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Mortgage by action. The court in which any proceeding is pending for the purpose of foreclosure of this Mortgage may, at any time or at any time thereafter, without notice or after sale, without notice and without requiring bond, and without regard to the solvency or insolvency of any person liable for payment of the Liabilities secured hereby, and without regard to the value of the premises or the occupancy thereof as a tenement, appoint a receiver of the proceeds of the rents, issues and profits of the premises, and assign of such rents, issues and profits to the receiver, and the receiver, subject to the approval of the court, may pay all or any part of the Liabilities or other sums secured hereby or any deficiency decreed in such foreclosure proceedings.

(c) Mortgagee shall, at its option, have the right, acting through its agents or attorneys, to enter upon and take possession of the premises, to collect or receive all the rents, issues and profits thereof and to manage and control the same, and to lease the same or any part thereof, from time to time, and, after deducting all reasonable attorneys' fees and expenses, and all incidental expenses incurred in the protection, care, maintenance, management and operation of the premises, apply the remaining net income upon the Liabilities or other sums secured hereby or upon any deficiency decreed in any foreclosure proceedings.

14. In any foreclosure of this Mortgage by action, or any sale of the premises by advertisement, there shall be allowed (and included in the decree for sale in the event of a foreclosure by action), to be paid out of the rents or the proceeds of such foreclosure proceeding or sale:

(a) all of the Liabilities and other sums secured hereby which then remain unpaid;

(b) all other sums advanced or paid by Mortgagee pursuant to this Mortgage, with interest thereon at the interest rate from the date of advancement; and

(c) all court costs, attorney's and paralegal's fees and expenses, appraisers' fees, advertising costs, notice expenses, expenditures for documentary and expert evidence, and costs of procuring all abstracts of title, title searches and examinations, title guarantees, title insurance policies and similar data with respect to title which Mortgagee may deem necessary. All such expenses shall become additional Liabilities secured hereby and immediately due and payable, with interest thereon at the interest rate, when paid or incurred by Mortgagee in connection with any proceedings, to which Mortgagee shall be a party, by reason of this Mortgage or any instrument hereby secured or in connection with the preparations for the commencement of any suit for the foreclosure, whether or not actually commenced, or sale by advertisement.

15. In the event of a foreclosure of this Mortgage the Liability then due the Mortgagee shall not be merged into any decree of foreclosure entered by the court, and Mortgagee may concurrently or subsequently seek to foreclose one or more mortgages which also secure said Liabilities.

16. Mortgagee agrees that, upon request of Mortgagee from time to time, it will execute, acknowledge and deliver all such additional instruments and further assurances of title and will do or cause to be done all such further acts and things as may, reasonably be necessary to fully effectuate the intent of this Mortgage.

17. All notices, demands, consents, requests, approvals, undertakings or other instruments required or permitted to be given in connection with this Mortgage shall be in writing and shall be sent by United States registered or certified mail, addressed as follows:

If to Mortgagee:

MWS, Inc.
3247 South Kedzie
Chicago, Illinois 60623

If to Mortgagee:

Illinois Department of Commerce and
Community Affairs
620 Adams Street
Springfield, Illinois 62701
Attn: General Counsel

Mortgagee or Mortgagee shall, from time to time, have the right to specify as the proper addresses and/or address for the purposes of this Mortgage any other address in the United States upon giving ten (10) days' written notice thereof.

18. Mortgagee agrees that this Mortgage is to be construed and governed by the laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Mortgage shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

19. Upon full payment of all sums secured hereby or upon application on the Liabilities of the proceeds of any sale of the premises in accordance with the provisions of this Mortgage, at the time and in the manner provided, this conveyance shall be null and void and, upon demand therefor following such payment, a satisfaction of mortgage shall, in due course, be provided by Mortgagee to Mortgagee.

20. This Mortgage shall be binding upon the Mortgagee and upon the successors, assigns and vendees of the Mortgagee and shall inure to the benefit of the Mortgagee's successors and assigns.

21. Mortgagee represents that it has been authorized to, and Mortgagee does hereby, execute and deliver the full extent permitted under Illinois law, any and all releases or equitable rights of redemption from said mortgage by advertisement or sale hereunder by order of decree of foreclosure of this Mortgage on behalf of Mortgagee and each and every person, except Mortgagee or assignee of Mortgagee, who holds any interest in or title to the premises subject to the date hereof.

