

MORTGAGE STATUTORY FORM
(ILLINOIS)

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

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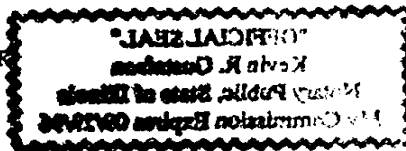
THE MORTGAGOR NORTHWEST COVENANT CHURCH OF MOUNT PROSPECT, IL, an Illinois not-for-profit corporation of the Village of Mount Prospect in the County of Cook and State of Illinois, Mortgagee and Warrantor to NATIONAL COVENANT PROPERTIES, an Illinois not-for-profit corporation, of the City of Chicago County of Cook and State of Illinois, to secure the payment of a certain promissory note, executed by the mortgagor, bearing even date herewith, payable to the order of NATIONAL COVENANT PROPERTIES, 5101 N. Francisco Avenue, Chicago, IL 60625

Above Space For Recorder's Use Only

333
333

the following described real estate to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF



COOK COUNTY, ILLINOIS
FILED FOR RECORD

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situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 30th day of SEPT, 1994

NORTHWEST COVENANT CHURCH OF MOUNT PROSPECT, ILLINOIS, an Illinois not-for-profit corporation (SEAL)

By: [Signature] (SEAL)

Its CHAIRMAN

And: [Signature] (SEAL)

Its Chief Financial Officer

(SEAL)

Please print or type name(s) below signature(s)

This instrument was prepared by Grant D. Erickson, 1625 Shermer Road, Northbrook, IL 60062
(NAME AND ADDRESS)

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BOX 333-011

Property of Cook County Clerk's Office

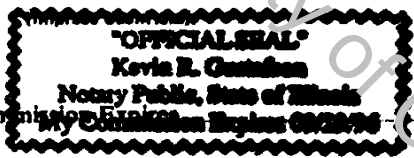
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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Kevin Gustafson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marshall C. Dahlstrom and Arnold S. Nelson

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 30 day of September, 19 94.



Kevin R. Gustafson
Notary Public

Commission Expires 08/28/96

COOK COUNTY

94856899

Box

Real Estate Mortgage
Statutory Form.

TO

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

BOX 339-01

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EXHIBIT A

ATTACHED TO MORTGAGE BETWEEN NORTHWEST COVENANT CHURCH OF MOUNT PROSPECT, ILLINOIS AND NATIONAL COVENANT PROPERTIES

Mortgagee shall hold a FIRST MORTGAGE as to property whose legal description is as follows:

THE SOUTH 65 FEET OF THE NORTH 130 FEET OF THE WEST HALF OF LOT 7 IN BLOCK 9 IN PROSPECT MANOR A SUBDIVISION OF PARTS OF SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03 34 303 020

THE EAST 1/2 (EXCEPT THE NORTH 55 FEET THEREOF) OF LOT 7 IN BLOCK 9 IN PROSPECT MANOR BEING A SUBDIVISION OF PART OF THE SOUTH 3/4 OF THE WEST HALF OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03 34 303 017 (AFFECTS LAND EXCEPT THE SOUTH 49.3 FEET) AND
03 34 303 018 (AFFECTS THE SOUTH 49.3 FEET OF THE LAND)

THE SOUTH 66 FEET OF NORTH 196 FEET OF WEST 1/2 OF LOT 7 IN BLOCK 9 IN PROSPECT MANOR A SUBDIVISION OF PART OF SOUTH 3/4 OF WEST 1/2 OF WEST 1/2 OF SECTION 34, TOWNSHIP 42, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03 34 303 021

THE WEST 1/2 OF LOT 7 (EXCEPT THE NORTH 196 FEET THEREOF) IN BLOCK 9 IN PROSPECT MANOR, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03 34 303 022

Mortgagee shall hold a SECOND MORTGAGE as to property whose legal description is as follows:

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4/11/05

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Page 1 of 1

THE STATE OF ILLINOIS • DEPARTMENT OF REVENUE

OFFICE OF THE COMPTROLLER • 100 SOUTH WASHINGTON STREET • SPRINGFIELD, ILLINOIS 62762

STATE OF ILLINOIS • DEPARTMENT OF REVENUE

TO: [REDACTED]

FROM: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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PARCEL 1:

