mortgagee named hereinafter, for the principal sum of ONE HUNDRED EIGHTY TWO THOUSAND (\$182,000.00) DOLLARS, payable in the following manner, to-wit:

With interest at the rate of TEN AND SEVEN EIGHTHS (10-7/8%) PERCENT per annum, computed on the basis of a 360 day year for actual days elapsed, payable in lawful money of the United States of America, said principal and interest being payable in monthly installments of \$1,716.06. All such monthly payments shall be made on the tenth day of each month following the date hereof, and shall be applied first to interest and the balance to principal. If the note secured hereby is dated as a day other than the tenth day of a month, the first payment shall be interest only, and shall be made on the tenth day of the first month to occur after the date of such Note. The entire unpaid balance of the indebtedness provided for in such Note, with all accrued and unpaid interest, shall be due and payable without notice or demand twelve (12) years from the date the first payment is due. (the "Maturity Date").

Prepayment is permitted only as provided in said Note.

Mail to: James P. Ziegler, Esq.
Stone, Pogrand, Kiley & Spagat
221 N. LaSalle # 2800
Chgo. Ill. 60601

BOK25

HV

402 Indiana Drive
Wheeling, Illinois
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Any principal not paid when due shall bear interest thereafter at the rate of FOURTEEN AND SEVEN EIGHTHS PERCENT (14-7/8%) per annum until paid and both principal and interest are to be paid on the due dates thereof at the office of First City Mortgage Corp. of Chicago, Illinois, or at such other place as the holder of such Note may in writing appoint, provided should compliance with any agreement contained herein or in the Note secured by this Mortgage result in usury, then only so much interest shall be paid as will not amount to an extraction of interest in excess of that allowable by law.

1. Payments on account of principal of the Note may be made prior to maturity only in accordance with the special provisions, if any, relating thereto, contained in the Note.

2. NOW, THEREFORE, the said Mortgagor for the purpose of securing the payment of said principal Note and interest thereon, as well as securing the performance of all the covenants, undertakings and provisions herein contained by the said Mortgagor to be performed, and in further consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to the Mortgagor in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, CONVEY and MORTGAGE unto BANKERS MUTUAL LIFE INSURANCE COMPANY, an Illinois corporation, with its principal office at 500 West South Street, Freeport, Illinois 61032, (hereinafter called "Mortgagee"), and to its successors and assigns, the following described real estate, located in the County of Cook:

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See Legal Description attached as Exhibit A

This Instrument was Prepared by:

James P. Ziegler
STONE, POGRUND, KOREY & SPAGAT
221 North LaSalle Street, #2800
Chicago, IL 60601

together with all improvements thereon situated and which may hereafter be erected on placed thereon, and all and singular the tenements, hereditaments, appurtenances and easements thereunto now or hereafter belonging and the rents, issues and profits thereof, which are hereby expressly conveyed and assigned to the Mortgagee as additional security and as an equal and primary fund with the property herein conveyed for the repayment of the moneys secured by this Mortgage, and any and all appurtenances, fixtures and equipment in or that may at any time be placed in any building now or hereafter standing on said premises. Mortgagee is further authorized at its option, to execute and deliver to the holders of any leases upon said premises, binding receipts for any payments made under the terms of any such lease or leases, and to demand, sue for and recover any such payments when due. Mortgagor shall perform every obligation of the lessor and shall enforce every obligation of the lessee in every lease that is assigned to Mortgagee or any tenancy in which the rents are assigned to Mortgagee and shall not modify, alter, waive or cancel any such lease or any part thereof, nor anticipate for more than one month

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any rents that may be collectible under such lease or that may have been assigned to Mortgagee and shall not assign any such lease or any such rents.

TO HAVE AND TO HOLD the above described property with the appurtenances and fixtures thereto appertaining or belonging unto the mortgagee, its successors and assigns, forever, for the purposes herein set forth and for the security of said Note hereinbefore described.

3. It is mutually covenanted and agreed, by and between the parties hereto that, in addition to all other things which at law or by convention are regarded as fixtures, and specifically but not by way of limitation, all shades and awnings, screens, carpets, shrubbery, gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, bathtubs, sinks, electric refrigerators, air conditioning apparatus, oil and gas burners, stoves and other heating equipment, cooking apparatus and appurtenances and other such goods and chattels as may ever be furnished by a landlord in letting and operating an unfurnished building, similar to any building now or hereafter standing on said premises, whether or not the same are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner whatsoever, which are now or hereafter to be used upon said described premises shall be conclusively deemed to be "fixtures" and an accession to the freehold and a part of the realty, whether affixed or annexed or not, and conveyed by this Mortgage; and all

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the estate, right, title, or interest of the said Mortgagor in and to said premises, property, improvements, furniture, apparatus, furnishings and fixtures, are hereby expressly conveyed, assigned and pledged.

4. The Mortgagor covenants and warrants that under the trust agreement above described it has full right and power to convey and mortgage the said mortgaged property, and covenants and agrees to execute and deliver, and cause to be executed and delivered all further instruments of title necessary or by the Mortgagee deemed advisable to effectuate the first mortgage security hereby intended to be given, when, on reasonable notice, so requested by the Mortgagee.