22. Mortgagee shall not permit any lien or security interests including any "mechanic's" or "workman's" liens, or any other liens secured on Exhibit B attached hereto and thereon in favor of anyone other than Mortgagee or Mortgagee's assignee, to be placed or attached to the premises for a period of six (6) months after the date of the completion of the work covered by the lien. And Mortgagee shall not permit any other lien or security interest to be placed or attached to the premises without the prior written consent of Mortgagee. Mortgagee shall not permit any lien or security interest to be placed or attached to the premises without the prior written consent of Mortgagee, Mortgagee's assignee, or any part of the premises, or any part thereof, and all other sums secured hereby to be paid to the Mortgagee's assignee or any part thereof.

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23. Mortgages subject to the following terms concerning environmental matters:

(a) Mortgagor and its subsidiaries are in compliance with all Environmental Laws and all Federal, State and Local laws, rules, regulations, ordinances and codes related to Hazardous Substances and have obtained and are in compliance with all requirements of all permits and licenses required in connection therewith. No Hazardous Substance or Storage Tank is or has been located at or under any Premises. The Mortgagor has not at any time released, transported or disposed of any Hazardous Substance. None of the Mortgagor, its subsidiaries or any Premises (a) is subject to any laws, proceedings, orders or judgments or (b) has received notice of a claim or an alleged violation from any governmental or private party related to any Environmental Law, to the environmental condition of any Premises or the release or threatened release of any Hazardous Material and, to the best of Mortgagor's knowledge, none is threatened. Mortgagor will cause all representations made in this Paragraph to be true and correct on an ongoing basis at all times throughout the term of this Mortgage. Mortgagor shall promptly advise Lender in writing of any actual or threatened action of the type described in this paragraph.

(b) Upon the occurrence of any Default or any event which, with notice of the passage of time, or both, would constitute a Default, Mortgagor, its agents and independent professional consultants retained by Mortgagor shall have the right at Mortgagor's cost and expense to enter any Premises for the purpose of investigating compliance with Environmental Laws and the presence of Hazardous Substances and to take remedial action with respect to the same.

(c) Mortgagor shall fully and completely indemnify, defend and hold harmless Mortgagor, its officers, directors, employees and agents against any liability, judgment, loss, cost, claim, damage (including attorney's fees and disbursements, settlement costs, consultant fees, investigation and laboratory fees) to which any of them may become subject insofar as they may arise out of or are based upon, (a) any violation or claim of violation of any Environmental Laws with respect to any Premises, injury to any person or property as a result of the violation of any Environmental Law, or any governmental or judicial claim, ordinance or judgment with respect to the clean-up of Hazardous Substances at or with respect to any Premises, (b) the presence of Hazardous Substances on or under any Premises (including the improvements) or (c) any cost, claim, liability or damage arising in connection with any remediation of the Premises required by a governmental authority regarding the presence of Hazardous Substances on the Premises or the subsurface thereof or the release, threatened release, escape, seepage, leakage, discharge or migration of any Hazardous Substance.

(d) For the purposes of this paragraph, the following definitions apply:

"Environmental Laws" shall mean all federal, state and local laws, rules, regulations, ordinances and codes relating to environmental quality, health, safety, contamination and clean-up, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601 et seq., and the Resource Conservation and Recovery Act of 1976 U.S.C. et. seq. and state environmental lien or superlien and environmental cleanup statutes.

"Hazardous Substances" shall mean all hazardous and toxic substances, wastes, or materials, any pollutant or contaminant, including, without limitation, petroleum products, polychlorinated biphenyls, asbestos, asbestos-containing materials and new materials that include hazardous constituents or any other similar substances or materials that are included under or regulated by any Environmental Law or that could pose a health, safety or environmental hazard.

24. This Mortgage is junior to the prior lien and security of American National Bank and Indiana National Bank, securing indebtedness in the original principal amount not to exceed \$3,750,000 and \$4,250,000 respectively as evidenced by a mortgage dated March 31, 1982 & April 1, 1982.

IN WITNESS WHEREOF, this instrument is executed as of the day and year first above written by NWS, Inc. on behalf of Mortgagor (and said person hereby represents that he possessed full power and authority to execute this instrument).

THE MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT THE MORTGAGOR HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

NWS, Inc.

By

[Signature]
Its President

Attest:

[Signature]
Its Assistant Secretary

AFFIX CORPORATE SEAL
IF MORTGAGOR IS A
CORPORATION

Witnesses:

[Signature]
(Name) JOHN P. STEPHENS

STATE OF ILLINOIS

COUNTY OF DuPage

I, DORA A. TYSZKA (officer and official title), hereby do certify that JAMES E. LOGRASS, Pres. & ALLEN C. YARLEY, V. Pres. & Secy. and if acknowledged by the person, his or her name, and said "his or her (jointly)" personally known to me to be the same person whose name is (or are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that James E. McGrath and Alfred J. [unclear] and delivered the instrument as his (their) free and voluntary act, for the uses and purposes therein set forth. A. C. NWS, Inc.

