

Q

87382574

This instrument was prepared by:

RICHARD J. JAHNS.....
(Name)
5133 W. FULLERTON AVE
(Address)
CHICAGO, ILL 60639

MORTGAGE

THIS MORTGAGE is made this 2ND day of JULY 1987, between the Mortgagor, STEPHEN R. SCHOENING, MARRIED TO BONNIE L. SCHOENING (herein "Borrower"), and the Mortgagee, CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 5200 West Fullerton — Chicago, Illinois 60639 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JULY 02, 1987 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 01, 2002.

To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois:

which has the address of 1608 CYPRESS COURT HOFFMAN ESTATES ILLINOIS 60194 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Property of Cook County Clerk's Office

87382574

UNOFFICIAL COPY

RECORDS AND CLERK'S OFFICE
410 202-1814 # 30318
00:12:41 08/01/73 DATE MADE 111181
00 414
RETURN TO BOX 403

(Space Below This Line Reserved For Lender and Recorder)

"OFFICIAL SEAL"
Susan E. Krauskopf
Notary Public, State of Illinois
My Commission Expires 3/7/74

Susan E. Krauskopf
Notary Public

My Commission expires:

Given under my hand and official seal, this 21st day of August, 1987.

set forth.

87382574

signed and delivered the said instrument as if he were free and voluntary act, for the uses and purposes therein

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he is

personally known to me to be the same person(s) whose name(s) is/are

do hereby certify that STEPHEN R. SCHOENING, MARRIED TO BONNIE L. SCHOENING

I, Susan E. Krauskopf, a Notary Public in and for said county and state,

County ss: State of Illinois

Borrower: BONNIE L. SCHOENING

Borrower: STEPHEN R. SCHOENING

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

to Borrower. Borrower shall pay all costs of recording, if any.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge

Mortgage, except the original amount of the Note plus US \$ 23,400.00.

indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this

evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the

make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage, may

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may

those rents actually received.

attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for

Property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable

past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the

entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those

of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be

Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration

hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower

no acceleration had occurred.

payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if

in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such

(d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest

enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and in

branches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable

expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in

this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all

prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under

87382574

UNOFFICIAL COPY

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT ("PUD") RIDER is made this 2ND day of JULY, 1987, 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 CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION (herein "Lender") and covering the Property described in the security instrument and located at 1208 CYPRESS COURT, HOFFMAN ESTATES, ILLINOIS 60194 (Property Address)

The Property comprises a parcel of land improved with a dwelling, which, together with other such parcels and certain common areas and facilities, all as described in (herein "Declaration"), forms a planned unit development known as POPLAR CREEK CLUB HOMES (herein "PUD"). (Name of Planned Unit Development)

PLANNED UNIT DEVELOPMENT COVENANTS. In addition to the covenants and agreements made in the security instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document required to establish the homeowners association or equivalent entity managing the common areas and facilities of the PUD (herein "Owners Association"); and (iii) by-laws, if any, or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association.

B. Hazard Insurance. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the common areas and facilities of the PUD, any such proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any, paid to Borrower.

C. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the security instrument in the manner provided under Uniform Covenant 9.

D. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, consent to:

- (i) the abandonment or termination of the PUD;
(ii) any material amendment to the Declaration, trust instrument, articles of incorporation, by-laws of the Owners Association, or any equivalent constituent document of the PUD, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the common areas and facilities of the PUD;
(iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the PUD; or
(iv) the transfer, release, encumbrance, partition or subdivision of all or any part of the PUD's common areas and facilities, except as to the Owners Association's right to grant easements for utilities and similar or related purposes.

E. Remedies. If Borrower breaches Borrower's covenants and agreements hereunder, including the covenant to pay when due planned unit development assessments, then Lender may invoke any remedies provided under the security instrument, including, but not limited to, those provided under Uniform Covenant 7.

IN WITNESS WHEREOF, Borrower has executed this PUD Rider.

Signature of Stephen R. Schoening, Borrower

STEPHEN R. SCHOENING

--Borrower

87382574

the non-existence or a denial of any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

UNOFFICIAL COPY

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

5. Hazard Insurance. Borrower shall keep the improved premises now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require. Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

4. Charges; Taxes, Assessments and Other Charges, Fines and Impositions Attributable to the Property. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may accrue or be levied on the Property, including, but not limited to, property taxes, ground taxes, and taxes on the Property, and in the event Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, plus one-twelfth of the yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

87382574

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds and applicable law requires Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on a monthly installment of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less ~~not containing an option to purchase~~, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

* or if the borrower ceases to occupy the property as his principal residence

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

PARCEL ONE:

THAT PART OF LOT 43 IN POPLAR CREEK CLUB HOMES, UNIT 4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 55 DEGREES 54 MINUTES 18 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 43, A DISTANCE OF 13.43 FEET; THENCE NORTH 34 DEGREES 05 MINUTES 42 SECONDS WEST, A DISTANCE OF 0.94 FEET, TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION WALL THE FOLLOWING COURSES AND DISTANCES: NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 15.19 FEET; THENCE SOUTH 03 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 1.69 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.95 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 1.69 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 15.75 FEET; THENCE SOUTH 03 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 1.54 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 4.95 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 1.71 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 22.70 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION THE FOLLOWING COURSES AND DISTANCES: SOUTH 03 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 1.70 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.04 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 1.70 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 22.63 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.55 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1608 AND 1606; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 32.01 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF A PART OF THE NORTHERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 0.22 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.10 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 0.26 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.10 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 21.28 FEET; THENCE SOUTH 03 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 4.10 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 0.27 FEET; THENCE SOUTH 03 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 12.20 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.84 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE SOUTH 86 DEGREES 07 MINUTES 30 SECONDS EAST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.30 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1608 AND 1610; THENCE SOUTH 03 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 31.91 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF A PART OF THE SOUTHERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 86 DEGREES 07 MINUTES 30 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 0.55 FEET, TO THE POINT OF BEGINNING,

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1985 AS DOCUMENT 85-052239, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY TRUSTEE'S DEED FROM LYONS SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 23, 1983 AND KNOWN AS TRUST NUMBER 209 TO STEPHEN R. SCHOENING, RECORDED July 10, 1987 AS DOCUMENT 87-282573 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

1608 CYPRESS COURT, HOFFMAN ESTATES, ILLINOIS 60194
PERMANENT INDEX NUMBER: 07-08-300-060

87382574

6

UNOFFICIAL COPY

Property of Cook County Clerk's Office