5. The Mortgagor covenants and agrees (which covenants and agreements are hereby expressly declared to be of the essence of this Indenture but subject to the provisions of paragraph 22 hereinafter contained), that until the indebtedness aforesaid shall be fully paid, the mortgaged property shall be maintained in good repair and condition, that all taxes and assessments levied or assessed upon the mortgaged property, or any part thereof, and any and all payment required to be made by the Lessee under that certain Lease (the "Master Lease") evidenced by a Memorandum thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25806846 on March 16, 1981, shall be promptly paid as and when the same become due, or deposit made as hereinafter provided, and that no part of the mortgaged

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property or any interest therein shall be sold or forfeited for any tax or assessment whatsoever nor shall any lien or mechanic or materialmen or any person whatsoever be allowed to attach to said mortgaged property nor shall anything be permitted to be done on said mortgaged property that may impair the value thereof or the security of the indebtedness to be effected by virtue of this Indenture nor shall any default be made by the Lessor under the Master Lease in the payment of any rent reserve thereunder or the performance of any obligation provided therein, and in case of the failure of the Mortgagor to pay such taxes or assessments as and when the same become due and payable or to keep the building, furniture, furnishings, apparatus, fixtures and appurtenances constituting a portion of the mortgaged property in good repair or to pay any such liens or mechanics or materialmen or to pay premiums for insurance hereafter required or keep and observe and pay promptly when due and in full all of the terms and conditions and rental provided for in the master lease, then the Mortgagee may, at its or their option, pay such premiums, taxes or assessments or redeem the mortgaged property from any tax sale or purchase any tax title obtained thereon, and the Mortgagor may at any time pay or settle any or all suits or claims for liens of mechanics or materialmen or any other claims that may be made against the mortgaged property, or make repairs to the mortgaged property or pay such rent reserved in the Master Lease or otherwise perform Lessee's obligation thereunder, and all moneys

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paid for such purposes, and any other moneys disbursed by the Mortgagee, to protect the lien of this Indenture, with interest thereon at the rate of 10-7/8% percent per annum from the date of the payment thereof by the Mortgagee, shall become so much additional indebtedness secured by this Indenture, and shall be a charge on the mortgaged property prior and paramount to the note and interest thereon, and shall be included in any decree foreclosing this Indenture and be paid out of the rents or proceeds of sale of the mortgaged property if not otherwise paid by the Mortgagor; and it shall not be obligatory to inquire into the validity of such tax deed, taxes or assessments or sale thereof or of liens of mechanics or materialmen or into the necessity of such repairs in advancing moneys in that behalf or the validity of such rent under such Master Lease as herein authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance or expend any money for taxes, special assessments or for other purposes aforesaid, nor shall the making of any payment or advancement by the Mortgagee be in any event construed as a waiver of the right to avail of any breach of covenant committed, but suit for foreclosure against mortgaged property may, at the option of the Mortgagee be entered for said default as if no such payment or advancement had been made.

6. The Mortgagor further covenants and agrees; (a) that if general taxes for any year have not been levied or assessed upon or against the mortgaged property, or have been levied or assessed

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but have not been placed in collection by the first day of May of the following year, then said Mortgagor, will, out of the property and funds held by the Mortgagor as Trustee under the Trust Agreement above described deposit with the Mortgagee hereunder or with First City Mortgage Corporation at its office in the City of Chicago, Illinois (hereinafter referred to as the depository), or such other depository as the Mortgagee may in writing appoint, the amount of taxes for such year if they have been levied and assessed, or if not, an amount equal to the amount of general taxes last levied and assessed against said property; and (b) if the Mortgagor shall desire to contest in good faith the amount or validity of any taxes or any portion thereof levied or assessed against the said property, then the Mortgagor will, out of the property and funds held by the Mortgagor as Trustee under the Trust Agreement above described, deposit with the Mortgagee hereunder, an amount equal to one hundred ten percent (110%) of the taxes remaining unpaid and such additional amounts from time to time as may be necessary to keep on deposit at all times an amount equal to one hundred ten (110%) of the said taxes remaining unpaid and all interests, penalties and costs accrued or accumulated thereon by reason of such contest. In lieu of such deposit, at the option of Mortgagor, Mortgagor at its sole cost and expense, may obtain and deliver to Mortgagee a title indemnity in form and amount satisfactory to Mortgagee and by a Title Insurance Company acceptable to Mortgagee, insuring the priority

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of the lien created hereby over such taxes. Mortgagor shall further advance to Mortgagee and agrees to pay for any and all reasonable attorneys' fees incurred by Mortgagee in reviewing and approving such title indemnity prior to Mortgagee being obligated to accept such title indemnity. The holder of any such deposited funds (whether the Mortgagee hereunder or the depository), shall have full power and authority to apply any amount so deposited to the payment of any unpaid taxes to prevent the sale or forfeiture of the mortgage property for nonpayment thereof. The said holder, however, shall not be liable for any failure to apply any amount so deposited unless the Mortgagor, prior to any other application of such funds by the holder thereof as aforesaid, shall have unconditionally, in writing, requested the application of such amount to the payment of the particular taxes with reference to which they were deposited. Nothing in this indenture contained shall require the Mortgagor to pay, discharge or remove any charge, assessment, taxes, levy, lien or other imposition upon or against the mortgaged property, or any part thereof, (which charge, assessment, tax, levy, lien or other imposition is hereinafter sometimes referred to as "imposition") so long as the Mortgagor in good faith shall proceed to contest the same or the validity thereof by appropriate legal proceedings which shall operate to prevent the collection of the imposition so contested and the sale of the mortgaged property, or any part thereof, to satisfy the same, and so long as the Mortgagor shall have deposited, as security for the satisfaction of such imposition, moneys in amount and in the manner hereinabove provided, then

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during the pendency of any such legal proceedings neither the Mortgagee nor the depository shall have the right to pay, remove or discharge said imposition so contested. Upon the termination of such legal proceedings, said moneys shall be applied by the Mortgagee or the depository to the payment, removal and discharge of such imposition, and the interest and penalties in connection therewith and charges accruing in such legal proceedings, and the balance, if any, shall be paid to the Mortgagor, provided that the Mortgagor is not in default under this Indenture, and in the event that such moneys shall be insufficient for this purpose, the Mortgagor shall forthwith, out of the property and funds held by the Mortgagor as trustee under the Trust Agreement above described, pay over to the Mortgagee or the depository, an amount of money sufficient, together with the moneys then held pursuant to this paragraph, to pay the same. In the event of any default by the mortgagor under this Indenture, the holder of any such deposited funds is authorized to use the money deposited under this paragraph to cure or remedy said default or to pay the said imposition, as the Mortgagee may in its sole discretion elect.