NOVEMBER 14, 1984
Date

OFFICIAL SEAL
DORA A. TYSZKA
Notary Public, State of Illinois
My Commission Expires 10/26/86

(SEAL)

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EXHIBIT A
TO

MORTGAGE DATED _____, 199

Legal Description of the Premises:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS

PARCEL 1

THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 1 IN CAMPBELL SCOP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1930 AS DOCUMENT NUMBER 10467443 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTH EAST 1/4 OF SECTION 16, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PROCEEDED NORTH, THENCE WEST ON AN ASSIGNED AZIMUTH OF 370 DEGREES 00 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID 35TH STREET, 518.77 FEET, THENCE ON AN AZIMUTH OF 00 DEGREES 31 MINUTES 00 SECONDS, 419.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24" CONCRETE FOUNDATION WALL FOR A POINT OF BEGINNING, THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 186.74 FEET, THENCE ON AN AZIMUTH OF 31 DEGREES 31 MINUTES 52 SECONDS, 81.71 FEET, THENCE ON AN AZIMUTH OF 47 DEGREES 14 MINUTES 27 SECONDS, 82.74 FEET, THENCE ON AN AZIMUTH OF 319 DEGREES 14 MINUTES 27 SECONDS, 82.74 FEET, THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTES 58 SECONDS, 43.44 FEET, THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 15 SECONDS, 55.17 FEET, THENCE ON AN AZIMUTH OF 43 DEGREES 47 MINUTES 33 SECONDS, 13.91 FEET, THENCE ON AN AZIMUTH OF 16 DEGREES 15 MINUTES 07 SECONDS, 26.27 FEET TO A POINT OF BEGINNING, THENCE CONTINUING ON AN AZIMUTH OF 16 DEGREES 15 MINUTES 07 SECONDS, 130.26 FEET, THENCE ON AN AZIMUTH OF 47 DEGREES 14 MINUTES 27 SECONDS, 122.04 FEET, THENCE ON AN AZIMUTH OF 22 DEGREES 22 MINUTES 21 SECONDS, 511.22 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL, THENCE ON AN AZIMUTH OF 248 DEGREES 27 MINUTES 00 SECONDS ALONG SAID SOUTHERLY LINE, 104.21 FEET TO THE NORTHEAST CORNER OF LOT 4 IN CAMPBELL SCOP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 16, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 24, 1917 AS DOCUMENT NUMBER 16966716, THENCE SOUTH THROUGH THE FOLLOWING COURSE ALONG THE EAST LINES OF SAID CAMPBELL SCOP COMPANY'S SUBDIVISION, THENCE ON AN AZIMUTH OF 716 DEGREES 11 MINUTES 38 SECONDS, 168.26 FEET, THENCE ON AN AZIMUTH OF 179 DEGREES 59 MINUTES 58 SECONDS, 111.88 FEET, THENCE ON AN AZIMUTH OF 85 DEGREES 56 MINUTES 10 SECONDS, 18.00 FEET, THENCE ON AN AZIMUTH OF 100 DEGREES 00 MINUTES 00 SECONDS, 94.00 FEET, THENCE ON AN AZIMUTH OF 90 DEGREES 00 MINUTES 00 SECONDS, 23.00 FEET, THENCE ON AN AZIMUTH OF 180 DEGREES 00 MINUTES 00 SECONDS, 106.00 FEET, THENCE ON AN AZIMUTH OF 336 DEGREES 06 MINUTES 30 SECONDS, 69.39 FEET, THENCE ON AN AZIMUTH OF 140 DEGREES 00 MINUTES 00 SECONDS, 12.40 FEET, THENCE ON AN AZIMUTH OF 370 DEGREES 00 MINUTES 00 SECONDS, 2.55 FEET, THENCE ON AN AZIMUTH OF 180 DEGREES 00 MINUTES 00 SECONDS, 128.00 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID, THENCE EAST ALONG SAID NORTH LINE, 227.65 FEET, THENCE ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 140.26 FEET, THENCE ON AN AZIMUTH OF 90 DEGREES 01 MINUTES 00 SECONDS, 13.84 FEET, THENCE ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 4.40 FEET, THENCE ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 28.00 FEET TO THE CENTERLINE OF A 24" CONCRETE FOUNDATION WALL, THENCE ON AN AZIMUTH OF 90 DEGREES 01 MINUTES 00 SECONDS, ALONG SAID FOUNDATION AND FOUNDATION WALL, AND SAID CENTERLINE EXTENDED EAST, 154.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 3 AND 4 IN CAMPBELL SCOP COMPANY'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JULY 24, 1917 AS DOCUMENT NUMBER 16966716.

