



00665144

This document prepared by:
Susan I. Matejcek, Esq.
Jones, Day, Reavis & Pogue
77 W. Wacker
Chicago, Illinois 60601-1692

After recording send to:
D'Ancona & Pflaum LLC
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601-4205
Attn: Everett S. Ward, Esq.

Send subsequent tax bills to:
Klaff Realty, L.P.
111 West Jackson Boulevard
Chicago, Illinois 60604-3501
Attn: Marc C. Reinisch

7864762, 6JG, D2 1043

SPECIAL WARRANTY DEED

20
J. #

THIS INDENTURE, made and entered into as of the 21st day of August, 2000, by and between MICHIGAN-ADAMS, L.L.C., a Delaware limited liability company ("Grantor") and 122 S. MICHIGAN, L.L.C., a Delaware limited liability company ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee 100% fee simple interest in Parcel 1 of the real estate and an undivided 68.44% tenant-in-common interest in Parcel 2 of the real estate, situated and being in the City of Chicago, County of Cook, State of Illinois, described on Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD THE aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining, and the reversions, remainders, rents, issues and profits therefrom, and all the estate, right, title, interest, claim or demand whatsoever or Grantor, either in law or in equity, of, in and to the above-described premises unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor, for itself and its successors does hereby covenant with Grantee and its heirs and assigns that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

BOX 333-CT7

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00665144

Address of Property: 122 South Michigan Avenue, Chicago, Illinois
Permanent Real Estate Index Number: 17-15-103-008-0000

WITNESS the signature of the Grantor the day and year first above written.

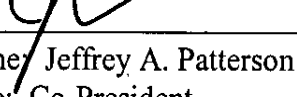
MICHIGAN-ADAMS, L.L.C.,
a Delaware limited liability company

By: Prime Group Realty, L.P., a Delaware limited partnership, its Administrative Member

By: Prime Group Realty Trust, a Maryland real estate investment trust, its Managing General Partner


City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
233520 \$226,875.00
08/23/2000 14:05 Batch 03531 61




By: 
Name: Jeffrey A. Patterson
Title: Co-President

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
233443 \$226,875.00
08/22/2000 15:02 Batch 03530 93



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 22.00
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
15125.00
FP326670
0000033696

STATE TAX
STATE OF ILLINOIS

AUG. 22.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
30250.00
FP326660
0000017070

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00665144

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, KRISTAN QUINN LADEN, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jeffrey A. Patterson**, the Co-President of Prime Group Realty Trust, the Managing General Partner of Prime Group Realty, L.P., the Administrative Member of **MICHIGAN-ADAMS, L.L.C.**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Co-President appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and seal this 21st day of August, 2000.

Kristan Quinn Laden

Notary Public

My Commission Expires:

July 8, 2003



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EXHIBIT A

Legal Description

100% Fee Simple Interest in Parcel 1:

(Floors 8 thru Roof)

The South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, lying below 292.21 feet above Chicago City Datum and lying above 112.02 feet above Chicago City Datum and lying within its horizontal boundaries projected vertically, and described as follows:

Beginning at the Southeast corner of said Tract; Thence North 90° 00' 00" West along the South line thereof 171.84 feet to the West line thereof; Thence North 00° 21' 25" East along a West line of said tract and its Northerly extension 196.89 feet to the North line thereof; Thence South 89° 59' 00" East along the North line of said Tract 171.80 feet to the East line thereof; thence South 00° 20' 45" West along the East line of said Tract 196.84 feet to the point of beginning, (except therefrom that part thereof described as follows:

EXCEPTED PORTION:

(A1 - East 4 Elevators, Floors 8 & 9)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said parcel lying below 136.72 feet above Chicago City Datum and lying above 112.02 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North 00° 20' 45" East along the East line said Tract, 170.88 feet; Thence North 89° 39' 15" West 41.03 feet to the point of beginning of said Parcel; Thence North 89° 11' 42" West 30.00 feet; Thence North 00° 48' 18" East 9.64 feet; Thence South 89° 11' 42" East 30.00 feet; Thence South 00° 48' 18" West 9.64 feet, to the point of beginning,

Also excepted,

(D1 - Freight Elevator)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 292.21 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $00^{\circ} 21' 25''$ West 4.95 feet; Thence South $89^{\circ} 42' 07''$ East 1.86 feet; Thence North $00^{\circ} 17' 53''$ East 1.25 feet; Thence South $89^{\circ} 42' 07''$ East 0.78 feet; Thence North $00^{\circ} 17' 53''$ East 2.95 feet; Thence South $89^{\circ} 42' 07''$ East 11.20 feet; Thence South $00^{\circ} 17' 53''$ West 2.72 feet; Thence South $89^{\circ} 42' 07''$ East 10.28 feet; Thence North $00^{\circ} 17' 53''$ East 1.60 feet; Thence South $89^{\circ} 42' 07''$ East 6.98 feet; Thence South $00^{\circ} 17' 53''$ West 0.70 feet; Thence South $89^{\circ} 42' 07''$ East 2.31 feet; Thence North $00^{\circ} 17' 53''$ East 0.64 feet; Thence South $89^{\circ} 42' 07''$ East 2.38 feet; Thence South $00^{\circ} 17' 53''$ West 4.96 feet to the point of beginning of said Parcel; Thence South $89^{\circ} 15' 36''$ East 11.48 feet; Thence South $00^{\circ} 17' 53''$ West 7.73 feet; Thence North $89^{\circ} 11' 42''$ West 10.92 feet; Thence North $00^{\circ} 44' 24''$ East 0.49 feet; Thence North $89^{\circ} 15' 36''$ West 0.56 feet; Thence North $00^{\circ} 17' 53''$ East 7.22 feet, to the point of beginning), in Cook County, Illinois.