7. The Mortgagor further covenants and agrees (which covenants and agreements are hereby expressly declared to be of the essence of this Indenture but subject to provisions of paragraph 22 hereinafter contained) to pay or cause to be paid out

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of the property and funds held by the Mortgagor as Trustee under the Trust Agreement above described, insurance premiums necessary to keep all buildings, improvements and fixtures constituting part of the Mortgaged Premises until the indebtedness secured hereby is fully repaid, insured for public liability and property damage and against rental loss and loss or damage, by fire, lightning, tornado, war damage or such other casualty as may be determined by the Mortgagee for such amounts and in such insurance company or companies as may be satisfactory to the Mortgagee, and it is hereby expressly agreed that the Mortgagee shall not be liable for any failure to insure or for the insolvency or irresponsibilities of any such insurance company or companies. All sums recoverable on any such insurance policy shall be made payable to the Mortgagee, as an additional insured and/or by a mortgage clause, satisfactory to the mortgagee, to be attached to such policies, except in case of sale pursuant to a foreclosure of this Mortgage from which time and until the period of redemption shall expire, said insurance policy or policies shall be made payable to the holder of the certificate of sale. All such policies shall be deposited and retained by the Mortgagee as additional security for the indebtedness secured by this Mortgage and by the holder of the master's certificate for the amount secured by any certificate of sale or decree of foreclosure; and in the event any such insurance policy shall expire during the life of this mortgage, or any extension thereof, the Mortgagor hereby agrees to procure and pay for insurance policies complying with the above qualifications

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replacing said expired policies and deposit them with the Mortgagee together with receipts (showing the premiums therefore have been paid in full) ten (10) days prior to said expiration date. In cases of loss the Mortgagee or the holder of any certificate of sale or the holder of the decree of sale, is hereby authorized to settle and adjust any claims under such policies or to allow said Mortgagor to settle with the insurance company or companies the amount to be paid upon the loss; and in either case such holder of the policy is authorized to collect and receipt for any such insurance money and apply it, at the option of the Mortgagee, in reduction of the principal or any other indebtedness hereby secured, whether due or not, or may allow the Mortgagor to use said insurance money, or any part thereof, in repairing the same or restoring the improvements, without affecting the lien hereof for the full amount secured hereby and during the time said insurance money may be retained by the Mortgagee the Mortgagee shall not be liable for any interest thereon; that in case of a loss after foreclosure proceedings have been instituted, the proceeds of any such insurance, if not applied as aforesaid in repairing damage or restoring improvements, shall be used to pay the amount due in accordance with the decree of foreclosure and any other indebtedness secured hereby, and the balance, if any, shall be paid to the owner of the equity of redemption on reasonable request or as the court may direct. Notwithstanding the above and foregoing, in the event of any insured damage to or

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destruction of the Premises or any part thereof (herein called an "Insured Casualty") and if, in the reasonable judgment of the Mortgagee (considering the available proceeds of such insurance policy) the Premises can be restored prior to Loan Maturity to an architectural and economic unit of the same character and not less valuable than the same was prior to the Insured Casualty, and the insurers do not deny liability to the insureds, then if no Event of Default as herein defined shall have occurred and be then continuing, and no event shall have occurred that with the mere passage of time or giving of notice, or both, would constitute an Event of Default hereunder, the proceeds of insurance shall be held by Mortgagee and be applied to reimburse the Mortgagor for the cost of restoring, repairing, replacing or rebuilding the Premises or any part thereof subject to the Insured Casualty.

8. It is further covenanted and agreed that the Mortgagor, in addition to payments hereinbefore specified, will deposit with the Mortgagee, or its duly authorized agent on the first day of the first month following the date of the disbursement of any of the proceeds of the Note secured hereby and on the first day of each month thereafter during the term of this Mortgage a sum equal to one-twelfth (1/12th) of the annual general real estate taxes and special assessments as they become due. The Mortgagee will not be liable for interest on such deposit or deposits nor shall the Mortgagor be allowed or credited with any interest on such

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deposit or deposits. In the event such deposit for the payment of taxes and special assessments is insufficient to pay such taxes and special assessments in full when due, the Mortgagor covenants and agrees to deposit with the Mortgagee, or its duly authorized agent, forthwith and without demand, a sum sufficient to enable such taxes and special assessments to be paid in full. In the event the amount so deposited for taxes and special assessment exceeds the amount required to pay said taxes and special assessments in full, the overplus shall be treated as a deposit on account of the taxes and special assessments next falling due and shall pro-tanto reduce the amount required to be deposited under this paragraph on the next payment date or dates.

9. The Mortgagor covenants and agrees on demand to make, execute and deliver such further and other instruments in the nature of a security interest or otherwise, in form satisfactory to the Mortgagee as the Mortgagee may from time to time demand, conveying and granting unto the Mortgagee a good and lawful lien upon the furniture, furnishings, apparatus and equipment now or hereafter located on the mortgaged premises (and now or hereafter owned by the Mortgagor), and duly acknowledge the same, and record the same to the end that a first lien thereon may exist in favor of said Mortgagee, and will make, execute, acknowledge, record and deliver from time to time and when requested by the Mortgagee such further and other affidavits and instruments which may be necessary in law or in equity to preserve and keep the lien upon

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said furniture, furnishings, apparatus and equipment now or hereafter located on the mortgaged premises (and now or hereafter owned by the Mortgagor), a good first lien upon the same for the purposes aforesaid. Nothing in this paragraph contained shall be construed as making any of the mortgaged property personalty or as changing the intention of the parties hereto as to the real estate, it being understood and agreed, anything herein contained to the contrary notwithstanding, that any and all of the mortgaged property constitutes an integral part of the real estate and is appropriated to the use thereof, and that such security interest and other instruments are intended to be effective only if as a matter of law any of the mortgaged property is not real estate.

