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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 13 AND THE SOUTH 1/3 OF LOT 14 IN BLOCK 2 IN LEYMOYNES SUBDIVISION OF THE SOUTH 16 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2817-21 NORTH CAMBRIDGE, CHICAGO, ILLINOIS

PERMANENT INDEX NO.: 14-28-121-005

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## EXHIBIT B DESCRIPTION OF COLLATERAL

All machinery, fixtures, furniture, heating and air-conditioning equipment, electrical equipment and other articles, equipment, personal property and fixtures of every kind and nature and all building materials (whether or not affixed) and all replacements and renewals of all or any of the foregoing, now or hereafter owned by Debtor and located at or used or useful in connection with the operation of the real estate described in Exhibit A hereto (the "Real Estate"), or used or useful in connection with the renting or maintenance of the Real Estate or intended to be incorporated in the improvements upon the Real Estate, but excepting tenants' trade fixtures, furnishings, and possessions. All "Collateral" as defined in the security agreement contained in the Mortgage, Assignment of Leases and Rents and Security Agreement dated May 4, 1994, from American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 15, 1994 and known as Trust Number 118180-02 and Richard Greenberg and Richard P. Wexner, the beneficiaries of such trust, encumbering the Real Estate to Continental Bank N.A.

Any and all revenues, receivables, income and accounts now owned or at any time acquired and arising from, out of or in connection with the Real Estate and the businesses and operations conducted on the Real Estate.

Any and all goods, tangible and intangible, personal property of any kind, nature or description (including without limitation, any and all accounts, contract rights, franchises, licenses, permits, documents, instruments and general intangibles) of Debtor, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise), and any and all replacements and substitutions thereof or therefor, arising from or out of the Real Estate.

Any monies on deposit for the payment of real estate taxes or special assessments against the Real Estate, or for the payment of premiums on policies of fire or other hazard insurance covering the collateral described herein or the Real Estate and all proceeds of any award or claims for damages for any of the collateral described herein or the Real Estate taken or damaged under the power of eminent domain, by condemnation or due to casualty loss, and all rents, issues and profits of and from the Real Estate.

The entire beneficial interest under a certain Trust Agreement dated April 15, 1994 and known as Trust Number 118180-02 of which American National Bank and Trust Company of Chicago is Trustee, and all of the rights, powers and privileges of the beneficiaries thereunder. All proceeds of the foregoing collateral, including, without limitation, insurance loss proceeds and all proceeds from rentals, mortgages, sales, conveyances and any other disposition.

Any and all additions and accessories to all of the foregoing and any and all proceeds, renewals, replacements and substitutions of all of the foregoing.

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DEBBIE SWADZ  
Schain, Finsel, & Buency  
222 N. LA SALLE Drive  
CHICAGO, IL 60601  
Suite 1910

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