

EXHIBIT "A"

LEGAL DESCRIPTION

• PARCEL #1:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF RIDGELAND AVENUE, WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF RIDGELAND AVENUE, 140 FEET; THENCE, WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 TO A POINT 280 FEET WEST OF THE EAST LINE OF SAID SOUTH EAST 1/4 FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ON SAID PARALLEL LINE 100 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 TO A POINT ON SAID NORTH LINE OF SAID SOUTH EAST 1/4 380 FEET WEST OF THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID NORTH LINE OF SAID SOUTH EAST 1/4 100 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 TO THE POINT OF BEGINNING (EXCEPTING FROM SAID TRACT OF LAND THE NORTH 33 FEET THEREOF);

• PARCEL #2:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF RIDGELAND AVENUE WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF RIDGELAND AVENUE 140 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 TO A POINT 280 FEET WEST OF THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID SOUTH EAST 1/4 SAID POINT BEING 280 FEET WEST OF THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID NORTH LINE OF SAID SOUTH EAST 1/4 TO THE POINT OF BEGINNING (EXCEPTING FROM SAID TRACT OF LAND THE NORTH 33 FEET THEREOF) AND EXCEPTING THAT PART THEREOF TAKEN FOR HIGHWAYS AS SHOWN IN DEED DOCUMENT NUMBER 3202279, ALL IN COOK COUNTY, ILLINOIS;

• PARCEL #3:

THE SOUTH 107 FEET OF THE NORTH 140 FEET (AS MEASURED ALONG THE WEST LINE OF RIDGELAND AVENUE) OF THE WEST 400 FEET OF THE EAST 780 FEET (BOTH AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

• PARCEL #4:

THE EAST 20 FEET OF THE WEST 300 FEET OF THE EAST 1,080 FEET AS MEASURED ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, OF THE NORTH 140 FEET AS MEASURED ALONG THE LINE PARALLEL WITH THE WEST LINE OF RIDGELAND AVENUE, OF THE NORTH EAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT OF LAND THE NORTH THIRTY-THREE (33) FEET THEREOF), IN COOK COUNTY, ILLINOIS;

• PARCEL #5:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE INTERSECTION OF THE WEST LINE OF RIDGELAND AVENUE WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF RIDGELAND AVENUE, 140 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 TO A POINT 780 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ON SAID PARALLEL LINE 300 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 TO A POINT ON SAID NORTH LINE OF SAID SOUTHEAST 1/4 1,080 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE OF SAID SOUTHEAST 1/4 300 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT OF LAND THE NORTH 33 FEET THEREOF; AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS THE EAST 20 FEET OF THE WEST 300 FEET OF THE EAST 1,080 FEET AS MEASURED ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, OF THE NORTH 140 FEET AS MEASURED ALONG THE LINE PARALLEL WITH THE WEST LINE OF RIDGELAND AVENUE, OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL #6:

That part of the East Half (1/2) of the South East Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point in the East line of the South East Quarter (1/4) of Section 7, 140 feet South of the North East Corner of said South East Quarter (1/4) of said Section 7, thence West on a line 140 feet South of as measured along the West line of Ridgeland Avenue, and parallel with the North line of said South East Quarter (1/4) a distance of 1,30.75 feet to the West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7, thence South along said West line of East Half (1/2) of the South East Quarter (1/4) of Section 7, a distance of 753.41 feet to the intersection with the Northerly property line of the Baltimore and Ohio Chicago Terminal Railroad Company, said property line being 40 feet Northeasterly of at right angles to, and parallel with the original Northerly line of the Right-of-Way of the Chicago and Calumet Terminal Railroad Company thence Southeasterly along said Northerly property line of the Baltimore and Ohio Chicago Terminal Railroad Company, a distance of 140.41 feet to a point which is 480 feet Northeasterly of (As measured along the said Northerly property line of the Railroad) the point of intersection of the said Northerly property line of the Railroad with the Northerly line of a certain parcel of industrial property, said parcel being 245.25 feet in width by rectangular measurement from the Northerly line of the South West Highway, thence Southeasterly, a distance of 183.60 feet along a straight line which when extended Southeasterly intersects the Northerly line of the aforesaid industrial parcel at a point 100 feet Northeasterly as measured along said Northerly property line from the Northerly property line of the said Baltimore and Ohio Chicago Terminal Railroad Company, thence Northeasterly on a line forming an angle of 113 degrees 52 minutes 30 seconds with the last described line, a distance of 96.32 feet to the intersection with a line 350 feet East of, measured at right angles to, and parallel with the West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7, thence North parallel with the said West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7, a distance of 830.04 feet to the intersection with a line 170 feet South of, measured parallel with the East line of said Section 7, and parallel with the North line of the South East Quarter (1/4) of said Section 7 thence East parallel with the North line of the South East Quarter (1/4) of said Section 7, a distance of 980.81 feet to the East line of said Section 7, thence North along said East line of Section 7, a distance of 30 feet, to the point of beginning, except therefrom an East 50.0 feet of the South 30.0 feet of the North 170.0 feet of the East half (1/2) of the Southeast Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, all being part of the tract of land described in Document Number 1744167.