10. It is expressly understood and agreed that in the event of the passage, after the date of this Indenture, of any law of the State of Illinois, changing or modifying the foreclosure laws of said State or the effect thereof, the Mortgagee may in the event of default institute foreclosure proceedings either (a) under the laws of the State of Illinois as such laws existed at the date of this Indenture, or (b) under the laws of the State of Illinois as they shall exist at the date of the commencement of proceedings to foreclose the lien of this Indenture.

10. (a) This Mortgage shall be governed by and construed according to the laws of the State of Illinois.

11. It is expressly understood and agreed that in the event of the passage, after the date of this Indenture, of any law of

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the State of Illinois, deducting from the value of land for the purpose of taxation any lien thereon or changing in any way the laws now in force for the taxation of mortgages or trust deeds for state or local purposes, or the manner of the collection of any such taxes, so as to make it obligatory on the Mortgagee to pay such taxes, then the Mortgagor shall out of the property or funds held by the Mortgage as trustee, as aforesaid, pay or promptly reimburse the Mortgagee for the payment of such taxes, and upon failure of the Mortgagor so to do, the whole of the principal so secured by this Indenture, together with the interest accrued thereon, and the amount of such taxes, shall at the option of the said Mortgagee, after thirty (30) days prior notice to the Mortgagor become due and payable. Provided, however, that should the payment of such tax or charge result in usury, then only such portion of tax or charge shall be paid by the Mortgagor as will not amount to an exaction of interest in excess of the highest rate permitted by law.

12. In the event of default in the payment of interest on the Note, or in the event of default in the payment of the principal of the Note, or in the event of default in the performance of any of the other covenants, provisions or conditions contained herein or in said Note to be performed by the Mortgagor, or in the event of the threatened removal or demolition of any improvements or portion thereof on said premises, or in the event that any proceeding shall be begun to enforce or collect any

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junior lien or if said promises shall come into the possession or control of any Court, then, at the option of the Mortgagee, and after expiration of any applicable grace period, the principal amount of said Note at such time remaining unpaid, together with unpaid accrued interest thereon, and any other amounts due hereunder shall at once become immediately due and payable without notice to the Mortgagor.

12. a. Mortgagor represents and warrants that the loan hereby secured is made for the purpose of carrying on or acquiring a business of the Mortgagor pursuant to the provisions of Paragraph 6404, 4(1)(c) of Chapter 17 of the Illinois Revised Statutes.

13. The Mortgagor covenants and agrees (which covenants and agreements are hereby expressly declared to be of the essence of this Indenture but subject to the provisions of paragraph 22 hereinafter contained) that in the event of any default by the Mortgagor hereunder the Mortgagee will, whether before or after the whole of said Note is declared to be immediately due as aforesaid, or whether before or after the institution of legal proceedings to foreclose the lien hereof, or before or after the sale therein, forthwith upon demand of the Mortgagee surrender to the Mortgagee, and the Mortgagee shall be entitled to take actual possession of the mortgaged property, or of any part thereof, personally or by its agents or attorneys as for condition broken and in its discretion may, with or without force, and with or

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without process of law, enter upon, take and maintain possession of all, or any part of said mortgaged property, together with all documents, books, records, papers and accounts of the Mortgagor relating thereto, and may exclude the Mortgagor, its agents or servants, wholly therefrom, and may, in its own name as Mortgagee and under the powers herein granted, hold, operate, manage and control the mortgaged property and conduct the business thereof, either personally or by its agents, and the Mortgagee may at the expense of the mortgaged property, from time to time, either by purchase, repair or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the mortgaged property as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as to it may see fit (including leases for terms expiring beyond the maturity of the Note) and may cancel any lease or sublease for any cause or on any ground which would entitle the Mortgagor to cancel the same, and in every such case the Mortgagee shall have the right to manage and operate the mortgaged property and to carry on the same, and in every such case the Mortgagee shall have the right to manage and operate the mortgage property and to carry on the business thereof, and to exercise all rights and powers of the Mortgagor with respect thereto, as it shall deem best, and the Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues, profits and income of the

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same and any part thereof, and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements and all payments which may be made for taxes, assessments, insurance and prior or proper charges on the mortgaged property, or any part thereof, including the just and reasonable compensation for the services of the Mortgagee and of the attorneys, agents, clerks, servants and others employed by it properly engaged and employed for services rendered in connection with the operation, management and control of the mortgaged property and the conduct of the business thereof, the Mortgagee shall apply the moneys arising as aforesaid as follows:

(1) To the payment of interest on overdue principal and overdue interest on the Note at the rate therein provided;

(2) To the payment of the interest accrued and unpaid on the note;

(3) To the payment of the principal of the Note at such time remaining outstanding and unpaid;

(4) To the payment of all other charges secured by or created under this Indenture; and

(5) The balance, if any, after the payment in full of the items heretofore in subparagraphs (1), (2), (3) and (4) of this paragraph enumerated, shall be paid to the Mortgagor, subject to the rights, if any exist, of the holder or holders of any subordinate lien in and to the Premises.

