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Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 05/30/2003 07:49 AM Pg: 1 of 14

**SECOND AMENDMENT TO
RECIPROCAL EASEMENT
AGREEMENT**

This document prepared by:

William F. McGuinn
Sugar, Friedberg & Felsenthal
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Suite 3000
Chicago, Illinois 60602

When recorded mail to:

Mark D Pearlstein
Levenfeld Pearlstein
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8058647, 6R, 12, 198508

This Second Amendment to Reciprocal Easement Agreement ("this Second Amendment") is made as of the 8th day of May, 2003 and is by 130 SOUTH CANAL LIMITED PARTNERSHIP, an Illinois limited partnership ("the Partnership"), METROPOLITAN PLACE CONDOMINIUM ASSOCIATION (the "Association") and LASALLE BANK NATIONAL ASSOCIATION, formerly known as LaSalle National Bank, as trustee under a Trust Agreement dated February 21, 1997 and known as Trust No. 120796 and not personally ("the Declarant").

WHEREAS, the Partnership, the Declarant and the Association entered into a Reciprocal Easement Agreement (the "Agreement") dated as of March 4, 1998, and recorded with the Cook County Recorder of Deeds on March 5, 1998 as Document No. 99214669.

WHEREAS, the Agreement affects the Parcel and Building as therein defined, legally described in Exhibit A attached hereto.

WHEREAS, Section 19.4(b) of the Agreement gives the Partnership and the Declarant the power and authority, without the consent of the Association, to amend the Agreement.

WHEREAS, the Partnership and the Declarant entered into a First Amendment to Reciprocal Easement Agreement ("the First Amendment") dated as of December 31, 2002 and recorded with the Cook County Recorder of Deeds on March 11, 2003 as document number 0030338137.

BOX 333-CTI

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WHEREAS, the Parties desire to amend the Agreement, as amended by the First Amendment, as set forth herein.

NOW, THEREFORE, the Partnership and the Declarant hereby stipulate and agree as follows:

1. Terms: Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Agreement. In the event of any conflict between the terms of this Second Amendment and the terms of the Agreement or the First Amendment, the terms of this Second Amendment shall control and govern.

2. Paragraph 3 of the First Amendment is deleted in its entirety and replaced with the following:

Legal Expenses. The Retail Property Owner will not pay legal fees related to the collection of assessments or enforcement of Association rules. The Retail Property Owner will not pay legal expenses for matters pertaining to the general governance of the Association. The Retail Property Owner will pay its proportionate share of legal fees relating to items described in Section 4.1 of the Agreement.”

3. Paragraph 5 of the First Amendment is deleted in its entirety and replaced with the following:

Satellite Easement. The term “antennae” as used in the definition of the term “Facilities” in Section 1.11 of the Agreement shall be deemed to include satellite dishes and all other related devices designed to send or receive radio, television or similar signals (“Satellite Dishes”). The easements granted to the Retail Property in Article 2 of the Agreement shall include a non-exclusive easement for access to and use of the roofs of the Building for the purpose of installation and maintenance of Satellite Dishes serving the Retail Property or any portion thereof; provided, however, that such Satellite Dishes may only be used by Owner of the Retail Property and its tenants for receiving signals in their space, and for communications and other purposes utilized within the Retail Space, and further provided that from and after May 5, 2003, the Owner of the Retail Property shall not install wiring on the exterior walls of the Property or wiring which is not in conduit currently existing or new conduit installed in a inconspicuous location approved by the Board of Directors of the Residential Property (which approval shall not be unreasonably withheld or delayed), any of which is exposed to the sight of building residents; any damage to the building or Association Units or Common Elements caused by the installation or ongoing use of Satellite Dishes for the Retail Property shall be paid by the Retail Property Owner; and the total number of Satellite Dishes that may be installed by the Retail Property Owner and its tenants for the benefit of the Retail Property shall be ten(10), and all such satellite dishes shall be located on the uppermost roof of the building. Neither the Retail Property Owner, nor its tenants, shall install more than ten (10) Satellite

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Dishes, in the aggregate, without the prior written consent of the Board of Directors of the Residential Property, which consent shall not be unreasonably denied or delayed. Prior to installation of a Satellite Dish on the roof, the Retail Property Owner shall provide the Board of Directors of the Residential Property plans of installation for this equipment. Maintenance, repair and replacement of Satellite Dishes shall be the sole responsibility of the Retail Property Owner.

4. Paragraph 6 of the First Amendment is deleted in its entirety and replaced with the following:

“Utilities and Other Similar Services. Section 4.1(h) of the Agreement is hereby amended to read, in its entirety, as follows:

- (h) Utilities And Other Similar Services. All necessary utilities to any area of the Residential Property in which the Facilities serving the Retail Property are located, and any capital expenditures necessary in the reasonable judgment of the Owner of the Residential Property to operate and maintain such areas at all times as a first class residential and commercial property. The Residential Owner shall provide services to the Retail Property Owner which will include expenditures associated with the sidewalk vault, including maintenance and capital improvements, but exclude permit fees for the sidewalk vault, and such expenses shall be paid according to the revised percentages in Paragraph 4.2(b) of the Agreement.”