A TRACT OF LAND IN THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 474.09 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD 100 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD 250 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAND ROAD A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY 250 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THE NORTHEASTERLY 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ON QUARTER SECTION LINE, 581.5 FEET TO THE CENTER LINE OF RAND ROAD FOR PLACE OF BEGINNING; THENCE WESTERLY ON QUARTER SECTION LINE, 729.5 FEET; THENCE NORTHERLY ON QUARTER SECTION LINE 668.5 FEET TO CENTER LINE OF RAND ROAD; THENCE SOUTH EAST ALONG SAID ROAD CENTER LINE 1015 FEET TO PLACE OF BEGINNING; (EXCEPT THEREFROM THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 474.09 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD 100 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD 250 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAND ROAD A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY 250 FEET TO THE POINT OF BEGINNING AND (EXCEPT THEREFROM THE NORTHEASTERLY 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PINS: 03-18-204-003 and 03-18-204-007

Rand Road, Arlington Heights, Illinois

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01/27/2008

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RIDER ATTACHED TO MORTGAGE BETWEEN
NORTHWEST COVENANT CHURCH OF MOUNT PROSPECT, ILLINOIS,
MORTGAGOR/DEBTOR
AND NATIONAL COVENANT PROPERTIES, MORTGAGEE

1. Where the terms of this Rider and Mortgage conflict, the Rider shall control.
2. **Transfer of the Property.** If all or any part of the Property or any interest in it is sold or transferred without National Covenant Properties' prior written consent, National Covenant Properties may, at its option, require immediate payment in full of all sums secured by this Mortgage.
3. Debtor shall have the right to prepay the Note in whole or in part at any time without penalty. Payments shall first be applied to the interest due, and then to the remaining principal.
4. In the event that Debtor shall breach any obligation under this Mortgage or the Note which it secures or shall:
 - (a) Receive notice that any violation of any Federal, State or local environmental, health or safety law or regulation may have been committed or is about to be committed by Debtor in connection with the Property;
 - (b) Receive notice that any administrative or judicial complaint or order has been filed or is about to be filed against Debtor alleging violations of any Federal, State or local environmental law or regulation or requiring Debtor to take any action in connection with the release of toxic or hazardous substances or release of petroleum or any petroleum product (including, without limitation, crude oil or any fraction thereof) into the environment in connection with the Property;
 - (c) Receive any notice from a Federal, State or local governmental agency or private party alleging that the Debtor may be liable or responsible for costs associated with a response to or clean up of a release of a toxic or hazardous substance or release of petroleum or any petroleum product (including, without limitation, crude oil or any fraction thereof) into the environment or any damages caused thereby in connection with the Property;
 - (d) Receive any notice that Debtor is subject to Federal, State or local investigation evaluating whether any remedial action is needed to respond to the release of any hazardous or toxic waste, substance or constituent, petroleum or petroleum products (including, without limitation, crude oil or any fraction thereof) or any other substance into the environment in connection with the Property;

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OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY
111 W. WASHINGTON STREET, CHICAGO, ILLINOIS 60602
TEL: 312.743.3000 FAX: 312.743.3001
WWW.COOKCOUNTYCLERK.COM

[Faint, illegible text from a document, possibly a court order or judgment, is visible in the background.]

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- (e) Incur any additional debt without the prior written consent of National Covenant Properties in connection with the Property;
- (f) Fail to maintain its affiliation with The Evangelical Covenant Church or its status as an organization exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code;

or in the event that:

- (a) National Covenant Properties shall reasonably deem itself insecure;
- (b) Any proceeding shall be instituted by or against Debtor under any bankruptcy or insolvency statute;
- (c) Debtor shall make an assignment for benefit of creditor;
- (d) A receiver shall be appointed for Debtor or Debtor's property,

National Covenant Properties may, at its option, without notice or demand, require immediate payment in full of all sums then due and owing on the Note.

- 5. Debtor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Property which may become damaged or destroyed; (2) keep said Property in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien; and (3) comply with all requirements of law or municipal ordinances with respect to the Property and the use thereof.
- 6. Debtor shall keep all buildings and improvements now or hereafter situated on said Property insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to National Covenant Properties under insurance policies payable, in case of loss or damage, to National Covenant Properties, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver certificates of insurance evidencing such coverage, to National Covenant Properties, and in case of insurance about to expire, shall deliver renewal certificates not less than ten (10) days prior to the respective dates of expiration.
- 7. Debtor agrees to pay reasonable attorneys' fees, costs and expenses incurred by National Covenant Properties in the collection and enforcement of the above referenced Note. Any forbearance by National Covenant Properties in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 15th day of June, 1964.

CLERK OF THE COURT

CHIEF CLERK

DEPUTY CLERK

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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8. The above terms which are incorporated into the Mortgage referenced above are agreed to and accepted by the undersigned.

NORTHWEST COVENANT CHURCH OF MOUNT PROSPECT, ILLINOIS, an Illinois not-for-profit Corporation

By: *Stephen C. Tikhonov*
Its CHAIRMAN

And: *Christy Nelson*
Its Chief Financial Officer

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 1st day of January, 1951.

CLERK OF COOK COUNTY

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