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14. The Mortgagee shall have the right, although it shall not be required so to do, to remain in possession of the mortgaged property and to collect the rents, issues and profits therefrom until the issuance of a Sheriff's Deed to the mortgaged property pursuant to any decree of foreclosure in any proceeding to foreclose the lien created by this Indenture, notwithstanding the sale of the mortgaged property pursuant to any such decree unless the amount bid at such sale shall be sufficient to pay in full the amount due under the terms of such decree and under the terms of this Indenture, and the net rents, issues, and profits accruing from the mortgaged property after the sale thereof pursuant to such decree remaining after the payment of all charges and expenses paid or incurred by the Mortgagee in accordance with the provisions of this paragraph shall be applied by the Mortgagee from time to time in partial satisfaction of any deficiency reported to the Court after such sale. The Mortgagee in its discretion, is hereby authorized to surrender, after the approval of the Sheriff's Report of Sale, possession of the premises to any person who may redeem the property from the Sheriff's Sale, provided that the Mortgagee shall take proper steps to insure the segregation of the rents, issues and profits applicable to the payment of the deficiency decree, if any. This Indenture shall remain in full force as a lien on the rents, issues and profits of the mortgaged property until the indebtedness secured hereby is paid in full or until the issuance of a Sheriff's Deed thereto.

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The provision of this paragraph shall survive any decree of foreclosure and any proceedings to foreclose the lien created by this Indenture and are a part of the consideration to the Mortgagee for the acceptance of the Note and this Indenture as security thereof. Upon the payment in full of the indebtedness which shall then be due and payable hereunder whether by lapse of time, declaration or otherwise, the Mortgagee shall restore to the Mortgagor possession of the mortgaged property, which shall thenceforth be subject to this Indenture the same as if such entry had not been made. The power of entry and the powers incidental thereto as herein provided may be exercised as often as occasion therefor shall arise and their exercise shall not suspend or modify any other right or remedy hereunder.

15. The Mortgagor covenants and agrees (and it is expressly declared that the Mortgagee would not have made the loan secured by this Indenture if the Mortgagor did not so covenant and agree, and such covenants and agreements are hereby expressly declared to be the essence of this Indenture but subject to the provisions of paragraph 22 hereinafter contained) that in the event the Mortgagor shall default hereunder and the Note shall become due and payable, either by lapse of time or by acceleration as herein provided, the Mortgagee shall have the right immediately to foreclose the lien of this Indenture and upon the filing of any bill for that purpose the Court in which such bill is filed may at any time thereafter, either before or after sale, and without

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notice to the Mortgagor, or any party claiming under the Mortgagor, and without regard to the solvency or insolvency at the time of the application for a receiver of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the then value of the mortgaged property or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver, whether nominated by the plaintiff, or otherwise, in such foreclosure suit for the benefit of the Mortgagee, with power to collect the rents, issues and profits of the mortgaged property during the pendency of such foreclosure suit, and in case of sale and deficiency, until the issuance of a Sheriff's Deed to the mortgaged property; and the Mortgagor hereby consents to the application from time to time of the net amount in receiver's hands in payment, in whole or in part, of any or all of the following items: (1) Amounts due upon the indebtedness secured hereby. (2) Amounts due upon any decree entered in any suit foreclosing this Indenture. (3) Insurance of the mortgaged property; or (4) taxes, special assessment or any other lien or charge upon the mortgaged property, whether superior or subordinate to the lien of this Indenture, or any decree foreclosing the same.

16. In case of foreclosure of the lien of this Indenture by the Mortgagee in any court of law or equity, there shall be allowed reasonable compensation for all court costs and expenses incurred by the Plaintiff, including attorneys' fees,

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stenographer's charges, costs of procuring abstracts of title and continuations thereof, opinions of title or title guaranty policies and continuations thereof, and costs of procuring testimony and evidence and statements of witnesses and documentary evidence, if any, incurred by the mortgagee in and about any such suit or proceeding or in the preparation therefor, and in case the Mortgagee shall be made party to any suit or legal proceeding by reason of this Indenture, its costs, expenses, reasonable fees and the charges of its counsel, for services in such suit or proceeding, shall be a further lien or charge upon the mortgaged property. All such fees and expenses allowable pursuant to the provisions of this paragraph shall be so much additional indebtedness secured hereby and shall be a charge on said mortgaged property prior and paramount to the Note and interest thereon, and whenever possible shall be provided for in any judgment or decree entered in any such proceeding. There shall be included in any decree foreclosing the lien of this Indenture and be paid out of the rents or proceeds of any sale made in pursuance of any such decree in the following order (1) all costs of such suit or suits, advertising, sale and conveyance, including attorneys' and stenographers' fees, outlays for documentary evidence and costs of said abstract and examination of title; (2) all moneys advanced by the Mortgagee for any purpose authorized in this Indenture, with interest on such advances at Fourteen and Seven Eighths Percent (14-7/8%) per annum from the date of such

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advances; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all of the principal of the Note and any other amounts due under the provisions of this Indenture at such time remaining unpaid. The over-plus of the proceeds of the sale, if any, shall then be paid to the Mortgagor on reasonable request. In case, after legal proceedings are instituted to foreclose the lien of this Indenture, tender is made of the entire indebtedness due hereunder, the Mortgagee shall be entitled to reimbursement for expenses incurred in connection with such legal proceedings, including such expenditures as are enumerated above, and such expenses shall be so much additional indebtedness secured by this Indenture.

17. It is expressly understood and agreed that the Mortgagor shall remain liable for the payment of the Note and all interest thereon and all other indebtedness secured by this Indenture (but which liability shall be regarded as binding upon the Mortgagor only to the extent of the property and funds held by the Mortgagor as trustee under the trust agreement above described) notwithstanding any extension of time of payment of principal of or interest on the Note or any indulgences of any kind or nature of any sort whatsoever which the Mortgagee or the depository may give, grant or permit to any subsequent ownership of the mortgaged property without notice to the Mortgagor and the Mortgagor hereby expressly waives any such notice.