END OF EXCEPTED PORTION

Also,

(E - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Beginning at the Northeast corner of said Tract; Thence South $00^{\circ} 20' 45''$ West, along the East line of said Tract, 129.45 feet; Thence North $89^{\circ} 11' 42''$ West 11.95 feet; Thence North $00^{\circ} 48' 18''$ East 96.47 feet; Thence South $89^{\circ} 11' 42''$ East 5.50 feet; Thence North $00^{\circ} 48' 18''$ East 11.68 feet; Thence North $89^{\circ} 11' 42''$ West 12.05 feet; Thence North $00^{\circ} 48' 18''$ East 2.50 feet; Thence North $89^{\circ} 11' 42''$ West 59.63 feet; Thence South $00^{\circ} 48' 18''$ West 8.05 feet; Thence North $89^{\circ} 11' 42''$ West 0.75 feet; Thence South $00^{\circ} 48' 18''$ West 0.34 feet; Thence North $89^{\circ} 11' 42''$ West 6.15 feet; Thence North $00^{\circ} 48' 18''$ East 8.39 feet; Thence North $89^{\circ} 11' 42''$ West 10.90 feet; Thence North $00^{\circ} 48' 18''$ East 14.00 feet; Thence South $89^{\circ} 11' 42''$ East 74.43 feet; Thence North $00^{\circ} 48' 18''$ East 4.62 feet to a point on the North line of said Tract; Thence South $89^{\circ} 59' 00''$ East 20.47 feet, along the North line of said Tract, to the point of beginning, in Cook County, Illinois.

Also,

(F - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 2.07 feet below Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North $00^{\circ} 20' 45''$ East along the East line said Tract, 44.87 feet; Thence North $89^{\circ} 39' 15''$ West 1.71 feet to the point of beginning of said

Parcel; Thence North $89^{\circ} 11' 42''$ West 79.33 feet; Thence North $00^{\circ} 48' 18''$ East 0.33 feet; Thence North $89^{\circ} 11' 42''$ West 4.76 feet; Thence North $00^{\circ} 48' 18''$ East 2.00 feet; Thence North $89^{\circ} 11' 42''$ West 2.00 feet; Thence North $00^{\circ} 48' 18''$ East 28.90 feet; Thence South $89^{\circ} 11' 42''$ East 6.70 feet; Thence North $02^{\circ} 02' 13''$ East 4.65 feet; Thence North $89^{\circ} 11' 42''$ West 6.80 feet; Thence North $00^{\circ} 48' 18''$ East 25.20 feet; Thence South $89^{\circ} 11' 42''$ East 2.03 feet; Thence North $00^{\circ} 48' 18''$ East 2.04 feet; Thence South $89^{\circ} 11' 42''$ East 4.66 feet; Thence North $00^{\circ} 48' 18''$ East 6.76 feet; Thence North $89^{\circ} 11' 42''$ West 4.73 feet; Thence North $00^{\circ} 48' 18''$ East 2.00 feet; Thence North $89^{\circ} 11' 42''$ West 2.00 feet; Thence North $00^{\circ} 48' 18''$ East 43.92 feet; Thence South $89^{\circ} 11' 42''$ East 2.00 feet; Thence North $00^{\circ} 48' 18''$ East 2.02 feet; Thence South $89^{\circ} 11' 42''$ East 4.86 feet; Thence North $00^{\circ} 48' 18''$ East 0.38 feet; Thence South $89^{\circ} 11' 42''$ East 62.82 feet; Thence South $00^{\circ} 48' 18''$ West 46.54 feet; Thence North $89^{\circ} 11' 42''$ West 3.18 feet; Thence South $00^{\circ} 48' 18''$ West 10.15 feet; Thence South $89^{\circ} 11' 42''$ East 3.18 feet; Thence South $00^{\circ} 48' 18''$ West 40.40 feet; Thence Southerly and Easterly 6.28 feet along the arc of a circle having a radius of 4.00 feet and whose chord bears South $44^{\circ} 11' 42''$ East 5.66 feet; Thence South $89^{\circ} 11' 42''$ East 12.45 feet; Thence South $00^{\circ} 48' 18''$ West 17.11 feet, to the point of beginning, in Cook County, Illinois.

Also,

(G - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Beginning at the Southeast corner of said tract; Thence North $90^{\circ} 00' 00''$ West, along the South line of said Tract, 52.51 feet; Thence North $00^{\circ} 48' 18''$ East 5.27 feet; Thence North $89^{\circ} 34' 23''$ East 16.49 feet; Thence North $00^{\circ} 48' 18''$ East 32.19 feet; Thence South $89^{\circ} 11' 42''$ East 10.22 feet; Thence South $00^{\circ} 48' 18''$ West 6.58 feet; Thence South $89^{\circ} 11' 42''$ East 5.18 feet; Thence South $00^{\circ} 48' 18''$ West 14.65 feet; Thence South $89^{\circ} 11' 42''$ East 18.55 feet; Thence North $00^{\circ} 48' 18''$ East 21.23 feet; Thence South $89^{\circ} 11' 42''$ East 1.77 feet to a point on the East line of said Tract; Thence South $00^{\circ} 20' 45''$ West 37.09 feet, along the East line of said Tract, to the point of beginning, in Cook County, Illinois.

Also,

(H - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southwest corner of said Tract; thence South $90^{\circ} 00' 00''$ East along the South line of said Tract, 46.19 feet; Thence North $00^{\circ} 00' 00''$ East 17.70 feet to the point of beginning of

said Parcel; Thence North $89^{\circ} 11' 42''$ West 12.85 feet; Thence North $00^{\circ} 48' 18''$ East 19.65 feet; Thence South $89^{\circ} 11' 42''$ East 12.85 feet; Thence South $00^{\circ} 48' 18''$ West 19.65 feet, to the point of beginning, in Cook County, Illinois.

Also,

(I - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southwest corner of said Tract; thence South $90^{\circ} 00' 00''$ East along the South line of said Tract, 10.28 feet; Thence North $00^{\circ} 00' 00''$ East 35.09 feet to the point of beginning of said Parcel; Thence North $89^{\circ} 27' 01''$ West 7.00 feet; Thence North $00^{\circ} 48' 18''$ East 43.78 feet; Thence North $89^{\circ} 11' 42''$ West 2.40 feet; Thence North $00^{\circ} 48' 18''$ East 3.20 feet; Thence South $89^{\circ} 11' 42''$ East 16.40 feet; Thence South $00^{\circ} 48' 18''$ West 20.35 feet; Thence South $89^{\circ} 11' 42''$ East 14.85 feet; Thence South $00^{\circ} 48' 13''$ West 14.10 feet; Thence North $89^{\circ} 11' 42''$ West 21.97 feet; Thence South $00^{\circ} 16' 28''$ West 12.50 feet, to the point of beginning, in Cook County, Illinois.

