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SSS 093140/5376V

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## MODIFICATION OF MORTGAGE AND OTHER SECURITY DOCUMENTS

This Modification (hereinafter referred to as "this Modification") is made and entered into this 28th day of March, 1990, by LASALLE NATIONAL BANK, a national banking association, not personally, but solely as Trustee under Trust Agreement dated December 15, 1985 and known as Trust Number 110709 (hereinafter referred to as "Mortgagor"), and W-D Partnership, an Illinois Limited Partnership (hereinafter referred to as "Beneficiary"), and Duncan Y. Henderson and Leonard E. Webster (hereinafter collectively referred to as the "Guarantors"), to and for the benefit of BOULEVARD BANK NATIONAL ASSOCIATION (hereinafter referred to as "Mortgagee").

### RECITALS:

A. Mortgagee has heretofore made a loan to Mortgagor and Beneficiary (hereinafter referred to as the "Loan") in the original principal amount of FIVE MILLION EIGHT HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$5,825,000.00) DOLLARS.

B. The Loan is evidenced by a Principal Note in said principal amount (hereinafter referred to as the "Note") dated December 27, 1988, made by Mortgagor and payable to Mortgagee.

THIS DOCUMENT PREPARED BY, AND  
AFTER RECORDING, RETURN TO:

Katz Randall & Weinberg  
200 North LaSalle Street  
Suite 2300  
Chicago, Illinois 60601  
Attention: Mark S. Richmond

KRW File No. 2441.160A

PROPERTY ADDRESS:

1728 N. Damen  
Chicago, Illinois

PERMANENT INDEX NUMBERS:

14-31-324-010  
14-31-324-011  
14-31-324-012  
14-31-324-013  
14-31-324-014  
14-31-325-021  
14-31-325-022  
14-31-324-048

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C. The Note was secured by, among other things, a Mortgage and Security Agreement (hereinafter referred to as the "Mortgage") dated December 27, 1988, made by Mortgagor in favor of Mortgagee, and recorded on December 29, 1988 in the Office of the Cook County Recorder of Deeds as Document No. 88599325, and filed on December 29, 1988 in the Office of the Torrens Registrar of Titles as Document No. LR3763497 on the real property described in Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter referred to as the "Mortgaged Premises").

D. A portion of the Mortgaged Premises is subject to that certain Declaration of Condominium Ownership for Building No. 1 Condominium recorded on November 20, 1989 in the Office of the Cook County Recorder of Deeds as Document No. 89554800, and as a result the Mortgaged Premises are now described in Exhibit "B" attached hereto and by this reference incorporated herein.

E. To further evidence and secure the Loan, Mortgagor, Beneficiary, and Guarantors did execute and deliver to Mortgagee a Construction Loan Agreement (hereinafter referred to as the "Construction Loan Agreement") dated December 27, 1988 and certain other documents as described in Exhibit "C" attached hereto and by this reference incorporated herein (the Mortgage, Construction Loan Agreement and such other documents are hereinafter referred to collectively as the "Security Documents").

F. By Modification of Principal Note dated of even date herewith (hereinafter referred to as the "Note Modification"), the

Note was modified to: (a) increase the principal sum from FIVE MILLION EIGHT HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$5,825,000.00) DOLLARS to SIX MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$6,250,000.00) DOLLARS; and (b) extend the Maturity Date from June 30, 1990 to June 30, 1991.

C. As a condition to the Note Modification, Mortgagee is requiring this Modification wherein the Mortgage and other Security Documents will be modified to refer to the Note as modified by the Note Modification. The Note, the Mortgage and the other Security Documents are sometimes hereinafter referred to collectively as the "Loan Documents".

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Incorporation of Recitals. The Recitals are hereby incorporated into this Modification by reference as if fully set forth in this Paragraph 1.

2. References to Note, Loan Amount and Maturity Date. From and after the date hereof, (i) the Mortgage and other Security Documents shall be deemed to secure the Note as modified by the Note Modification, (ii) any and all references in the Mortgage and other Security Documents to the Note shall be deemed to refer to the Note as modified by the Note Modification, and (iii) any and all references in the Note to the principal amount of the Note and to

the Maturity Date of the Note or the Loan shall be deemed to mean the principal amount of SIX MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$6,250,000.00) DOLLARS and the date of June 30, 1991, respectively.

3. References to Mortgaged Premises. Any and all references in the Mortgage and other Security Documents to the Premises or Mortgaged Premises shall, from and after the date hereof, be deemed to refer to the Mortgaged Premises as described in Exhibit "B" attached hereto and by this reference incorporated herein.