5. Paragraph 9 of the First Amendment is deleted in its entirety and replaced with the following:

“Signage.

- A. Section 15.1(e) of the Agreement is hereby amended to read, in its entirety, as follows:

The Owner of the Residential Property reserves the right at all times to approve the design, location, and size of any and all canopies and signs placed outside the Building unless such canopies and signs are consistent with the Signage Standards from time to time adopted by the Owner of the Retail Property. The Owner of the Retail Property shall not permit any tenant to place any signs on the interior of the Retail Property which are visible from the exterior of the Building except for those which are consistent with the Signage Standards from time to time adopted by the Owner of the Retail Property and with the terms of such tenant’s lease.

- B. As long as CVS Pharmacy continues to occupy the entire space occupied by it (the “CVS Space”) on the date hereof, subject to any rights of CVS South Canal Chicago, L.L.C., or its successors and assigns, set forth in its lease for the CVS Space,

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including, without limitation, Section 17 thereof, any exterior signage in the CVS Space shall be no larger than the current dimension of the existing CVS sign and the placement of such signs shall be at the same location that exist on the date of this Second Amendment. If CVS vacates the CVS Space and one new tenant occupies the entire CVS Space, such new tenant shall have the right to install a new sign no larger than the current CVS sign in the same location as the current CVS sign with no other rights to exterior signage. If two tenants occupy the CVS Space, each tenant shall have the right to a sign for their space, but neither such sign shall be larger than the current CVS sign and in no case shall it be located immediately adjacent to the main entrance of 130 South Canal.

C. No exterior signs shall be installed on the space now occupied by Arturo s, subject to the existing terms of Arturo's lease as of the date hereof, and thereafter for all future tenants.

6. Survival. The Agreement shall continue in full force and effect as amended by this Second Amendment.

7. Legal Description. The legal description of the Parcel and Building set forth as Exhibit A to the First Amendment, having omitted the Permanent Index Numbers for the Parcel, is hereby replaced with Exhibit A attached hereto.

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IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the date first set forth above.

SELLER:

**130 SOUTH CANAL LIMITED
PARTNERSHIP**, an Illinois limited
partnership

By: Canal Associates, L.L.C., its General
Partner

By: Everest Partners, L.L.C., its Manager

By: 
Norman Katz, Member

**LASALLE BANK NATIONAL
ASSOCIATION**, formerly known as LaSalle
National Bank, as Trustee under Trust
Agreement dated February 21, 1997 and
known as Trust No. 120796 and not personally

By: 
Name: HARRIET DENISEWICZ
Title: Trust Officer

LASALLE LAND TRUST EXCULPATION INSERT

This Amendment is executed by LaSalle Bank National Association, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LaSalle Bank National Association are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LaSalle Bank National Association by reason of any of the terms provisions, stipulations, covenants and/or statements contained in this Amendment.

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THE METROPOLITAN PLACE CONDOMINIUM ASSOCIATION

By: Shari P. Nephum
 Its: PRESIDENT

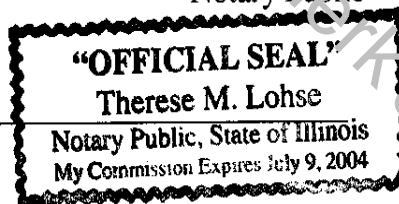
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, Therese M. Lohse, Notary Public in and for said County, in the State aforesaid, do hereby certify that HARRIET DENISEWICZ ~~Trust Officer~~ officer of LASALLE BANK NATIONAL ASSOCIATION as Trustee under Trust Agreement dated February 21, 1997 and known as Trust No. 120796, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Bank Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of May 2003, 2003.

Therese M. Lohse
 Notary Public

My Commission Expires on _____



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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, TERESA L. WEST, Notary Public in and for said County, in the State aforesaid, do hereby certify that Norman Katz, Managing Member of Everest Partners L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument the appeared before me this day in person 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 Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of May, 2003.

Teresa L. West
Notary Public



My Commission Expires on

STATE OF ILLINOIS)

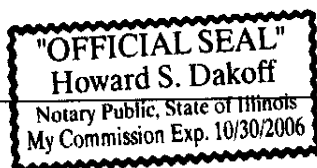
) SS.

COUNTY OF COOK)

I, Howard Dakoff, Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles Menghini, the President of the Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument the appeared before me this day in person 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 Association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9th day of May, 2003.