Except therefrom the part thereof lying West of a line 350 ft East of, measured at right angles to and parallel with the West line of the East 1/2 of the South East 1/4 of said Section 7.

• PARCEL #7:

LOTS 1, 2, 3 AND 4 IN READY INDUSTRIAL PARK SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON MARCH 7, 1979 AS DOCUMENT NUMBER 3079440.

• PARCEL #8:

A TRIANGULAR PARCEL OF PROPERTY IN THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY PROPERTY LINE OF BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, 251.59 FEET NORTHWESTERLY FROM THE INTERSECTION OF SAID PROPERTY LINE WITH THE NORTHERLY LINE OF SOUTHWEST HIGHWAY; THENCE NORTHWESTWARDLY ALONG SAID RAILROAD PROPERTY LINE 480 FEET TO A POINT; THEN SOUTHEASTWARDLY IN A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF A CERTAIN PARCEL OF INDUSTRIAL PROPERTY, SAID PARCEL

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BEING 245.25 FEET IN WIDTH BY RECTANGULAR MEASUREMENT FROM THE SAID NORTHERLY LINE OF SAID SOUTHWEST HIGHWAY, SAID POINT BEING 100 FEET NORTHEAST ALONG SAID PROPERTY LINE FROM THE SAID NORTHERLY PROPERTY LINE OF RAILROAD; THENCE SOUTHWESTWARDLY ALONG SAID PROPERTY LINE TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL #9:

That part of the East Half (1/2) of the Southeast Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, lying Northerly of the Southwest Highway described as follows:- Beginning at a point on the East line of said Southeast Quarter (1/4), a distance of 318 feet North of the intersection of said line with the Northerly line of the Southwest Highway; thence South along said East line, a distance of 59.64 feet to its intersection with a line drawn parallel and 199.25 feet Northwesterly and at right angles to the said Northerly line of the Southwest Highway; thence Southwesterly along said parallel line, a distance of 560.76 feet; thence Southeasterly at right angles to said parallel line, a distance of 199.25 feet to its intersection with the said Northerly line of the Southwest Highway; thence Southwesterly along said Northerly line a distance of 434.85 feet to the intersection of said Northerly line with a line drawn 40 feet Northerly of, at right angles to and parallel with the original Northerly line of the Right-of-Way of the Chicago and Calumet Terminal Railway Company; thence Northwesterly along said parallel line, a distance of 251.59 feet; thence Northeasterly on a line parallel with and 245.25 feet Northerly of and at right angles to the aforesaid Northerly line of the Southwest Highway, a distance of 100 feet; thence Northwesterly on a straight line a distance of 328.07 feet to a point which is 545.25 feet Northwesterly of, measured at right angles to, the Northerly line of said Southwest Highway, said straight line when extended Northwesterly, a distance of 183.60 feet intersects the Northerly property line of the Baltimore and Ohio Chicago Terminal Railroad Company at a point, which when measured along said Northerly property line of the railroad, is 480 feet Northwesterly of the intersection of the Northerly property line of the aforesaid certain industrial parcel and the said Northerly property line of the railroad; thence Northeasterly on a line forming an angle of 66 degrees 07 minutes 30 seconds with the last described line, and said line being 545.25 feet Northwesterly of, measured at right angles to, and parallel with the Northerly line of the aforesaid Southwest Highway, a distance of 96.38 feet, more or less, to the point of intersection of the East line of the West 350.0 feet of the East Half (1/2) of the Southeast Quarter of said Section 7; thence North along said East line to the point of intersection of the South line of the North 170.0 feet of the East Half (1/2) of said Southeast Quarter (1/4); thence East along said South line to the point of intersection with the East line of said Southeast Quarter (1/4) of Section 7; thence South along said East line to the point of beginning excepting from the above described tract: that part lying within Ready Industrial Park subdivision, registered in the Office of the Registrar of Titles on March 7, 1979, as Document Number 3079440 and except that part lying within the Plat of Dedication of public street to the Village of Chicago Ridge, registered in the Office of the Registrar of Titles on March 7, 1979, as Document Number 3079441.

PARCEL #10

Lots, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 in Ready Industrial Park Subdivision of part of the Southeast Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, according to Plat thereof registered in the office of the Registrar of Titles of Cook County, on March 7, 1979, as Document Number 3079440 CTF Number 1369891, Volume 2743, Page 446.