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18. The invalidity of any one or more covenants, phrases, sentences, clauses or paragraphs of this Indenture shall not affect the remaining portions of the Indenture, or any part thereof, and in the event that any one or more of the covenants, phrases, clauses, sentences or paragraphs contained herein should be invalid, this Indenture shall be construed as if such invalid covenants, phrases, clauses, sentences or paragraphs had not been inserted.

19. The covenants, agreement, conditions, promises and undertakings in this Indenture contained shall extend to and be binding upon the Mortgagor and any and all persons claiming any interest in the mortgaged property by, through or under the Mortgagor, the same as if they were in every case named and expressed, and all of the covenants hereof shall bind them and each of them, both jointly and severally and shall inure to the benefit of the Mortgagee, its successors and assigns.

20. The Mortgagee is hereby expressly authorized and empowered, at its option, to collect and receive any and all condemnation awards heretofore made or hereafter to be made to any owner of the mortgaged premises and, after deducting from the proceeds of any such award any expenses incurred by it in the collection or handling of said fund, to apply the net proceeds as a credit on any portion of the mortgage debt selected by it, whether then matured or subsequently to mature, or on any deficiency decree; and Mortgagee shall not be held responsible for any failure to collect any awards, regardless of the cause of such

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failure. In the event Mortgagee does not exercise its option to collect such award and the same is collected by the Mortgagor the Mortgagor agrees to pay over to Mortgagee promptly the next proceeds of any such award to be applied on the mortgage debt as aforesaid. Mortgagor hereby agrees that the foregoing power and authority is irrevocable and coupled with an interest, and that nothing in this section shall in any way affect the security of this Mortgage or the liability of Mortgagor for payment of the entire balance of the debt hereby secured. Entry of a decree of foreclosure of the lien hereof shall not affect or impair the above granted powers and authority.

21. The Mortgagor for itself, its successors and assigns, and for any and all persons acquiring any interest in or title to the mortgaged premises subsequent to the date hereof, hereby expressly waives and releases the following (a) any and all right of redemption from sale under order or decree of foreclosure of this Mortgage; and (b) any and all rights to a partial release of this Mortgage and further acknowledges that it has no right to obtain a partial release of this Mortgage from Mortgagee hereunder, or under the Note secured hereby.

22. This instrument is executed by the undersigned Mortgagor, not personally, but as trustee under the terms of that certain Trust Agreement, dated the 15th day of January, 1981, and is enforceable only against, and is payable out of the trust property held hereunder, or is evidence only of a right of payment

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out of the income, proceeds or avails of the trust property, as the case may be; and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, warranties, undertakings and agreement herein made are made and intended not as personal covenants, warranties, undertakings and agreements of the Mortgagor, any of the beneficiaries under the trust agreement, individually or collectively, as the case may be or for the purpose of binding them or any of them personally, but this instrument is executed and delivered by the Mortgagor as trustee, solely in the execution of the powers conferred upon it as such trustee, and no personal liability or personal responsibility is assumed by; nor shall at any time be asserted or enforced against said Mortgagor, any of the beneficiaries under the trust agreement, as the case may be on account hereof, or on account of any covenants, warranty, undertaking or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holders hereof and by all persons claiming by or through or under said parties or holders.

23. The Mortgagor covenants and agrees on or before ninety (90) days after the end of the Mortgagor's Fiscal Year (as hereinafter defined) to furnish the Mortgagee, or cause to be furnished to the Mortgagee, each year until the indebtedness secured hereby is fully paid, Financial Statements for such Fiscal

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Year certified by McGough Management, Inc. (or a sucessor manager, approved by Mortgagee, which approval shall not be unreasonably withheld) in such detail as is satisfactory to the Mortgagee. Said statements shall be prepared exclusively for the mortgaged premises and shall include, but not necessarily be limited to, a balance sheet, a statement of the annual income derived from the leasing or other utilization of the premises, the detailed operating expenses and an occupancy statement disclosing tenant information satisfactory to the Mortgagee. Mortgagor's Fiscal Year shall be a twelve month accounting period used by the Mortgagor for the determination of the financial operations of the mortgaged premises. In the event of a monetary default under this Mortgage or the Note secured hereby, or if said required Financial Statements are not received by the Mortgagee on or before the due date, the Mortgagee shall have the right to have independent auditors of its choice inspect the books and records of the Mortgagor in order to obtain and verify the necessary information required by this provision. The cost and expense of any such examination by auditors chosen by the Mortgagee shall be paid for by the Mortgagor.

24. Mortgagor in addition to the required payments of principal and interest and the required deposits for payment of taxes and special assessments will deposit with the Mortgagee monthly commencing with the first installment of principal and interest a sum equal to the premiums which will next become due on policies of fire and other insurance requirements of this Mortgage (all as estimated by the Mortgagee) divided by the number of

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months to elapse before one month prior to the date when such premiums will become due, such sums to be held by the Mortgagee, without interest accruing thereon, to pay such premiums when due. If the amount of such deposits shall exceed payments by the Mortgagee for such premiums the excess shall be credited on subsequent deposits to be made by the Mortgagor. If such deposits shall be insufficient to pay such premiums when due, Mortgagor shall pay to the Mortgagee the amount of the deficiency on the first day of the month following the determination of the amount of the deficiency. Such deposits shall be based upon the prior year's taxes and insurance premiums.