4. References to Construction Loan Agreement Condominium Units Sale Prices. Exhibit "H" attached to and made a part of the Construction Loan Agreement, which sets forth the minimum sale prices for condominium units developed as of the date hereof or to be developed hereafter on the Mortgaged Premises shall be deleted in its entirety and replaced by the schedule attached hereto as Exhibit "D" and by this reference incorporated herein. Any and all references in the Construction Loan Agreement, Mortgage and other Security Documents to minimum sale prices for condominium units shall be deemed to refer to the schedule of prices set forth on Exhibit "D."

5. References to Security Documents. Any and all references in the Mortgage and other Security Documents to the Loan Documents or Security Documents shall, from and after the date hereof, be deemed to refer to such documents as modified by this Modification.

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6. Reaffirmation of Representations and Warranties.

Mortgagor, Beneficiary and Guarantors hereby reaffirm as true and correct in all respects, as of the date hereof, any and all representations and warranties contained in the Mortgage and other Security Documents.

7. Reaffirmance of Covenants. Mortgagor, Beneficiary and Guarantors do hereby reaffirm and agree to perform all of the terms, covenants, conditions and obligations applicable to such parties as set forth in the Mortgage and other Security Documents as herein modified.

8. Laws of Illinois. This Modification shall be governed and construed under the laws of the State of Illinois.

9. Full Force and Effect; Inconsistency. Except as modified herein, the terms, conditions and covenants of the Mortgage and other Security Documents shall remain unchanged and otherwise in full force and effect. In the event of an inconsistency between this Modification and the Mortgage and other Security Documents, the terms herein shall first control.

10. Trustee Exculpation. This Modification is executed by LASALLE NATIONAL BANK, a national banking association, not personally, but solely as Trustee under Trust Agreement dated December 15, 1985 and known as Trust Number 110709, as aforesaid, in the exercise of the power of authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein shall be construed as creating any liability on said

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LaSalle National Bank personally to pay the Note, as modified by the Note Modification, or any interest that may accrue thereon, or any other indebtedness accruing thereunder, or to perform any covenant either express or implied therein or herein contained, all such liability, if any, being expressly waived by the holder of the Note and by every person now or hereafter claiming any right or security thereunder, and that so far as LaSalle National Bank personally is concerned, the holder or holders of the Note and the owners of any indebtedness accruing thereunder shall look solely to the collateral described in the Mortgage and the other Security Documents for the payment thereof, by the enforcement of the lien created by the Mortgage or other Security Documents in the manner therein and in the Note provided or by action to enforce the personal liability of the Guarantors.

IN WITNESS WHEREOF, the parties have caused this Modification to be executed pursuant to authority duly granted as of the date and year first written above.

**MORTGAGOR:**

LASALLE NATIONAL BANK, a national banking association, not personally, but solely as Trustee under Trust Agreement dated December 15, 1985 and known as Trust Number 11079 110709

**ATTEST:**

*Rosmary Collins*  
Its: Assistant Secretary

By: *[Signature]*

Its: Assistant VICE PRESIDENT

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BENEFICIARY:

W-D Partnership, an Illinois  
Limited Partnership

By: Willow Damen Partnership, an  
Illinois general partnership, its  
general partner

By: *D Henderson*  
Duncan Y. Henderson, general  
partner

By: *Leonard E Webster*  
Leonard E. Webster, general  
partner

GUARANTORS:

*D Henderson*  
Duncan Y. Henderson

*Leonard E Webster*  
Leonard E. Webster

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COOK COUNTY, ILLINOIS  
RECORDED FOR REFERENCE  
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18 PM 12: 16

COOK COUNTY, ILLINOIS  
RECORDED FOR REFERENCE  
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18 PM 12: 16

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CONSENT OF MORTGAGEE

The undersigned Mortgagee hereby consents to and approves the foregoing Modification of Mortgage and Other Security Documents.

DATED: March 28, 1990

BOULEVARD BANK NATIONAL ASSOCIATION

ATTEST

Jennifer Chulde  
Its:

By: Michael C. Gaffney  
Its: VICE PRES

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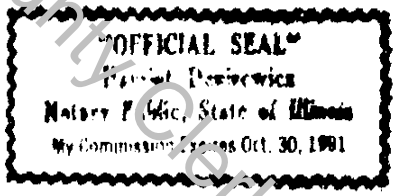
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STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK        )

I, Harriet Denisevicz, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Corinne Bek, as Assistant Vice President and Rosemary Collins, as Asst Secretary of LASALLE NATIONAL BANK, a national banking association, not personally, but solely as Trustee under Trust Agreement dated December 15, 1985 and known as Trust Number 11079, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst Vice President and Asst Secretary of said Bank, 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 Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of April, 1990.