Also,

(Lobby - MALLC)

The South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within its horizontal boundaries projected vertically, and described as follows:

Beginning at the Southeast corner of said Tract; Thence North $90^{\circ} 00' 00''$ West along the South line thereof 171.84 feet to the West line thereof; Thence North $00^{\circ} 21' 25''$ East along a West line of said tract and its Northerly extension, 196.89 feet to the North line thereof; Thence South $89^{\circ} 59' 00''$ East along the North line of said Tract 171.80 feet to the East line thereof; thence South $00^{\circ} 20' 45''$ West along the East line of said Tract 196.84 feet to the point of beginning, (except therefrom that part thereof described as follows:

EXCEPTED PORTION:

(A - East 4 Elevators, Lobby)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North $00^{\circ} 20' 45''$ East along the East line said Tract, 170.88 feet; Thence North $89^{\circ} 39' 15''$ West 41.03 feet to the point of beginning of said Parcel; Thence North $89^{\circ} 11' 42''$ West 30.00 feet; Thence North $00^{\circ} 48' 18''$ East 9.64 feet; Thence South $89^{\circ} 11' 42''$ East 30.00 feet; Thence South $00^{\circ} 48' 18''$ West 9.64 feet, to the point of beginning;

Also excepted,

(B - AMEX)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North $00^{\circ} 20' 45''$ East along the East line said Tract, 103.43 feet to the point of beginning of said Parcel; Thence North $89^{\circ} 19' 52''$ West 7.87 feet; Thence North $00^{\circ} 40' 08''$ East 1.30 feet; Thence North $89^{\circ} 19' 52''$ West 9.77 feet; Thence South $00^{\circ} 40' 08''$ West 1.30 feet; Thence North $89^{\circ} 19' 52''$ West 1.60 feet; Thence North $00^{\circ} 40' 08''$ East 0.14 feet; Thence North $89^{\circ} 19' 52''$ West 0.61 feet; Thence North $00^{\circ} 40' 08''$ East 0.50 feet; Thence North $89^{\circ} 19' 52''$ West 44.74 feet; Thence North $45^{\circ} 21' 35''$ West 20.39 feet; Thence North $44^{\circ} 38' 25''$ East 21.62 feet; Thence South $89^{\circ} 19' 52''$ East 64.08 feet to a point on the East line of said Tract; Thence South $00^{\circ} 20' 45''$ West along said East line, 30.36 feet, to the point of beginning,

Also excepted,

(C - Lobby)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North $00^{\circ} 20' 45''$ East along the East line said Tract, 93.71 feet to the point of beginning of said Parcel; Thence North $89^{\circ} 19' 52''$ West 7.87 feet; Thence South $00^{\circ} 40' 08''$ West 1.32 feet; Thence North $89^{\circ} 19' 52''$ West 9.78 feet; Thence North $00^{\circ} 40' 08''$ East 1.33 feet; Thence North $89^{\circ} 19' 52''$ West 1.62 feet; Thence South $00^{\circ} 40' 08''$ West 0.14 feet; Thence North $89^{\circ} 19' 52''$ West 0.55 feet; Thence South $00^{\circ} 40' 08''$ West 0.66 feet; Thence North $89^{\circ} 19' 52''$ West 44.78 feet; Thence South $46^{\circ} 28' 59''$ West 22.25 feet; Thence South $00^{\circ} 17' 57''$ East 71.05 feet; Thence South $89^{\circ} 58' 00''$ West 0.86 feet; Thence South $00^{\circ} 02' 00''$ East 7.30 feet to the South line of said Tract; Thence North $90^{\circ} 00' 00''$ West along said South line, 10.21 feet; Thence North $00^{\circ} 02' 00''$ West 7.30 feet; Thence South $89^{\circ} 58' 00''$ West 0.73 feet; Thence North $00^{\circ} 07' 18''$ West 71.15 feet; Thence North $45^{\circ} 21' 54''$ West 22.25 feet; Thence North $89^{\circ} 19' 52''$ West 13.52 feet; Thence North $00^{\circ} 40' 08''$ East 11.05 feet; Thence South $89^{\circ} 19' 52''$

East 13.52 feet; Thence North $45^{\circ} 35' 34''$ East 21.96 feet; Thence North $00^{\circ} 02' 00''$ West 34.14 feet; Thence South $89^{\circ} 36' 24''$ East 11.56 feet; Thence South $00^{\circ} 47' 59''$ East 34.14 feet; Thence South $45^{\circ} 21' 35''$ East 22.20 feet; Thence South $89^{\circ} 19' 52''$ East 44.74 feet; Thence South $00^{\circ} 40' 08''$ West 0.50 feet; Thence South $89^{\circ} 19' 52''$ East 0.61 feet; Thence South $00^{\circ} 40' 08''$ West 0.14 feet; Thence South $89^{\circ} 19' 52''$ East 1.60 feet; Thence North $00^{\circ} 40' 08''$ East 1.30 feet; Thence South $89^{\circ} 19' 52''$ East 9.77 feet; Thence South $00^{\circ} 40' 08''$ West 1.30 feet; Thence South $89^{\circ} 19' 52''$ East 7.87 feet to a point on the East line of said Tract; Thence South $00^{\circ} 20' 45''$ West along said East line, 9.72 feet, to the point of beginning;

