

AFTER RECORDING PLEASE  
RETURN TO:

Janet Winningham, Esq.  
Katten Muchin Zavis  
525 West Monroe Street  
Suite 1600  
Chicago, IL 60661



(The Above Space for Recorder's Use Only)



MORTGAGE

MORTGAGOR, MARATHON CENTER, INC. of the City of Chicago, County of Cook and State of Illinois, MORTGAGES AND WARRANTS to MAURICE SANDERMAN ("Lender") of the City of Highland Park, County of Lake and State of Illinois, to secure (1) the payment of that certain Guaranty (the "Guaranty") of even date herewith executed by the Mortgagor, Chicago Urban Properties, Inc. ("Urban"), Capitol Hill Lofts, Inc. ("Capitol Hill"), and Sangamon Lofts, Inc. ("Sangamon") in favor of Lender, as such Guaranty may be modified, amended, supplemented or restated from time to time, and (2) the obligations of Mortgagor under those certain Mortgages of even date herewith by (i) Capitol Hill in favor of Lender being recorded in the County of Cook in the State of Illinois, and (ii) Sangamon in favor of Lender being recorded in the County of Cook in the State of Illinois, as such Mortgages may be modified, amended, supplemented or restated from time to time, the following described real estate, situated in the County of Cook in the State of Illinois known and described as follows (the "Land"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

together with the following:

1. Any and all buildings and improvements (the "Improvements") now or hereafter situated on the Land;
2. Any and all machinery, equipment, fixtures, and personal property of every kind and nature (collectively with the Land and the Improvements, the "Premises") whatsoever now or hereafter owned or acquired by Mortgagor and attached to, situated on, or used or procured for use in connection with any present or future operation of the Improvements now or hereafter situated on the Land, all of which shall be deemed to be part and parcel of the Land and appropriated to the use of the Land, and whether affixed or annexed or not, shall for purposes of this Mortgage, unless Lender elects otherwise, be deemed conclusively to be fixtures or real property, and mortgaged hereby;
3. All easements, rights-of-way, licenses and privileges, tenements, hereditaments, air rights, and appurtenances of any nature whatsoever, now or hereafter, in any way belonging, relating or pertaining to the Premises;
4. All right, title and interest of Mortgagor now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, opened or proposed, adjoining the Premises, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with the Premises;

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5. Any and all awards or payments, now or hereafter existing, including interest thereon, and the right to receive the same, which may be made with respect to the Premises as a result of: (i) the exercise of the right of eminent domain; (ii) the alterations of the grade of any street; (iii) any loss or damage to the Premises; (iv) any other injury to or decrease in the value of the Premises; or (v) any refund due on the account of the payment of real estate taxes, assessments, or other charges levied against or imposed on the Premises;
6. All proceeds of and any unearned premiums on any insurance policies covering the Premises, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof;
7. Any and all claims or demands, now or hereafter existing, against anyone with respect to any damage arising from any defect in or with respect to the design or construction of all or any part of the Premises;
8. All remainders, reversions, leasehold estates, right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Mortgagor acknowledges that the Guaranty was given to secure that certain Revolving Note made by Sundance Homes, Inc. dated as of 12/1/00, the principal amount of which may be borrowed, repaid and reborrowed. In the event the Guaranty is not paid, Lender shall have the right to foreclose the lien hereof for such indebtedness or part thereof and pursue all remedies afforded to a mortgagee under and pursuant to the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101 et seq., as amended from time to time (the "Act") and all remedies available at law or in equity.

Mortgagor acknowledges that the Property does not constitute agricultural real estate, as said term is defined in Section 15-1201 of the Act or residential real estate as defined in Section 15-1219 of the Act. Mortgagor, to the full extent permitted by law, hereby voluntarily and knowingly waives its rights to reinstatement and redemption as allowed under Section 15-1601(b) of the Act, and to the full extent permitted by law, the benefits of all present and future valuation, appraisal, homestead, exemption, stay, redemption and moratorium laws under any state or federal law.

The maximum obligation secured by this Mortgage shall not exceed \$4,500,000.00.

Dated this 1st day of December, 2000.

MARATHON CENTER, INC., an Illinois corporation

By: 

Name: MAURICE SANDERSON

Its: 

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State of Illinois )  
  ) SS.  
County of COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MAURICE SANDERMAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 1<sup>st</sup> day of December, 2000.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 1/19/04



This instrument was prepared by: Janet Winningham, Esq.  
Katten Muchin Zavis  
525 West Monroe Street, Suite 1600  
Chicago, Illinois 60661

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Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

[attached]

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## LEGAL DESCRIPTION OF PLAZA 32 COMMERCIAL AREAS:

RETAIL PARKING AS DEPICTED ON THIRD AMENDED PAGE 2 OF 15 AND SECOND AMENDED PAGE 9 OF 15

THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5 AND ON THE NORTHEASTERLY LINE OF NORTH DAYTON STREET AS DEDICATED PER DOCUMENT NUMBER 53692; THENCE NORTH 29 DEGREES 52 MINUTES 59 SECONDS WEST ALONG SAID NORTHEASTERLY LINE OF NORTH DAYTON STREET, 211.68 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 03 SECONDS EAST, 61.08 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 14 SECONDS EAST, 26.93 FEET; THENCE SOUTH 60 DEGREES 18 MINUTES 46 SECONDS WEST, 9.34 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 14 SECONDS EAST, 10.92 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 46 SECONDS EAST, 25.98 FEET; THENCE NORTH 29 DEGREES 41 MINUTES 14 SECONDS WEST, 7.16 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 46 SECONDS EAST, 13.00 FEET; THENCE NORTH 29 DEGREES 59 MINUTES 04 SECONDS WEST, 30.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9, 65.16 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.23 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 26.64 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 23.64 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 4.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 35.36 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 58.66 FEET; THENCE SOUTH 60 DEGREES 18 MINUTES 46 SECONDS WEST, 37.12 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 14 SECONDS EAST, 68.83 FEET; THENCE NORTH 60

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DEGREES 18 MINUTES 46 SECONDS EAST, 9.67 FEET; THENCE NORTH 29 DEGREES 41 MINUTES 14 SECONDS WEST, 18.17 FEET; THENCE SOUTH 60 DEGREES 18 MINUTES 46 SECONDS WEST, 0.40 FEET; THENCE NORTH 29 DEGREES 40 MINUTES 47 SECONDS WEST, 0.83 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 46 SECONDS EAST, 21.60 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 8.31 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 118.65 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 17.86 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 6.61 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 39.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 8.96 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 17.31 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 43.93 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 5 THROUGH 9 BEING ALSO THE WEST LINE OF NORTH HALSTED AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF NORTH HALSTED AVENUE, 28.05 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 20 SECONDS WEST, 9.65 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS WEST, 0.66 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 20 SECONDS WEST, 13.72 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 5.75 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 51 SECONDS WEST, 36.11 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST, 11.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5; THENCE NORTH 89 DEGREES 42 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5, 138.51 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, LYING ABOVE AN ELEVATION VARYING BETWEEN 12.94 AND 15.36 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 22.85 EXCEPTING THE AREA DESIGNATED AS TRASH ROOM BEGINNING 40.97 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5 AND 48.25 WEST FROM SAID WEST LINE OF NORTH HALSTED AVENUE; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 16.90 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 11.27 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 16.90 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 11.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

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GROUND FLOOR SOUTH RETAIL AS DEPICTED ON THIRD AMENDED PAGE 2 OF 15

THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID LOTS 5 THROUGH 9 BEING ALSO THE WEST LINE OF NORTH HALSTED AVENUE, HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 95.74 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 5; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 3.64 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 0.67 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 10.57 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 28.51 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 5.07 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.19 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 21.52 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.71 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 17.31 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 43.93 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 5 THROUGH 9; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 49.90 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 15.03 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 26.25, IN COOK COUNTY, ILLINOIS;

GROUND FLOOR NORTH RETAIL AND FREIGHT ELEVATOR AND ELEVATOR MACHINE ROOM

AS DEPICTED ON THIRD AMENDED PAGE 2 OF 15 AND FOURTH AMENDED PAGE 3 OF 15

NORTH RETAIL

THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN

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BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF SAID LOT 9; THENCE NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 5-1/2 INCHES, 38.43 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 12.91 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 23.87 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 4.44 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 15.34 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 11.60 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 59.01 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 12.29 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 4.73 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 11.27 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 6.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 35.36 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 16.06 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 18.97 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 5.51 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 5.92 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 96.70 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 23.48 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 9.67 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 16.85 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 20.34 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 2.98 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.39 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 1.71 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 7.14 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 8.79 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 10.40 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 0.67 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 3.44 FEET TO THE EAST LINE OF SAID LOTS 5 THROUGH 9 BEING

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ALSO THE WEST LINE OF NORTH HALSTED AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF NORTH HALSTED AVENUE, 95.71 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.53 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 23.53, IN COOK COUNTY, ILLINOIS, ALSO

FREIGHT ELEVATOR AND ELEVATOR MACHINE ROOM

THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5, 138.45 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF LOT 5; THENCE NORTH 00 DEGREES 21 MINUTES 22 SECONDS EAST, 49.26 FEET; THENCE NORTH 29 DEGREES 47 MINUTES 57 SECONDS WEST, 25.03 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 37 SECONDS EAST, 17.53 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 14 SECONDS EAST, 18.13 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 26.02 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 29.30 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 34.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 17.05 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 7.88 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.17 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 27.53 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.17 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 2.50 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 0.95 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 16.42 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.38 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 1.36 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS

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EAST, 18.16 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 31 SECONDS WEST, 42.48 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 3.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 7.36 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 2.67 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 1.36 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 2.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.36 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 15.19 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 12.89 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 8.33 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 5.52 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 11.53 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 26.94 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 35.47, IN COOK COUNTY, ILLINOIS;