*Harriet Denisevicz*  
Notary Public



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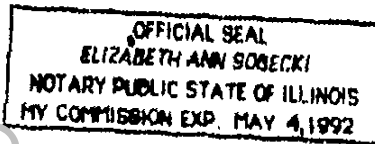
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, ELIZABETH ANN SOBECKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Duncan Y. Henderson appeared before me this day in person and acknowledged that he signed and sealed the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of March, 1990.

Elizabeth Ann Sobacki  
Notary Public

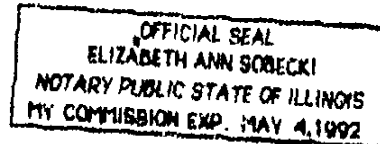
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS



I, ELIZABETH ANN SOBECKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leonard E. Webster appeared before me this day in person and acknowledged that he signed and sealed the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of March, 1990.

Elizabeth Ann Sobacki  
Notary Public



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STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK        )

I, ELIZABETH ANN SOBECKI, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Duncan Y. Henderson, general partner of Willow Damer Partnership, General Partner of W-D PARTNERSHIP, a Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such General Partner of Willow Damer Partnership, general partner of W-D Partnership, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of March, 1990.

Elizabeth Ann Sobeki  
Notary Public

OFFICIAL SEAL  
ELIZABETH ANN SOBECKI  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. MAY 4, 1992

COOK County Clerk's Office

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STATE OF ILLINOIS     )  
                                  )  
COUNTY OF Cook     )

I, ELIZABETH ANN SOBECKI, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Leonard E. Webster, general partner of Willow Damen Partnership, General Partner of W-D PARTNERSHIP, a Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such General Partner of Willow Damen Partnership, general partner of W-D Partnership, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of March, 1992.

Elizabeth Ann Sobeki  
Notary Public

OFFICIAL SEAL  
ELIZABETH ANN SOBECKI  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. MAY 4, 1992

CLERK OF COOK COUNTY Clerk's Office

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## EXHIBIT "A"

### Legal Description of Mortgaged Premises

PARCEL 1: LOTS 10 TO 14, BOTH INCLUSIVE, LOT 15 EXCEPT THE WEST 16 FEET THEREOF, LOTS 16 TO 48, BOTH INCLUSIVE, IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH  $\frac{1}{4}$  OF THE SOUTH  $\frac{1}{4}$  OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2: THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 24 LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 25 TO 29, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 24 PRODUCED EAST 16 FEET IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 3: A 16 FOOT VACATED PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 34 TO 48, BOTH INCLUSIVE, AND SOUTH OF THE SOUTH LINE OF LOTS 10 TO 24, BOTH INCLUSIVE; ALSO THE 16 FOOT VACATED PUBLIC ALLEY BOUNDED BY THE SOUTH LINE OF LOT 24 AS EXTENDED EAST; BY THE SOUTH LINE OF LOT 34 AS EXTENDED EAST; BY THE WEST LINE OF LOTS 29 THROUGH 33, BOTH INCLUSIVE, AND BY THE EAST LINE OF LOT 34 AND BY THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 34, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4: ALL OF THE NORTH-SOUTH VACATED 16 FOOT PUBLIC ALLEY AS DEDICATED BY DOCUMENT 19907564 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS:

THE WEST 16 FEET OF LOT 15 IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 1728 NORTH DAMEN, CHICAGO, ILLINOIS

PERMANENT TAX NOS.: 14-31-324-010  
14-31-324-011  
14-31-324-012  
14-31-324-013  
14-31-324-014  
14-31-324-048  
14-31-325-021  
14-31-325-022

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## EXHIBIT "B"

### New Legal Description of Mortgaged Premises

The following 4 parcels of land taken as a tract described as follows:

PARCEL 1: LOTS 10 TO 14, BOTH INCLUSIVE, LOT 15 EXCEPT THE WEST 16 FEET THEREOF, LOTS 16 TO 48, BOTH INCLUSIVE, IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 24 LYING WEST OF AND ADJOINING AND WEST LINE OF LOTS 25 TO 29, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 24 PRODUCED EAST 16 FEET IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: A 16 FOOT VACATED PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 34 TO 48, BOTH INCLUSIVE, AND SOUTH OF THE SOUTH LINE OF LOTS 10 TO 24, BOTH INCLUSIVE; ALSO THE 16 FOOT VACATED PUBLIC ALLEY BOUNDED BY THE SOUTH LINE OF LOT 24 AS EXTENDED EAST; BY THE SOUTH LINE OF LOT 34 AS EXTENDED EAST; BY THE WEST LINE OF LOTS 29 THROUGH 33, BOTH INCLUSIVE, AND BY THE EAST LINE OF LOT 34 AND BY THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 34, IN COOK COUNTY, ILLINOIS

PARCEL 4: ALL OF THE NORTH-SOUTH VACATED 16 FOOT PUBLIC ALLEY AS DEDICATED BY DOCUMENT 19907564 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS:

THE WEST 16 FEET OF LOT 15 IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS

Excepting from said tract the following described land:

THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE

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SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF LOT 25 TO 33 AFORESAID, 216.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 100.27 FEET TO A POINT ON A LINE DRAWN 0.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 100.35 FEET TO A POINT ON A LINE DRAWN 0.21 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 34 TO 48, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, ALONG THE AFORESAID PARALLEL LINE, 1.16 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33 AFORESAID; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 115.93 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 24, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN BLOCK 2 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 43.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 32.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, 45.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 2.00 FEET OF SAID LOT 24, SAID POINT BEING 75.90 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE NORTH LINE OF SAID LOT; THENCE NORTH 0 DEGREES 41 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE, 32.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, 45.31 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE OF ELEVATION + 27.00 CHICAGO CITY DATUM, ~~[WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89554800, TOGETHER WITH THE RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS]~~ IN COOK COUNTY, ILLINOIS.

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PARCEL 5: UNIT NUMBERS 101, 201, 301, 102, 202, 103, 203, 303, 104, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308, 109, 209, 110, 210, 310, 111, 211, 112, 212, 312, 113, 313, 214, 314, 215, 315 IN BUILDING NO. 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF LOT 25 TO 33 AFORESAID, 216.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 100.27 FEET TO A POINT ON A LINE DRAWN 0.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 100.35 FEET TO A POINT ON A LINE DRAWN 0.21 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 34 TO 48, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, ALONG THE AFORESAID PARALLEL LINE, 1.16 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33 AFORESAID; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 115.93 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 24, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN BLOCK 2 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 43.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID

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PARALLEL LINE, 32.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, 45.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 2.00 FEET OF SAID LOT 24, SAID POINT BEING 75.90 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE NORTH LINE OF SAID LOT; THENCE NORTH 0 DEGREES 41 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE, 32.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, 45.31 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE OF ELEVATION + 27.00 CHICAGO CITY DATUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89554800, TOGETHER WITH THE RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1728 NORTH DAMEN, CHICAGO, ILLINOIS

PERMANENT TAX NOS.: 14-31-324-010  
14-31-324-011  
14-31-324-012  
14-31-324-013  
14-31-324-014  
14-31-324-048  
14-31-324-021  
14-31-324-022

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SSS 098230/5376V

## EXHIBIT "C"

### Other Security Documents

1. Assignment of Rents and Lessor's Interest in Leases dated December 27, 1988 executed by Mortgagor and Beneficiary and recorded December 29, 1988 as Document No. 88598653 and filed December 29, 1988 as Document No. LR3763498.
2. Security Agreement dated December 27, 1988 executed by Beneficiary.
3. Collateral Assignment of Beneficial Interest in Land Trust dated December 27, 1988 executed by Beneficiary.
4. UCC-1 and UCC-2 Financing Statements executed by Mortgagor and Beneficiary (State of Illinois and Cook County).
5. Waiver of Defenses and Estoppel Certificate dated December 27, 1988 executed by Mortgagor and Beneficiary.
6. Usury Affidavit dated December 27, 1988 executed by Beneficiary.
7. Certificate of Hazardous Waste dated December 27, 1988 executed by Mortgagor, Beneficiary and Guarantors.
8. Assignment of Construction Contract Between Owner and Contractor dated December 27, 1988 executed by Mortgagor and Beneficiary.
9. Assignment of Permits, Licenses and Agreements dated December 27, 1988 executed by Mortgagor and Beneficiary.