25. The Mortgagor shall provide for the management of the mortgaged premises in a satisfactory manner. Any management agreement or contract entered into by the Mortgagor shall contain a provision that it shall be subject to termination by the Mortgagee, without penalty and with or without cause, upon written request. In the event of a default of any nature in the Note secured hereby, in this Mortgage or in any other security instrument held by the Mortgagee, and the expiration of any applicable cure period, the Mortgagee shall have the right to terminate any management agreement, contract or agents/managers responsible for the property management, if, in the sole opinion of the Mortgagee, said property management is unsatisfactory in any respect. Upon receipt of written request from the Mortgagee, the Mortgagor shall immediately terminate any such management

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agreement, contract or agents/managers. The Mortgagor shall then make arrangements for the continuing management of the mortgaged premises which are satisfactory to the Mortgagee. If the Mortgagor has not terminated the management agreement, contract or agents/ managers within fifteen (15) days after receipt of the Mortgagee's request, the Mortgagee may terminate said management arrangements by forwarding a termination notice to the management agent, with a copy to the Mortgagor.

26. Mortgagor covenants and agrees that it shall suffer or permit no secondary financing; nor subordinate debt instrument of any kind, nor other encumbrance against the Premises nor against the beneficial interest in said Trust Number 40982 during the term hereof and that none exist at the date hereof, except as expressly identified in writing delivered by Mortgagee to Mortgagor on even date hereof.

27. The Mortgagor and its successors and assigns covenant and agree that there shall be no sale or transfer of all, or any, of its interest (or the interest of its beneficiary or of partners or shareholders of such beneficiary) in the mortgaged premises without the prior written approval of the Mortgagee. In the event the mortgaged premises, or any part thereof are sold or transferred by the Mortgagor (or any interest therein by its beneficiary or partners of such beneficiary) without the prior written consent of the Mortgagee, (which consent shall not be unreasonably withheld) same shall conclusively be doomed to

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increase the risk of the Mortgagee and the Mortgagee may declare the entire unpaid principal of the Note secured by this Mortgage and all accrued interest thereon and prepayment penalty provided in the Note secured hereby immediately due and payable, or at its option, may increase the interest rate to be charged on the note up to the then prevailing market rate.

The Mortgagee specifically reserves the right to condition its consent to a sale, transfer, assignment or conveyance (by way of illustration and not by way of limitation) upon the approval of the financial and/or management ability of the purchaser, assignee, transferee or subsequent owner of the mortgaged premises, upon the following provisions having been satisfied: (1) an agreement to escalate the interest rate of the Note up to the then prevailing market rate, (2) the payment of a transfer fee, and (3) the result of the sale, transfer, assignment or conveyance of the mortgaged premises.

Mortgagor, for itself, its successors and assigns, hereby specifically consents to, without condition (including payment of any fee), any transfer or conveyance of the beneficial interest in Mortgagor to any of the following:

(1) Richard G. Fanslow, an individual residing in Winnetka, Illinois; (2) a member of the immediate family of Richard G. Fanslow (for the purpose hereof the immediate family of Richard G. Fanslow are defined as his wife/and or his natural or adopted children; (3) LIFE ASSURANCE COMPANY OF PENNSYLVANIA (as a result

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of a voluntary transfer or as a result of any involuntary transfer due to LIFE ASSURANCE COMPANY OF PENNSYLVANIA'S rights, if any exist, as holder of a Junior Mortgage or junior collateral assignment of beneficial interest in Mortgagor; or (4) to any other entity or corporation owned and controlled by Richard G. Fanslow. (For the purposes hereof, Richard G. Fanslow shall be deemed to own or control a partnership or corporation so long as he owns more than 50% of the voting stock in such corporation or owns more than 50% of the partnership interest therein and is the controlling general partner).

The failure of the holder hereof to exercise any of its options in the event of a sale or transfer on any one occasion shall not be deemed a waiver of its right to exercise any of its options in the event of a subsequent sale or transfer of the mortgaged premises or any interest therein.

28. In the event that any monthly installment of principal and interest is not received on or before fifteen (15) days after the due date thereof by the holder of the Note in addition to any other permitted charges under the Note, a "late payment" fee shall be due and owing to the holder of the Note in the amount of five percent (5%) of the amount of the past due monthly installment plus an additional five percent (5%) for each and every subsequent calendar month, or portion thereof, that such monthly installment of principal and interest remains outstanding; provided, however, that nothing in this paragraph shall affect the accruing of

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interest at the rate set forth in the Note which is due on any principal amount outstanding until paid, and nothing in this paragraph contained shall authorize the holder of the Note to collect or demand any payment which would result in the imposition of interest in excess of the maximum amount allowed by law.

29. The Mortgagor (and its beneficiary or beneficiaries) and/or any of the partners of its beneficiary or beneficiaries shall have no personal liability for payment of the indebtedness secured by this Mortgage or the performance of any of the provisions of this Mortgage.

30. The Mortgagor covenants and agrees:

- (a) Any and all future leases executed in connection with the mortgaged premises shall be on a standard lease form, or forms, approved by the Mortgagee;
- (b) If required by the Mortgagee, all submitted leases shall be accompanied by current credit and financial information on the proposed tenant and the Mortgagee shall be furnished with a Schedule of Leases signed by the Mortgagor (or its beneficiaries) containing all information required by the Mortgagee;
- (c) All amendments to existing leases and all future leases entered into during the term of this Mortgage will contain no rent concessions, be for terms not to exceed two (2) years, shall contain no

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options to renew or purchase and shall be at the then prevailing market rental.

(d) On demand to make, execute, have executed and delivered during the term of this Mortgage such specific Assignment of Lessor's Interest in Leases on the form commonly required by the Mortgagee, as may be required by the Mortgagee, which said assignments shall be provided that the assignor shall have the right to collect rents as long as there are no defaults under this Mortgage, the Note secured hereby, or under any other security instrument held by the Mortgagee, and the Mortgagee may, at its option, notify Tenants of said assignments and give notice to Tenants that no payment of rentals in advance of the requirements of said leases are to be made; and

(e) If required by the Mortgagee, the Mortgagor shall furnish the Mortgagee with copies of all Certificates of Occupancy issued by the appropriate authorities of the City of Wheeling, Illinois.