PARCEL 3:

EASEMENT FOR USE OF RAILROAD TRACKS OVER THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1 IN CAMPBELL SCOP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1930 AS DOCUMENT NUMBER 10467443, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 16, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PROCEEDED NORTH, THENCE WEST ON AN ASSIGNED AZIMUTH OF 370 DEGREES 00 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID 35TH STREET, 526.77 FEET, THENCE ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 419.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24" CONCRETE FOUNDATION WALL, THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 186.74 FEET, THENCE ON AN AZIMUTH OF 31 DEGREES 31 MINUTES 52 SECONDS, 81.71 FEET, THENCE ON AN AZIMUTH OF 47 DEGREES 14 MINUTES 27 SECONDS, 82.74 FEET, THENCE ON AN AZIMUTH OF 319 DEGREES 14 MINUTES 27 SECONDS, 82.74 FEET, THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTES 58 SECONDS, 43.44 FEET, THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 15 SECONDS, 55.17 FEET, THENCE ON AN AZIMUTH OF 43 DEGREES 47 MINUTES 33 SECONDS, 13.91 FEET, THENCE ON AN AZIMUTH OF 16 DEGREES 15 MINUTES 07 SECONDS, 26.27 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING ON AN AZIMUTH OF 16 DEGREES 15 MINUTES 07 SECONDS, 130.26 FEET, THENCE ON AN AZIMUTH OF 47 DEGREES 14 MINUTES 27 SECONDS, 122.04 FEET, THENCE ON AN AZIMUTH OF 22 DEGREES 22 MINUTES 21 SECONDS, 511.22 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL, THENCE ON AN AZIMUTH OF 248 DEGREES 27 MINUTES 00 SECONDS ALONG SAID SOUTHERLY LINE, 104.21 FEET TO ITS INTERSECTION WITH THE WEST LINE OF CAMPBELL AVENUE AFORESAID AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PROCEEDED NORTH, THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 186.74 FEET, THENCE ON AN AZIMUTH OF 180 DEGREES 55 MINUTES 01 SECONDS, 168.26 FEET, THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 15 SECONDS, 55.17 FEET, THENCE ON AN AZIMUTH OF 43 DEGREES 47 MINUTES 33 SECONDS, 13.91 FEET TO THE WEST LINE OF CAMPBELL AVENUE AFORESAID, THENCE ON AN AZIMUTH OF 716 DEGREES 11 MINUTES 38 SECONDS, 168.26 FEET, THENCE ON AN AZIMUTH OF 179 DEGREES 59 MINUTES 58 SECONDS, 111.88 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

EASEMENT FOR USE OF RAILROAD TRACKS OVER THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 1 IN CAMPBELL SCOP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1930 AS DOCUMENT NUMBER 10467443, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF

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200-048

16-36-201-012

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EXHIBIT A-1

TO

MORTGAGE DATED 11th November, 1994

Legal Description of the Premises:

CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 16, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PROCEEDED NORTH, THENCE WEST ON AN ASSIGNED ALIGNMENT OF 170 DEGREES 00 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID 15TH STREET, 116.77 FEET, THENCE ON AN ALIGNMENT OF 90 DEGREES 01 MINUTES 00 SECONDS, 139.50 FEET TO A POINT ON THE EASTERN EXTENSION OF THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL, THENCE CONTINUING ON AN ALIGNMENT OF 90 DEGREES 01 MINUTES 00 SECONDS, 188.76 FEET, THENCE ON AN ALIGNMENT OF 33 DEGREES 21 MINUTES 53 SECONDS, 83.73 FEET, THENCE ON AN ALIGNMENT OF 67 DEGREES 18 MINUTES 17 SECONDS, 83.74 FEET; THENCE ON AN ALIGNMENT OF 139 DEGREES 14 MINUTES 27 SECONDS, 46.07 FEET; THENCE ON AN ALIGNMENT OF 68 DEGREES 15 MINUTES 58 SECONDS, 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 23 SECONDS, 55.17 FEET; THENCE ON AN ALIGNMENT OF 49 DEGREES 17 MINUTES 23 SECONDS, 33.91 FEET, THENCE ON AN ALIGNMENT OF 34 DEGREES 15 MINUTES 07 SECONDS, 275.76 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL, THENCE ON AN ALIGNMENT OF 158 DEGREES 37 MINUTES 00 SECONDS, 50.30 FEET, THENCE ON AN ALIGNMENT OF 330 DEGREES 52 MINUTES 20 SECONDS, 143.51 FEET, THENCE ON AN ALIGNMENT OF 243 DEGREES 07 MINUTES 21 SECONDS, 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL

EASEMENT FOR EGRESS, FORESS AND ACCESS OVER THE SOUTH 100 FEET OF THE WEST 30 FEET OF LOTS 2, 1, 4, 5 AND PART OF LOT 1 IN CAMPBELL SOUTH COMPANY'S (CENTRAL DIVISION) BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 21, 1910 AS DOCUMENT NUMBER 10557552 ALSO PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, TAKEN AS A TRACT, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 15TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 16, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PROCEEDED NORTH, THENCE WEST ON AN ASSIGNED ALIGNMENT OF 170 DEGREES 00 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID 15TH STREET, 116.77 FEET, THENCE ON AN ALIGNMENT OF 90 DEGREES 01 MINUTES 00 SECONDS, 139.50 FEET TO A POINT ON THE EASTERN EXTENSION OF THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL, THENCE CONTINUING ON AN ALIGNMENT OF 90 DEGREES 01 MINUTES 00 SECONDS, 188.76 FEET, THENCE ON AN ALIGNMENT OF 33 DEGREES 21 MINUTES 53 SECONDS, 83.73 FEET; THENCE ON AN ALIGNMENT OF 67 DEGREES 18 MINUTES 17 SECONDS, 83.74 FEET; THENCE ON AN ALIGNMENT OF 139 DEGREES 14 MINUTES 27 SECONDS, 46.07 FEET; THENCE ON AN ALIGNMENT OF 68 DEGREES 15 MINUTES 58 SECONDS, 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 23 SECONDS, 55.17 FEET; THENCE ON AN ALIGNMENT OF 49 DEGREES 17 MINUTES 23 SECONDS, 33.91 FEET, THENCE ON AN ALIGNMENT OF 34 DEGREES 15 MINUTES 07 SECONDS, 275.76 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL, BEING ALSO THE RIGHT-OF-WAY LINE FOR HIGHWAY ACCORDING TO DOCUMENT NO. 19834244, RECORDED JANUARY 27, 1964, THENCE ON AN ALIGNMENT OF 88 DEGREES 47 MINUTES 00 SECONDS ALONG SAID RIGHT-OF-WAY LINE 153.87 FEET, THENCE ON AN ALIGNMENT OF 158 DEGREES 59 MINUTES 01 SECONDS, 7.48 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 204.43 FEET, CENTRAL ANGLE 34 MINUTES 07 SECONDS, 37.01 FEET, THENCE ON AN ALIGNMENT OF 314 DEGREES 41 MINUTES 04 SECONDS, 17.55 FEET, TO THE AFORESAID WEST LINE OF SOUTH CAMPBELL AVENUE PROCEEDED SOUTH, THENCE ON AN ALIGNMENT OF 180 DEGREES 18 MINUTES 00 SECONDS ALONG SAID WEST LINE, 154.49 FEET TO THE NORTHWEST CORNER OF LOT 4 AFORESAID, THENCE ON AN ALIGNMENT OF 90 DEGREES 18 MINUTES 00 SECONDS ALONG THE NORTH LINE OF LOT 4, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ON AN ALIGNMENT OF 180 DEGREES 18 MINUTES 00 SECONDS ALONG THE EAST LINE OF LOTS 4, 5 AND 3, A DISTANCE OF 1129.84 FEET TO THE NORTH LINE OF WEST 15TH STREET, THENCE ON AN ALIGNMENT OF 270 DEGREES 00 MINUTES 00 SECONDS 30.00 FEET TO THE POINT OF BEGINNING.

PIN'S: ~~16-36-200-001~~
~~16-36-201-008~~
~~16-36-200-034~~
~~16-36-201-010~~
~~16-13-200-036~~
~~16-13-200-033~~

16-36-200-012

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EXHIBIT B

TO
MORTGAGE DATED 14th December, 1998

Liens, claims and encumbrances:

None except:

All liens, claims and encumbrances specified on Chicago Title Insurance Company commitment for title insurance dated December 6, 1993, bearing No. 1401 007491353 D1 and any policy on title insurance issued pursuant to said commitment as same now exists or may hereafter be amended.

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