Also excepted,

(D - Loading Dock)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 17.81 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $00^{\circ} 21' 25''$ West 4.95 feet to the point of beginning of said Parcel; Thence South $89^{\circ} 42' 07''$ East 1.86 feet; Thence North $00^{\circ} 17' 53''$ East 1.25 feet; Thence South $89^{\circ} 42' 07''$ East 0.78 feet; Thence North $00^{\circ} 17' 53''$ East 2.95 feet; Thence South $89^{\circ} 42' 07''$ East 11.20 feet; Thence South $00^{\circ} 17' 53''$ West 2.72 feet; Thence South $89^{\circ} 42' 07''$ East 10.28 feet; Thence North $00^{\circ} 17' 53''$ East 1.60 feet; Thence South $89^{\circ} 42' 07''$ East 6.98 feet; Thence South $00^{\circ} 17' 53''$ West 0.70 feet; Thence South $89^{\circ} 42' 07''$ East 2.31 feet; Thence North $00^{\circ} 17' 53''$ East 0.64 feet; Thence South $89^{\circ} 42' 07''$ East 2.38 feet; Thence South $00^{\circ} 17' 53''$ West 12.18 feet; Thence North $89^{\circ} 15' 36''$ West 6.94 feet; Thence North $00^{\circ} 44' 24''$ East 0.33 feet; Thence North $89^{\circ} 15' 36''$ West 4.73 feet; Thence North $00^{\circ} 44' 24''$ East 0.38 feet; Thence North $89^{\circ} 36' 55''$ West 8.85 feet; Thence North $27^{\circ} 26' 47''$ West 1.06 feet; Thence North $89^{\circ} 43' 58''$ West 9.15 feet; thence South $30^{\circ} 26' 47''$ West 1.06 feet; thence North $89^{\circ} 42' 07''$ West 3.25 feet; thence North $00^{\circ} 17' 53''$ East 0.28 feet; thence North $89^{\circ} 42' 07''$ West 1.86 feet; thence North $00^{\circ} 21' 25''$ East 8.85 feet, to the point of beginning,

Also excepted,

(D1 - Freight Elevator)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 292.21 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $00^{\circ} 21' 25''$ West 4.95 feet; Thence South $89^{\circ} 42' 07''$ East 1.86 feet; Thence North $00^{\circ} 17' 53''$ East 1.25 feet; Thence South $89^{\circ} 42' 07''$ East 0.78 feet; Thence North $00^{\circ} 17' 53''$ East 2.95

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feet; Thence South 89° 42' 07" East 11.20 feet; Thence South 00° 17' 53" West 2.72 feet; Thence South 89° 42' 07" East 10.28 feet; Thence North 00° 17' 53" East 1.60 feet; Thence South 89° 42' 07" East 6.98 feet; Thence South 00° 17' 53" West 0.70 feet; Thence South 89° 42' 07" East 2.31 feet; Thence North 00° 17' 53" East 0.64 feet; Thence South 89° 42' 07" East 2.38 feet; Thence South 00° 17' 53" West 4.96 feet to the point of beginning of said Parcel; Thence South 89° 15' 36" East 11.48 feet; Thence South 00° 17' 53" West 7.73 feet; Thence North 89° 11' 42" West 10.92 feet; Thence North 00° 44' 24" East 0.49 feet; Thence North 89° 15' 36" West 0.56 feet; Thence North 00° 17' 53" East 7.22 feet, to the point of beginning,

Also excepted,

(D2 - Loading Dock Access)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South 00° 21' 25" West 13.00 feet to the point of beginning of said Parcel; thence South 00° 21' 25" West 40.00 feet; thence South 89° 38' 35" East 20.12 feet; thence South 00° 21' 25" West 4.00 feet; thence South 89° 38' 35" East 12.20 feet; thence North 00° 21' 25" East 42.95 feet; Thence North 89° 15' 36" West 3.46 feet; Thence North 00° 44' 24" East 0.33 feet; Thence North 89° 15' 36" West 4.73 feet; Thence North 00° 44' 24" East 0.38 feet; Thence North 89° 36' 55" West 8.85 feet; Thence North 27° 26' 47" West 1.06 feet; Thence North 89° 43' 58" West 9.15 feet; thence South 30° 26' 47" West 1.06 feet; thence North 89° 42' 07" West 3.25 feet; thence North 00° 17' 53" East 0.28 feet; thence North 89° 42' 07" West 1.86 feet, to the point of beginning), in Cook County, Illinois.

END OF EXCEPTED PORTION

Also,

(K - West Elevators, Floors 2 through 7)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 112.02 feet above Chicago City Datum and lying above 33.43 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South 89° 59' 00" East along the North line of said Tract 40.74 feet; thence South 00° 01' 00" West 14.85 feet to the point of beginning; thence South 89° 11' 42" East 45.00 feet; thence South 00° 48' 18" West 9.64 feet; thence North 89° 11' 42" West 45.00 feet; thence North 00° 48' 18" East 9.64 feet to the point of beginning, in Cook County, Illinois.

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Also,

(L - West Elevator, Floors 2 through 7)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 112.02 feet above Chicago City Datum and lying above 33.43 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $89^{\circ} 59' 00''$ East along the North line of said Tract 93.24 feet; thence South $00^{\circ} 01' 00''$ West 15.57 feet to the point of beginning; thence South $89^{\circ} 11' 42''$ East 7.50 feet; thence South $00^{\circ} 48' 18''$ West 9.64 feet; thence North $89^{\circ} 11' 42''$ West 7.50 feet; thence North $00^{\circ} 48' 18''$ East 9.64 feet to the point of beginning, in Cook County, Illinois.

An Undivided 68.44% Tenant-in-Common Interest in Parcel 2:

(C - Lobby)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North $00^{\circ} 20' 45''$ East along the East line of said Tract, 93.71 feet to the point of beginning of said Parcel; Thence North $89^{\circ} 19' 52''$ West 7.87 feet; Thence South $00^{\circ} 40' 08''$ West 1.32 feet; Thence North $89^{\circ} 19' 52''$ West 9.78 feet; Thence North $00^{\circ} 40' 08''$ East 1.33 feet; Thence North $89^{\circ} 19' 52''$ West 1.52 feet; Thence South $00^{\circ} 40' 08''$ West 0.14 feet; Thence North $89^{\circ} 19' 52''$ West 0.55 feet; Thence South $00^{\circ} 40' 08''$ West 0.66 feet; Thence North $89^{\circ} 19' 52''$ West 44.78 feet; Thence South $46^{\circ} 28' 59''$ West 22.25 feet; Thence South $00^{\circ} 17' 57''$ East 71.05 feet; Thence South $89^{\circ} 58' 00''$ West 0.80 feet; Thence South $00^{\circ} 02' 00''$ East 7.30 feet to the South line of said Tract; Thence North $90^{\circ} 00' 00''$ West along said South line, 10.21 feet; Thence North $00^{\circ} 02' 00''$ West 7.30 feet; Thence South $89^{\circ} 58' 00''$ West 0.73 feet; Thence North $00^{\circ} 07' 18''$ West 71.15 feet; Thence North $45^{\circ} 21' 54''$ West 22.25 feet; Thence North $89^{\circ} 19' 52''$ West 13.52 feet; Thence North $00^{\circ} 40' 08''$ East 11.05 feet; Thence South $89^{\circ} 19' 52''$ East 13.52 feet; Thence North $45^{\circ} 35' 34''$ East 21.96 feet; Thence North $00^{\circ} 02' 00''$ West 34.14 feet; Thence South $89^{\circ} 36' 24''$ East 11.56 feet; Thence South $00^{\circ} 47' 59''$ East 34.14 feet; Thence South $45^{\circ} 21' 35''$ East 22.20 feet; Thence South $89^{\circ} 19' 52''$ East 44.74 feet; Thence South $00^{\circ} 40' 08''$ West 0.50 feet; Thence South $89^{\circ} 19' 52''$ East 0.61 feet; Thence South $00^{\circ} 40' 08''$ West 0.14 feet; Thence South $89^{\circ} 19' 52''$ East 1.60 feet; Thence North $00^{\circ} 40' 08''$ East 1.30 feet; Thence South $89^{\circ} 19' 52''$ East 9.77 feet; Thence South $00^{\circ} 40' 08''$ West 1.30 feet; Thence South $89^{\circ} 19' 52''$ East 7.87 feet to a point on the East line of said Tract; Thence South $00^{\circ} 20' 45''$ West along said East line, 9.72 feet, to the point of beginning, in Cook County, Illinois.

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Also,

(D - Loading Dock)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 17.81 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $00^{\circ} 21' 25''$ West 4.95 feet to the point of beginning of said Parcel; Thence South $89^{\circ} 42' 07''$ East 1.86 feet; Thence North $00^{\circ} 17' 53''$ East 1.25 feet; Thence South $89^{\circ} 42' 07''$ East 0.78 feet; Thence North $00^{\circ} 17' 53''$ East 2.95 feet; Thence South $89^{\circ} 42' 07''$ East 11.20 feet; Thence South $00^{\circ} 17' 53''$ West 2.72 feet; Thence South $89^{\circ} 42' 07''$ East 10.28 feet; Thence North $00^{\circ} 17' 53''$ East 1.60 feet; Thence South $89^{\circ} 42' 07''$ East 6.98 feet; Thence South $00^{\circ} 17' 53''$ West 0.70 feet; Thence South $89^{\circ} 42' 07''$ East 2.31 feet; Thence North $00^{\circ} 17' 53''$ East 0.64 feet; Thence South $89^{\circ} 42' 07''$ East 2.38 feet; Thence South $00^{\circ} 17' 53''$ West 12.18 feet; Thence North $89^{\circ} 15' 36''$ West 6.94 feet; Thence North $00^{\circ} 44' 24''$ East 0.33 feet; Thence North $89^{\circ} 15' 36''$ West 4.73 feet; Thence North $00^{\circ} 44' 24''$ East 0.38 feet; Thence North $89^{\circ} 36' 55''$ West 8.85 feet; Thence North $27^{\circ} 26' 47''$ West 1.06 feet; Thence North $89^{\circ} 43' 58''$ West 9.15 feet; thence South $30^{\circ} 26' 47''$ West 1.06 feet; thence North $89^{\circ} 42' 07''$ West 3.25 feet; thence North $00^{\circ} 17' 53''$ East 0.28 feet; thence North $89^{\circ} 42' 07''$ West 1.86 feet; thence North $00^{\circ} 21' 25''$ East 8.05 feet, to the point of beginning, in Cook County, Illinois.

Also,

(D1 - Freight Elevator)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 292.21 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $00^{\circ} 21' 25''$ West 4.95 feet; Thence South $89^{\circ} 42' 07''$ East 1.86 feet; Thence North $00^{\circ} 17' 53''$ East 1.25 feet; Thence South $89^{\circ} 42' 07''$ East 0.78 feet; Thence North $00^{\circ} 17' 53''$ East 2.95 feet; Thence South $89^{\circ} 42' 07''$ East 11.20 feet; Thence South $00^{\circ} 17' 53''$ West 2.72 feet; Thence South $89^{\circ} 42' 07''$ East 10.28 feet; Thence North $00^{\circ} 17' 53''$ East 1.60 feet; Thence South $89^{\circ} 42' 07''$ East 6.98 feet; Thence South $00^{\circ} 17' 53''$ West 0.70 feet; Thence South $89^{\circ} 42' 07''$ East 2.31 feet; Thence North $00^{\circ} 17' 53''$ East 0.64 feet; Thence South $89^{\circ} 42' 07''$ East 2.38 feet; Thence South $00^{\circ} 17' 53''$ West 4.96 feet to the point of beginning of said Parcel; Thence South $89^{\circ} 15' 36''$ East 11.48 feet; Thence South $00^{\circ} 17' 53''$ West 7.73 feet; Thence North $89^{\circ} 11' 42''$ West 10.92 feet; Thence North $00^{\circ} 44' 24''$ East 0.49 feet; Thence North $89^{\circ} 15' 36''$ West 0.56 feet; Thence North $00^{\circ} 17' 53''$ East 7.22 feet, to the point of beginning, in Cook County, Illinois.

Also,

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(D2 - Loading Dock Access)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South $00^{\circ} 21' 25''$ West 13.00 feet to the point of beginning of said Parcel; thence South $00^{\circ} 21' 25''$ West 40.00 feet; thence South $89^{\circ} 38' 35''$ East 20.12 feet; thence South $00^{\circ} 21' 25''$ West 4.00 feet; thence South $89^{\circ} 38' 35''$ East 12.20 feet; thence North $00^{\circ} 21' 25''$ East 42.95 feet; Thence North $89^{\circ} 15' 36''$ West 3.46 feet; Thence North $00^{\circ} 44' 24''$ East 0.33 feet; Thence North $89^{\circ} 15' 36''$ West 4.73 feet; Thence North $00^{\circ} 44' 24''$ East 0.38 feet; Thence North $89^{\circ} 36' 55''$ West 8.85 feet; Thence North $27^{\circ} 26' 47''$ West 1.06 feet; Thence North $89^{\circ} 43' 58''$ West 9.15 feet; thence South $30^{\circ} 26' 47''$ West 1.06 feet; thence North $89^{\circ} 42' 07''$ West 3.25 feet; thence North $00^{\circ} 17' 53''$ East 0.28 feet; thence North $89^{\circ} 42' 07''$ West 1.86 feet, to the point of beginning, in Cook County, Illinois.