FIRST FLOOR RETAIL AS DEPICTED ON FOURTH AMENDED PAGE 3 OF 15 AND THIRD AMENDED PAGE 2 OF 15

THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF SAID LOT 9; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 5 THROUGH 9 BEING ALSO THE WEST LINE OF NORTH HALSTED AVENUE, 210.93 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 12 SECONDS WEST, 4.94 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, 0.44 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 12 SECONDS WEST, 10.78 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.84 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 51 SECONDS WEST, 43.81 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST, 11.49 FEET; THENCE NORTH 89

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DEGREES 42 MINUTES 48 SECONDS WEST, 78.89 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 22 SECONDS EAST, 19.26 FEET; THENCE NORTH 29 DEGREES 47 MINUTES 57 SECONDS WEST, 25.03 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 37 SECONDS EAST, 17.53 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 14 SECONDS EAST, 18.13 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 26.02 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 29.30 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 34.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 17.05 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 7.88 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.17 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 27.53 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.17 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 2.50 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 0.95 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 16.42 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.38 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 1.36 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 18.16 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 31 SECONDS WEST, 42.48 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 3.67 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 11.53 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 5.52 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 8.33 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 12.89 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 0.81 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 1.36 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 2.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.36 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 17.05 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 25.76 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 1.17 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS

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WEST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 9.83 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 1.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 0.66 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 5.44 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 20.94 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.93 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 18.34 FEET TO THE POINT ON THE SOUTH LINE OF THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF SAID LOT 9; THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 5-1/2 INCHES, 72.70 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION VARYING BETWEEN 25.28 AND 26.94 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION VARYING BETWEEN 34.10 AND 38.74, IN COOK COUNTY, ILLINOIS, ALSO

## STAIR 6

BEGINNING ON THE EAST LINE OF SAID LOTS 5 THROUGH 9, HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 11.68 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 5; THENCE NORTH 89 DEGREES 08 MINUTES 12 SECONDS WEST, 4.94 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, 0.44 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 12 SECONDS WEST, 10.78 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.84 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 51 SECONDS WEST, 7.70 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 5.75 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 20 SECONDS EAST, 13.72 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 40 SECONDS EAST, 0.66 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 20 SECONDS EAST, 9.65 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 5 THROUGH 9; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF LOTS 5 THROUGH 9, 6.11 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 15.36 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 26.94, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING COMMON AREAS:

## STAIR 1

COMMENCING ON THE EAST LINE OF SAID LOTS 5 THROUGH 9, HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 95.74 FEET NORTH

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FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 5; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 3.64 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 0.67 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 10.57 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 28.51 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 43.65 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 9.67 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 23.17 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 9.67 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 23.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

## STAIR 2

COMMENCING ON THE EAST LINE OF SAID LOTS 5 THROUGH 9, HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 95.74 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 5; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 3.64 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 0.67 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 10.57 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 28.51 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 5.07 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 9.67 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 21.52 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 9.67 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 21.52 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

## ELEVATORS 1 AND 2

COMMENCING ON THE EAST LINE OF SAID LOTS 5 THROUGH 9, HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 95.74 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 5; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 3.64 FEET; THENCE NORTH 00 DEGREES 21

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MINUTES 24 SECONDS EAST, 0.67 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 10.57 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 28.51 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 13.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 6.85 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 17.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 6.85 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 17.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

## TRASH CHUTE

COMMENCING ON THE EAST LINE OF SAID LOTS 5 THROUGH 9, HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 95.74 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 5; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 3.64 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 0.67 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 10.57 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 28.51 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 5.07 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.19 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 38.73 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 4.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 3.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 4.54 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 4.54 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

COMMON COMMERCIAL PARCEL AS DEPICTED ON THIRD AMENDED PAGE 2 OF 15, SECOND AMENDED PAGE 9 OF 15 AND FOURTH AMENDED PAGE 3 OF 15, DESCRIBED AS FOLLOWS:

PART AT THE GROUND FLOOR

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THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF SAID LOT 9, 38.43 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTH 5-1/2 INCHES; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 12.91 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 23.87 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 4.44 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 15.34 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 11.60 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 59.01 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 12.29 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 4.73 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 11.27 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 10.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 23.64 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 26.64 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 6.23 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 9, 17.56 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 9, 0.46 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9, 112.57 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION VARYING BETWEEN 12.94 AND 17.61 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 24.61, ALSO

PART AT THE FIRST FLOOR

THAT PART OF THE NORTH HALF OF LOT 5 AND ALL OF LOT 6, 7, 8, AND 9 (EXCEPT THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF LOT 9) (EXCEPT STREET) IN BLOCK 1 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40

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NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE NORTH 5-1/2 INCHES OF THE EAST 151 FEET OF SAID LOT 9 HAVING A BEARING OF NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST, 72.70 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTH 5-1/2 INCHES; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTH 5-1/2 INCHES, 4.95 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 23.27 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 1.42 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 16.01 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, 7.30 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 20.94 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, 0.93 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST, 18.34 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION VARYING BETWEEN 25.28 AND 26.94 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 37.10, IN COOK COUNTY, ILLINOIS;

3232 N HALSTED, Chicago IL (Commercial Space)

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