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EXHIBIT "D"

Schedule of Condominium Units Minimum Sale Prices

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*see the following*  
*3 pages*

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SALES IN BUILDING# 3		11-Mar-50	
UNITS	GROSS SALES \$	COSTS OF SALE	NET SALES \$
1	238,570	17,614	220,956
2	268,136	19,368	248,768
3	199,634	15,278	184,356
4	210,853	15,951	194,902
5	200,000	15,300	184,700
6	211,190	15,971	195,219
7	220,998	16,920	210,078
8	273,651	19,713	253,938
<b>TOTALS</b>	<b>1,828,932</b>	<b>136,136</b>	<b>1,692,796</b>

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SALES IN BUILDING # 4		12-Mar-90		
UNITS	SQUARE FEET	GROSS SALES \$	COSTS OF SALE	NET SALES \$
401	2,040	244,800	44,088	200,712
402	1,680	201,600	41,496	160,104
403	1,440	172,800	39,768	133,032
404	1,920	230,400	43,224	187,176
405	2,040	244,800	44,088	200,712
406	2,160	259,200	44,952	214,248
407	1,800	216,000	42,360	173,640
408	1,440	172,800	39,768	133,032
409	1,200	144,000	38,040	105,960
410	1,440	172,800	39,768	133,032

301	2,040	244,800	44,088	200,712
302	1,680	201,600	41,496	160,104
303	1,440	172,800	39,768	133,032
304	1,920	230,400	43,224	187,176
305	2,040	244,800	44,088	200,712
306	2,160	259,200	44,952	214,248
307	1,800	216,000	42,360	173,640
308	1,440	172,800	39,768	133,032
309	1,200	144,000	38,040	105,960
310	1,440	172,800	39,768	133,032

201	1,700	RENTAL		
202	1,400	RENTAL		
203	1,200	RENTAL		
204	1,600	RENTAL		
205	1,700	RENTAL		
206	1,800	216,000	42,360	173,640
207	1,500	180,000	40,200	139,800
208	1,200	144,000	38,040	105,960
209	1,000	120,000	36,600	83,400
210	1,200	144,000	38,040	105,960

101	2,040	244,800	44,088	200,712
102	1,680	201,600	41,496	160,104
103	1,440	172,800	39,768	133,032
104	1,920	230,400	43,224	187,176
105	2,040	244,800	44,088	200,712
TOTALS:	55,700	5,772,000	1,198,920	4,573,080

As of this date, the plans for this building have not been completed. The above unit sizes and number of units may change.

*GCW*  
*JA*

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SALES IN BUILDING # 1		12-10-80		
UNITS	SQUARE FEET	GROSS SALES \$	COSTS OF SALE	NET SALES \$
101	2,182	175,000	14,500	160,500
201	1,150	128,660	11,720	116,940
301	1,150	105,500	10,330	95,170
102	1,558	131,000	11,860	119,140
202	754	70,500	5,230	65,270
302	754	73,000	5,350	67,650
103	2,019	158,600	13,516	145,084
203	1,072	94,700	9,682	85,018
303	1,072	68,300	9,558	58,742
104	2,182	178,312	14,699	163,613
204	1,071	94,600	9,676	84,924
304	1,071	68,500	9,910	58,590
105	3,174	256,800	19,408	237,392
205	1,541	169,860	14,192	155,668
305	1,541	173,000	14,350	158,650
106	4,521	350,000	25,000	325,000
206	1,741	179,100	14,690	164,410
306	1,741	157,000	13,470	143,530
107	3,256	260,600	19,648	241,152
207	1,531	160,560	13,634	146,926
307	1,531	138,500	12,310	126,190
108	1,539	124,300	11,451	112,849
208	1,669	173,860	14,438	159,422
308	1,669	150,000	13,000	137,000
109	1,583	157,000	13,432	143,568
209	589	97,700	9,382	88,318
309	589	89,000	9,340	79,660
110	2,616	207,000	15,420	191,580
210	1,236	115,500	10,930	104,570
310	1,236	115,500	10,930	104,570
111	2,658	163,000	13,780	149,220
211	920	104,750	10,266	94,484
311	920	51,900	5,914	45,986
112	864	73,300	8,358	64,942
212	1,549	89,000	9,340	79,660
312	1,049	89,000	9,340	79,660
113	1,293	102,000	10,120	91,880
213	864	73,000	8,350	64,650
313	1,400	154,000	13,240	140,760
214	1,642	162,160	14,920	147,240
314	1,553	159,000	13,540	145,460
215	1,541	167,160	14,030	153,130
315	1,505	155,000	13,300	141,700
TOTALS:	69,293	5,064,792	535,659	4,529,133

*[Handwritten Signature]*

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