Also,

(Above Roof)

The South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, lying above 292.21 feet above Chicago City Datum and lying within its horizontal boundaries projected vertically, and described as follows:

Beginning at the Southeast corner of said Tract; Thence North $90^{\circ} 00' 00''$ West along the South line thereof 171.84 feet to a West line thereof; Thence North $00^{\circ} 21' 25''$ East along a West line of said tract and its Northerly extension, 196.89 feet to the North line thereof; Thence South $89^{\circ} 59' 00''$ East along the North line of said Tract 171.80 feet to the East line thereof; thence South $00^{\circ} 20' 45''$ West along the East line of said Tract 196.84 feet to the point of beginning, in Cook County, Illinois.

Also,

(Below Lobby)

The South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, lying below 14.68 feet above Chicago City Datum and lying within its horizontal boundaries projected vertically, and described as follows:

Beginning at the Southeast corner of said Tract; Thence North $90^{\circ} 00' 00''$ West along the South line thereof 171.84 feet to the West line thereof; Thence North $00^{\circ} 21' 25''$ East along a West line of said tract and its Northerly extension, 196.89 feet to the North line thereof; Thence South $89^{\circ} 59' 00''$ East along the North line of said Tract 171.80 feet to the East line thereof; thence South $00^{\circ} 20' 45''$ West along the East line of said Tract 196.84 feet to the point of beginning,

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(except therefrom that part thereof described as follows:

EXCEPTED PORTION

(E - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Beginning at the Northeast corner of said Tract; Thence South $00^{\circ} 20' 45''$ West, along the East line of said Tract, 129.45 feet; Thence North $89^{\circ} 11' 42''$ West 11.95 feet; Thence North $00^{\circ} 48' 18''$ East 96.47 feet; Thence South $89^{\circ} 11' 42''$ East 5.50 feet; Thence North $00^{\circ} 48' 18''$ East 11.68 feet; Thence North $89^{\circ} 11' 42''$ West 12.05 feet; Thence North $00^{\circ} 48' 18''$ East 2.50 feet; Thence North $89^{\circ} 11' 42''$ West 59.63 feet; Thence South $00^{\circ} 48' 18''$ West 8.05 feet; Thence North $89^{\circ} 11' 42''$ West 0.75 feet; Thence South $00^{\circ} 48' 18''$ West 0.34 feet; Thence North $89^{\circ} 11' 42''$ West 6.15 feet; Thence North $00^{\circ} 48' 18''$ East 8.36 feet; Thence North $89^{\circ} 11' 42''$ West 10.90 feet; Thence North $00^{\circ} 48' 18''$ East 14.00 feet; Thence South $89^{\circ} 11' 42''$ East 74.43 feet; Thence North $00^{\circ} 48' 18''$ East 4.62 feet to a point on the North line of said Tract; Thence South $89^{\circ} 59' 00''$ East 20.47 feet, along the North line of said Tract, to the point of beginning;

Also excepted,

(F - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 2.07 feet below Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North $00^{\circ} 20' 45''$ East along the East line of said Tract, 44.87 feet; Thence North $89^{\circ} 39' 15''$ West 1.71 feet to the point of beginning of said Parcel; Thence North $89^{\circ} 11' 42''$ West 79.33 feet; Thence North $00^{\circ} 48' 18''$ East 0.33 feet; Thence North $89^{\circ} 11' 42''$ West 4.76 feet; Thence North $00^{\circ} 48' 18''$ East 2.00 feet; Thence North $89^{\circ} 11' 42''$ West 2.00 feet; Thence North $00^{\circ} 48' 18''$ East 28.90 feet; Thence South $89^{\circ} 11' 42''$ East 6.70 feet; Thence North $02^{\circ} 02' 13''$ East 4.65 feet; Thence North $89^{\circ} 11' 42''$ West 6.80 feet; Thence North $00^{\circ} 48' 18''$ East 25.20 feet; Thence South $89^{\circ} 11' 42''$ East 2.03 feet; Thence North $00^{\circ} 48' 18''$ East 2.04 feet; Thence South $89^{\circ} 11' 42''$ East 4.66 feet; Thence North $00^{\circ} 48' 18''$ East 6.76 feet; Thence North $89^{\circ} 11' 42''$ West 4.73 feet; Thence North $00^{\circ} 48' 18''$ East 2.00 feet; Thence North $89^{\circ} 11' 42''$ West 2.00 feet; Thence North $00^{\circ} 48' 18''$ East 43.92 feet; Thence South $89^{\circ} 11' 42''$ East 2.00 feet; Thence North $00^{\circ} 48' 18''$ East 2.02 feet; Thence South $89^{\circ} 11' 42''$ East 4.86 feet; Thence North $00^{\circ} 48' 18''$ East 0.38 feet; Thence South $89^{\circ} 11' 42''$ East 62.82 feet; Thence South $00^{\circ} 48' 18''$ West 46.54 feet; Thence North $89^{\circ} 11' 42''$ West 3.18 feet; Thence South $00^{\circ} 48' 18''$ West 10.15 feet; Thence South $89^{\circ} 11' 42''$ East 3.18 feet; Thence South $00^{\circ} 48' 18''$ West 40.40

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feet; Thence Southerly and Easterly 6.28 feet along the arc of a circle having a radius of 4.00 feet and whose chord bears South 44° 11' 42" East 5.66 feet; Thence South 89° 11' 42" East 12.45 feet; Thence South 00° 48' 18" West 17.11 feet, to the point of beginning;

Also excepted,

(G - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Beginning at the Southeast corner of said tract; Thence North 90° 00' 00" West, along the South line of said Tract, 52.51 feet; Thence North 00° 48' 18" East 5.27 feet; Thence North 89° 34' 23" East 16.49 feet; Thence North 00° 48' 18" East 32.19 feet; Thence South 89° 11' 42" East 10.22 feet; Thence South 00° 48' 18" West 6.58 feet; Thence South 89° 11' 42" East 5.18 feet; Thence South 00° 48' 18" West 14.65 feet; Thence South 89° 11' 42" East 18.55 feet; Thence North 00° 48' 18" East 21.23 feet; Thence South 89° 11' 42" East 1.77 feet to a point on the East line of said Tract; Thence South 00° 20' 45" West 37.09 feet, along the East line of said Tract, to the point of beginning;

