

UNOFFICIAL COPY

STREET ADDRESS: 2160 S. FIRST AVE

CITY: MAYWOOD

COUNTY: COOK

TAX NUMBER:

15-23-300-005-0000

LEGAL DESCRIPTION:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD INTEREST (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, EXECUTED BY: GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION, AS LESSEE, AND LOYOLA UNIVERSITY MEDICAL CENTER, A NOT-FOR-PROFIT CORPORATION OF ILLINOIS AS LESSOR, DATED JUNE 27, 2003, A MEMORANDUM WHICH LEASE WAS RECORDED JULY 8, 2003 AS DOCUMENT 0318932081, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 27 YEARS BEGINNING JUNE 27, 2003 AND ENDING JUNE 26, 2030 AND THE CONSTRUCTION PERIOD SHALL COMMENCE ON THE CLOSING DATE AND SHALL CONTINUE UNTIL AND INCLUDE THE COMPLETION DATE.

THE LAND

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 23 A DISTANCE OF 3592.04 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE NORTH LINE OF AN EXISTING CYCLONE TYPE WIRE FENCE (SAID LINE ALSO BEING THE SOUTH PROPERTY LINE OF LOYOLA UNIVERSITY MEDICAL CENTER AS DESCRIBED IN PLAT OF SURVEY PREPARED BY JAMES, SCHAEFFER AND SCHIMMING, INC. DATED JULY 30, 1962); THENCE NORTH 89 DEGREES 57 MINUTES 55 SECONDS WEST ALONG SAID PROLONGATION AND SAID SOUTHERLY LINE A DISTANCE OF 582.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST A DISTANCE OF 353.56 FEET TO A POINT OF INTERSECTION WITH THE EXISTING BACK OF CURB ON THE WEST SIDE OF THIRD AVENUE AS IT EXISTS, BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 48 MINUTES 13 SECONDS EAST ALONG THE SAID BACK OF EXISTING CURB A DISTANCE OF 33.69 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST, 41.21 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS EAST, 10.24 FEET; THENCE NORTH 04 DEGREES 51 MINUTES 21 SECONDS WEST, 15.82 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 53.66 FEET TO A POINT, SAID POINT BEING ON AN EAST FACE OF BOILER PLANT BUILDING NO. 156; THENCE THE FOLLOWING 7 COURSES ALL BEING ALONG THE FACE OF SAID BUILDING NO. 156, 1) SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 23.75 FEET; 2) SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 6.52 FEET; 3) SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 10.20 FEET; 4) SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 17.60 FEET; 5) SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 5.20 FEET; 6) NORTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 32.40 FEET; 7) SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 1.52 FEET TO A POINT ON THE SOUTH FACE OF SAID BUILDING NO. 156; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST ALONG SAID SOUTH FACE AND ITS WESTERLY PROLONGATION A DISTANCE OF 64.73 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 60.95 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 44 SECONDS EAST A DISTANCE OF 127.38 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Prepared By: RUFF, WEIDENAR & REIDY
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