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PROPERTY ADDRESS:

99TH STREET AND RIDGELAND AVENUE
CHICAGO RIDGE, COOK COUNTY, ILLINOIS

P.I.N. 24-07-401-011 WN
24-07-401-019 WN
24-07-401-020 WN
24-07-401-025 WN
24-07-401-026 WN
24-07-401-027 WN
24-07-401-028 WN
24-07-401-029 WN
24-07-401-030 WN
24-07-401-031 WN
24-07-401-032 WN
24-07-401-033 (4)
24-07-401-034 (2)
24-07-401-035 (3)
24-07-401-036 (4)
24-07-401-037 (5)
24-07-401-038 (6)
24-07-401-039 (7) HDO
24-07-401-040 (8)
24-07-401-041 (9)
24-07-401-042 (10)
24-07-401-043 (11)
24-07-401-044 (12)
24-07-401-045 (13)
24-07-401-046 (14)
24-07-401-049 (17)
24-07-401-050 (18)
24-07-401-051 WN
24-07-401-052 WN
24-07-401-053 WN

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EXHIBIT B

Debtor: CR ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP
Secured Party: Continental Illinois National Bank and Trust
Company of Chicago

DESCRIPTION OF COLLATERAL

All of the following property now or at any time hereafter owned by Debtor or in which the Debtor may now or at any time hereafter have any interest or rights, together with all of Debtor's rights, title and interest therein and thereto:

1. All machinery, apparatus, equipment, inventory, fittings, fixtures, appliances, furnishings, supplies and articles of personal property of every kind and nature whatsoever, including, but not limited to, any for the purpose of supplying or distributing heat, light, air, power, water, ventilation, air conditioning or refrigeration (whether single units or centrally controlled), all screens, screen doors, storm windows, storm doors, shades, awnings, gas and electric fixtures and equipment, fans, radiators, heaters, engines, machinery, boilers, ranges, furniture, motors, sinks, bathtubs, carpets, floor coverings, window shades, drapes, furnaces, strokers, conduits, switchboards, pipes, tanks, lifting equipment, fire control or fire extinguishing apparatus or equipment, ducts, compressors, pumps, furniture and furnishings, located on or affixed to, attached to, incorporated in, or placed upon the "Property" (as described in Exhibit A, attached to the Security Agreement to which this Exhibit B is attached) or in any building or improvement now located thereon or hereafter located thereon, except for any of the foregoing items of property which are owned by any tenant of any such building or improvement and which, according to the terms of any applicable lease, may be removed by such tenant at the expiration or termination of said lease.

2. All equipment, material, inventory and supplies wherever located and whether in the possession of Debtor or any third party, intended or prepared for use in connection with the construction of, incorporation into or affixment to the Property or any building or improvement being, or to be, constructed upon the Property, including, without limitation, all lumber, masonry, steel and metal (assembled, fabricated or otherwise) in the possession of any third party intended or designated for incorporation into or affixment to any such building or improvement.

3. Any and all contracts and agreements for construction, construction supervision, architectural services, maintenance, management, operation, marketing, leasing and other professional services pertaining to the Property heretofore or hereafter entered by Debtor or Trustee, including any subcontracts, material supply contracts, and including all of Debtor's or Trustee's rights to receive services, work, materials, supplies and other goods thereunder, claims and rights with respect to non-performance or breach of such contracts and agreements, including rights under any payment and performance bond(s) issued to Debtor or Trustee and/or said contractor(s), and all plans and specifications, drawings, models and work product relating to the buildings and other improvements intended to be undertaken on the Property pursuant to the Loan Documents.

4. Any and all accounts, chattel paper and general intangibles, now or hereafter acquired, as those terms are defined in the Uniform Commercial Code, including but not limited to, all of Debtor's or Trustee's right, title and interest in, to and under any contracts, leases, licenses or other agreements of any kind

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entered into by Debtor or Trustee in connection with the ownership, construction, maintenance, use, operation, leasing or marketing of the Property, including but not limited to any escrow, franchise, warranty, service, management, operation, equipment or concession contract, agreement or lease, any end-loan commitment, including all of Debtor's or Trustee's rights to receive services or benefits and claims and rights to receive services or benefits and claims and rights with respect to non-performance or breach thereunder.

5. All governmental or administrative permits, licenses, certificates, consents and approvals relating to the Property or any building or improvements thereon or to be constructed or made thereon.

6. All proceeds of or any payments due to or for the account of Debtor or Trustee under any policy of insurance (or similar agreement) insuring, covering or payable upon loss, damage, destruction or other casualty or occurrence of or with respect to any of the foregoing described Collateral, the Property or any building or improvement now or hereafter located on the Property, whether or not such policy or agreement is owned or was provided by Debtor or names Debtor or Secured Party as beneficiary or loss payee and all refunds of unearned premiums payable to Debtor or Trustee on or with respect to any such policies or agreements.

7. Any and all proceeds or rights to proceeds arising out of any condemnation or exercise of right of eminent domain pertaining to the Property or any building or improvement now or hereafter located on the Property.

8. All proceeds of, substitutions and replacement for accessions to and products of any of the foregoing in whatever form, including, without limitation, cash checks, drafts and other instruments for the payment of money (whether intended as payment or credit items), chattel paper, security agreements, documents of title and all other documents and instruments.

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