31. The Mortgagor represents and covenants that all improvements on the mortgaged premises have been constructed in compliance with all applicable zoning and building regulations and that the improvements contain no asbestos material.

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32. In addition to the insurance required under paragraph 7 hereof, Mortgagee shall pay premiums on and keep in force policies of liability insurance and rent insurance in amounts and insurance companies satisfactory to Mortgagee, and subject to all other provisions of paragraph 7. All insurance policies required hereunder and by paragraph 7 hereof, shall include a provision requiring 20 days notice to Mortgagee in the event of any cancellation or material amendment of the policy. Rent insurance shall be for a period of six months.

33. The mortgaged property includes units in, together with an undivided interest in the common elements of, a condominium project known as:

SPREADING OAKS CONDOMINIUM BUILDING NO. 8

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to or a leaseholder interest in property for the benefit or use of its members or shareholders, the mortgaged property also includes Mortgagor's interest in the Owners Association and the uses, proceeds and benefits of Mortgagor's interest.

CONDOMINIUM COVENANTS: In addition to the covenants and agreements made in the above, Mortgagor further covenants and agrees as follows:

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A. **Condominium Obligations.** Mortgagor shall perform all of Mortgagor's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; (iv) agreement to provide party wall rights, easements, covenants and restrictions dated March 1, 1981; and (v) other equivalent documents. Mortgagor shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. **Public Liability Insurance.** Mortgagor shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Mortgagee.

C. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Mortgagor in connection with any condemnation or other taking of all or any part of the mortgaged property, whether of a unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Mortgagee. Such proceeds shall be applied by Mortgagee to the sums secured by the Mortgage as provided in paragraph B above.

D. **Lender's Prior Consent.** Mortgagor shall not, except after notice to Mortgagee and with Mortgagee's prior written consent, either partition or subdivide the mortgaged property or consent to:

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- (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
- (ii) any amendment to any provision of the Constituent Documents;
- (iii) termination of professional management and assumption of self-management of the Owners Association;
- (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the owners Association unacceptable to Mortgagee.

E. Remedies. If Mortgagor does not pay condominium dues and assessments when due, then Mortgagee may pay them. Any amounts disbursed by Mortgagee under this paragraph E shall become additional debt of Mortgagor secured by this Mortgage. Unless Mortgagor and Mortgagee agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in paragraph 5 above and shall be payable with interest, upon notice from Mortgagee to Mortgagor requesting payment.

IN WITNESS WHEREOF, the Mortgagor, not personally or individually, but as trustee under trust agreement dated the 15th day of January, 1981 known as Trust No. 40982 has affixed _____

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hand and seal, has caused these presents to be executed, for and on behalf of its _____, attested by its _____ and its corporate seal to be hereunto affixed, this 30th day of September 1987.

HARRIS TRUST AND SAVINGS BANK, an Illinois Banking Corporation, not personally or individually, but as trustee under trust agreement dated January 15, 1981, and known as Trust No. 40982.

ATTEST:

By: _____
ASST Secretary

By: _____
VICE President

STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, Catherine Murphy, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____

JAMES J. PERNER Vice President of HARRIS TRUST AND SAVINGS BANK, an Illinois Banking Corporation, and KENNETH E. PIEKUT, Assistant Secretary of said Company, personally known to me and known to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth including the release and waiver of the right of homestead and of any and all rights of redemption from sale under any order or

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decree foreclosing this Mortgage, and the said Assisted Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 6th day of October 1987.

Catherine M. Muesher
Notary Public

My Commission Expires:

My Commission Expires March 6, 1988

COOK COUNTY, ILLINOIS
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PARCEL 1:

UNIT NOS. 8A TO 8I IN SPREADING OAKS CONDOMINIUM BUILDING NUMBER 8, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 805.72 FEET EAST AND 220.56 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 01 DEGREES 04 MINUTES 00 SECONDS EAST, 66.75 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 42.73 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 00 SECONDS WEST, 56.75 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 32.15 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 00 SECONDS WEST, 12.00 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 10.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25057413 AND AS AMENDED BY DOCUMENT NUMBER 25000160 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DEED FROM HARRIS TRUST AND SAVINGS BANK AS TRUSTEE KNOWN AS TRUST NO. 10554 TO KENNETH E. PICKET DATED MARCH 19, 1981 AND RECORDED MARCH 26, 1981 AS DOCUMENT 25019113 INCORPORATING THE TERMS AND PROVISIONS OF THAT CERTAIN 'AGREEMENT' TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 25006047 AND EXECUTED BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 29, 1980 AND KNOWN AS TRUST NUMBER 40667, LESSEE UNDER THE TERMS AND PROVISIONS OF 'LEASE AGREEMENT' DATED MARCH 1, 1981 AND EVIDENCED BY MEMORANDUM OF LEASE RECORDED MARCH 16, 1981 AS DOCUMENT 25806046, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 1, 1978 MADE BY AND BETWEEN HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1977 AND KNOWN AS TRUST NUMBER 30086 AND WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1960 AND KNOWN AS TRUST NOS. 571 AND 632, AND RECORDED OCTOBER 12, 1978 AS DOCUMENT 24666972, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. NOS: 03-12-300-071-1001
03-12-300-071-1002
03-12-300-071-1003
03-12-300-071-1004
03-12-300-071-1005
03-12-300-071-1006
03-12-300-107-0000
03-12-300-108-0000

Commonly known as: 402 Inland Drive
Building B
Wheeling, IL

EXHIBIT

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