Also excepted,

(H - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southwest corner of said Tract; thence South 90° 00' 00" East along the South line of said Tract, 46.19 feet; Thence North 00° 00' 00" East 17.70 feet to the point of beginning of said Parcel; Thence North 89° 11' 42" West 12.85 feet; Thence North 00° 48' 18" East 19.65 feet; Thence South 89° 11' 42" East 12.85 feet; Thence South 00° 48' 18" West 19.65 feet, to the point of beginning;

Also excepted,

(I - MALLC Basement)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 14.68 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

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Commencing at the Southwest corner of said Tract; thence South 90° 00' 00" East along the South line of said Tract, 10.28 feet; Thence North 00° 00' 00" East 35.09 feet to the point of beginning of said Parcel; Thence North 89° 27' 01" West 7.00 feet; Thence North 00° 48' 18" East 43.78 feet; Thence North 89° 11' 42" West 2.40 feet; Thence North 00° 48' 18" East 3.20 feet; Thence South 89° 11' 42" East 16.40 feet; Thence South 00° 48' 18" West 20.35 feet; Thence South 89° 11' 42" East 14.85 feet; Thence South 00° 48' 18" West 14.10 feet; Thence North 89° 11' 42" West 21.97 feet; Thence South 00° 16' 28" West 12.50 feet, to the point of beginning), all in Cook County, Illinois.

END OF EXCEPTED PORTION

Also,

(M - Alley)

The South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of said Tract; Thence South 89° 59' 00" East along the North line thereof 9.00 feet; thence South 00° 21' 25" West 66.18 feet; Thence North 89° 59' 00" West 9.00 feet; Thence North 00° 21' 25" East 66.18 feet to the point of beginning, in Cook County, Illinois.

Also,

(J - Gas Easement Parcel)

Easements appurtenant to and for the benefit of parcel 12s created by easement grant from the Church Federation of Greater Chicago to the Peoples Gas Light and Coke Company dated May 30, 1972 and recorded June 13, 1972 as document number 21937644 to construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair and remove a gas main or pipes and such drips, valves, fittings, meters and other equipment as may be necessary or convenient for such operation, over the following described land: the West 8 feet and 9 and a half inches of the north half of Lot 5 of Block 4 of Fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 122 South Michigan Avenue, Chicago, Cook County, Illinois

P.I.N: 17-15-103-008-0000

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EXHIBIT B

Permitted Exceptions

Taxes

1. 1999 Second Installment and 2000 Real Estate and subsequent years.
2. Terms, conditions and provisions of Reciprocal Easement Agreement recorded April 22, 1999 as Document 99386479, by and between Michigan-Adams, L.L.C., a Delaware limited liability company and National-Louis University, an Illinois not-for-profit corporation.
3. Grant made by Peoples Gas, Light and Coke Company, a corporation of Illinois, to the Commonwealth Edison Company, dated May 24, 1955 and recorded March 31, 1955 as Document 16191868, of the right, easement, permission and authority to construct, operate, use, maintain, repair, replace, relocate, renew and remove such wires, cables, conduits, transformers, and other equipment as may be necessary to render adequate electric service for a portion of the land in, under, and across a portion thereof shaded on plat attached to said grant and marked Exhibit "A" and made a part of said instrument, and all of the covenants and agreements therein contained. Said easement is located as shown on the survey.
4. Conservation Right dated December 2, 1985 and recorded December 30, 1985 as Document 85342322, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 1, 1984 and known as Trust Number 62973, and the Landmarks Preservation Council of Illinois.
5. Agreement relating to a party wall on the dividing line between the south 1/2 and the north 1/2 of Lot 5 aforesaid, dated August 1, 1906 and recorded October 20, 1906 in Book 9483, Pages 388 to 394, as Document 3942342, made by Jacob L. Kesner, Ezra J. Warner, and others.
6. Encroachment of the coping at the roof of the 22 story building on the land over the north, south and east lines of the land 1.97 feet north and 1.11 feet east at the northeast corner and 1.31 feet south and 1.36 feet east at the southeast corner, as disclosed by survey made by Gremley and Biedermann, Inc. dated March 26, 1999 Order No. 99778.
7. Encroachment of granite base of the 22 story building 0.28 of a foot east of the east line of the land and 0.16 of a foot south of the south line of the land at the southeast corner of the land, as disclosed by the aforesaid survey.
8. Encroachment of granite base of the 22 story building 0.26 of a foot south and 0.28 of a foot west at the southwest corner, as disclosed by the aforesaid survey.
9. Encroachment of the coping at the roof of the 22 story building on the land 1.44 feet south and 1.13 feet west at the southwest corner, as disclosed by the aforesaid survey.

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10. Encroachment of the north face of brick located mainly on the land onto the property north and adjoining by approximately 0.30, as shown on plat of survey prepared by Gremley and Biedermann, Inc. dated March 26, 1999 Order No. 99778.

11. Rights of the public, the State of Illinois, and the municipality in and to that part of the land used for alley.

(Affects the west 9 feet of the north 66.18 feet of Lots 5 and 6 in Parcel 1, and Parcel 2)

12. Rights of the Commonwealth Edison Company in and to underground facilities, as disclosed by Letter dated August 3, 1984, as disclosed by Deed in Trust recorded December 21, 1984 as Document 27379733.

13. (A) Terms, provisions and conditions relating to the easement described as Parcels 2 and 3 contained in the instrument creating such easement.

(B) Rights of the owner, or owners, of the adjoining land in said building to the concurrent use of the easement.

14. Terms, provisions, and conditions contained in the Memorandum of Agreement dated December 8, 1995 and recorded March 27, 1996 as Document 96234351 made by and between Unicom Thermal Technologies, Inc. and 122 South Michigan Associates, L.P.

15. Lease made by Michigan-Adams, L.L.C. to S & A Leased Properties SPE 2, Inc., a Delaware corporation, as assignee of Steak and Ale of Illinois, Inc. dated April 25, 1986, a memorandum of which was recorded June 30, 1998 as Document No. 98557275, demising part of the land for a term of years ending April 30, 2001, together with 2 options to extend the terms of the lease through December 31, 2013.