Howard Dakoff
Notary Public



My Commission Expires on

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EXHIBIT A
LEGAL DESCRIPTION

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

3033813

PARCEL

PARCEL 1:

THE SOUTH 22 FEET OF LOT 5 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 (EXCEPT THE SOUTH 22 FEET THEREOF) AND ALL OF LOTS 6, 7, AND 8 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RESIDENTIAL PROPERTY

LOTS 5, 6, 7 AND 8 (EXCEPTING THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.04 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.14 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 110.25 FEET; THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 1.61 FEET TO THE POINT OF BEGINNING;

THENCE WEST, A DISTANCE OF 13.10 FEET;
 THENCE NORTH, A DISTANCE OF 5.10 FEET;
 THENCE WEST, A DISTANCE OF 5.65 FEET;
 THENCE NORTH, A DISTANCE OF 0.81 FEET;
 THENCE WEST, A DISTANCE OF 15.12 FEET;
 THENCE NORTH, A DISTANCE OF 4.30 FEET;
 THENCE WEST, A DISTANCE OF 2.80 FEET;
 THENCE SOUTH, A DISTANCE OF 0.69 FEET;
 THENCE WEST, A DISTANCE OF 32.54 FEET;
 THENCE NORTH, A DISTANCE OF 2.69 FEET;
 THENCE WEST, A DISTANCE OF 9.55 FEET;
 THENCE NORTH, A DISTANCE OF 23.72 FEET;
 THENCE EAST, A DISTANCE OF 78.76 FEET;
 THENCE SOUTH, A DISTANCE OF 35.93 FEET TO THE POINT OF BEGINNING;

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ALSO EXCEPTING THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.04 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.14 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 1.30 FEET; THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 3.37 FEET TO THE POINT OF BEGINNING;

THENCE WEST, A DISTANCE OF 95.15 FEET;
 THENCE NORTH, A DISTANCE OF 21.64 FEET;
 THENCE WEST, A DISTANCE OF 8.48 FEET;
 THENCE NORTH, A DISTANCE OF 66.00 FEET;
 THENCE EAST, A DISTANCE OF 11.07 FEET;
 THENCE NORTH, A DISTANCE OF 4.67 FEET;
 THENCE EAST, A DISTANCE OF 20.10 FEET;
 THENCE SOUTH, A DISTANCE OF 6.85 FEET;
 THENCE EAST, A DISTANCE OF 20.21 FEET;
 THENCE SOUTH, A DISTANCE OF 1.66 FEET;
 THENCE EAST, A DISTANCE OF 7.03 FEET;
 THENCE SOUTH, A DISTANCE OF 2.89 FEET;
 THENCE EAST, A DISTANCE OF 12.16 FEET;
 THENCE NORTH, A DISTANCE OF 2.10 FEET;
 THENCE EAST, A DISTANCE OF 12.66 FEET;
 THENCE SOUTH, A DISTANCE OF 2.90 FEET;
 THENCE EAST, A DISTANCE OF 8.02 FEET;
 THENCE NORTH, A DISTANCE OF 5.38 FEET;
 THENCE EAST, A DISTANCE OF 12.38 FEET;
 THENCE SOUTH, A DISTANCE OF 85.50 FEET
 TO THE POINT OF BEGINNING;

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ALSO EXCEPTING THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.35 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.46 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 8; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 1.10 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.44 FEET TO THE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 163.54 FEET;
 THENCE EAST, A DISTANCE OF 55.77 FEET;
 THENCE SOUTH, A DISTANCE OF 142.71 FEET;
 THENCE EAST, A DISTANCE OF 19.13 FEET;
 THENCE SOUTH, A DISTANCE OF 20.83 FEET;
 THENCE WEST, A DISTANCE OF 74.90 FEET;

TO THE POINT OF BEGINNING), ALL IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY**RETAIL PROPERTY**

THAT PART OF LOTS 5, 6, 7 AND 8 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.04 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.14 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 110.25 FEET; THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 1.61 FEET TO THE POINT OF BEGINNING;

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 THENCE NORTH, A DISTANCE OF 23.72 FEET;
 THENCE EAST, A DISTANCE OF 78.76 FEET;
 THENCE SOUTH, A DISTANCE OF 35.93 FEET TO THE POINT OF BEGINNING;

ALSO THAT PART OF SUCH LOTS WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.04 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.14 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 1.30 FEET; THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 3.37 FEET TO THE POINT OF BEGINNING;

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 THENCE EAST, A DISTANCE OF 7.03 FEET;
 THENCE SOUTH, A DISTANCE OF 2.89 FEET;
 THENCE EAST, A DISTANCE OF 12.16 FEET;
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THENCE EAST, A DISTANCE OF 12.66 FEET;
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ALSO THAT PART OF SUCH LOTS WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.35 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.46 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 8; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 1.10 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.44 FEET TO THE POINT OF BEGINNING;
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 THENCE EAST, A DISTANCE OF 19.13 FEET;
 THENCE SOUTH, A DISTANCE OF 20.83 FEET;
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 TO THE POINT OF BEGINNING), ALL IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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