16. Nothing contained herein should be construed as insuring the exact location or dimensions of the easement described as Parcel 3 of Schedule A.

17. Existing unrecorded leases and all rights thereunder of the lessees, as lessors only and of any person or party claiming by, through or under the lessees as disclosed by Rent Roll attached to ALTA Statement dated August 21, 2000 as follows:

See Attached List of Leases.

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CHICAGO TITLE INSURANCE COMPANY
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LOAN POLICY (1992)
SCHEDULE B, PART II

POLICY NO. : 1401 007864762 D2

IN ADDITION TO THE MATTERS SET FORTH IN PART I OF THIS SCHEDULE, THE TITLE TO THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE A IS SUBJECT TO THE FOLLOWING MATTERS, IF ANY BE SHOWN, BUT THE COMPANY INSURES THE INSURED THAT THESE MATTERS ARE SUBORDINATE TO THE LIEN OR CHARGE OF THE INSURED MORTGAGE UPON THE ESTATE OR INTEREST:

AS 1. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES, AS LESSEES ONLY AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS DISCLOSED BY RENT ROLL DATED MAY 30, 2000 ATTACHED TO ALTA STATEMENT DATED _____ AS FOLLOWS:

CHICAGO FABRIC SALES COMPANY, JANUARY 1, 1994 TO DECEMBER 31, 2003
AMERICAN EXPRESS TRAVEL, AUGUST 1, 1997 TO JULY 31, 2002
AMERICAN CASUAL WEAR CORP, MAY 1, 1997 TO AUGUST 31, 2002
ROHIT PATEL, JULY 7, 1997 TO OCTOBER 6, 2002
AU BON PAIN, DECEMBER 15, 1988 TO DECEMBER 31, 2000
TONY STONE IMAGES/CHICAGO IN, MAY 15, 1997 TO MAY 14, 2007
CENTER FOR BRIEF THEATRE, NOVEMBER 11, 1997 TO DECEMBER 31, 2003
EUROMONITOR INTERNATIONAL, JUNE 7, 1995 TO APRIL 30, 2003
MICHIGAN AVENUE DENTAL ASSOCIATES, SEPTEMBER 1, 1996 TO AUGUST 31, 2006
HOOGENDORN TALBOT AND DAVIS, SEPTEMBER 1, 1986 TO APRIL 30, 2008
JETSET TOURS, INC., JANUARY 1, 1995 TO DECEMBER 31, 2000
JAMES P. WOGNUM, DECEMBER 1, 1995 TO JANUARY 31, 2001
INSTITUTE FOR PSYCHOANALYSIS, NOVEMBER 1, 1996 TO OCTOBER 31, 2011
WALTON JOPLIN LANGER AND COMPANY, APRIL 1, 1995 TO SEPTEMBER 30, 2002
HASSAN ALI, JANUARY 1, 1998 TO MARCH 31, 2001
CENTRAL BAPTIST CHILDREN'S HOME, AUGUST 1, 1995 TO JULY 31, 2005
JONATHON M. SCOTT, JULY 1, 1997 TO SEPTEMBER 30, 2000
NATIONAL ASIAN PACIFIC,
DR. LALLENE J. RECTO, OCTOBER 1, 1996 TO SEPTEMBER 30, 2001
JOSEPH M. CRONIN, OCTOBER 1, 1998 TO SEPTEMBER 30, 2003
HEALTHSTAFF NURSING, JULY 1, 1996 TO SEPTEMBER 30, 2000
MEXICAN AMERICAN CHA~, JULY 1, 1996 TO JUNE 30, 2001
LUBY PUBLISHING, INC., OCTOBER 1, 1997 TO APRIL 30, 2008
BANNER PERSONNEL, OCTOBER 1, 1987 TO FEBRUARY 28, 2009
ALLYNE ROSENTHAL, JULY 1, 1994 TO MARCH 31, 2005
AMERICAN PLANNING ASSOCIATION, JULY 1, 1995 TO JUNE 30, 2010
KALVEST COMPANY, INC., MAY 15, 1997 TO JULY 31, 2002
SINGAPORE AIRLINES, MAY 1, 1996 TO APRIL 30, 2002
KRALOVEC, MARRQUARD, DOYLE, ET AL, JULY 1, 1987 TO JUNE 30, 2002
EAST LAKE MANAGEMENT, AUGUST 1, 2000 TO JULY 31, 2002
HIMER, STAHL, KLEVOR, JULY 1, 2000 <TO AUGUST 31, 2001
MINSKY, MCCORMICK, HALLAGE, MARCH 1, 1994 TO FEBRUARY 28, 2002
FUTTERMAN AND HOWARD, AUGUST 1, 1995 TO JULY 31, 2002
JAMES NOONAN AND CARMEN CARUSO, JUNE 1, 1997 TO AUGUST 31, 2000
WOODWARD-CLYDE, JULY 1, 1995 TO JUNE 30, 2005
JOSEPH J. BLAKE AND ASSOCIATES, JUNE 1, 1995 TO MAY 31, 2001
ALLIANCE IMAGING, INC., FEBRUARY 1, 1998 TO JANUARY 31, 2001
OUNCE OF PREVENTION FUND, APRIL 1, 1996 TO OCTOBER 31, 2006

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CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
LOAN POLICY (1992)
SCHEDULE B, PART II (CONTINUED)

1401 007864762 D2

PLOTKIN, JACOBS, MONTH TO MONTH
STEAK AND ALE OF ILLINOIS, MAY 1, 1986 TO APRIL 30, 2001
NATIONAL LOUIS UNIVERSITY
HESS, NEWMARK AND OWENS, MAY 1, 1998 TO DECEMBER 31, 2003
ULTRA STORES, INC., APRIL 1, 2000 TO MARCH 31, 2007
TRANS WORLD AIRLINES, JULY 1, 1999 TO JUNE 30, 2009
JBR ENTERTAINMENT, JANUARY 15, 1998 TO JANUARY 31, 2001
GRACE PALUCCI, MONTH TO MONTH
PRIME GROUP REALTY

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Property of Cook County Clerk's Office