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EXHIBIT A

TRACT 1: {{11 PARCEL LEGAL DESCRIPTION ATTACHED}} EXCEPT THAT PORTION OF THE PROPERTY DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING PROPERTY AND ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002 AS DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME.

TRACT 2: UNITS 306, 1001, 11A, 11B, 11C, 11D, 11E, 11F, 1601, 1802, 1803, 1905, 2003, 2102, 2205, 2402, 2601, 2604, 2606, 2901, 3205, 3405, 3501, 3504, 4102, 4202, 4402, 4501, 4601, 4602, 4701, 4702, 4801, 4802, 4901, 4902, 5001 IN THE FORDHAM CONDOMINIUM AS DELINEATED AND DEFINED ON PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

{{11 PARCEL LEGAL DESCRIPTION ATTACHED}}

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328830. AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

TRACT 3: EASEMENT FOR BENEFIT OF UNITS DESCRIBED IN PARCEL 2 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 13TH DAY OF NOVEMBER, 2002 BY FORDHAM 25 E. SUPERIOR, LLC, RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE ENCROACHMENTS AND USE OF THE COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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PARCEL 1:

THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF CASS STREET 106 FEET TO AN ALLEY; THENCE WEST 51 FEET; THENCE NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 1, BEING THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 3 IN RIGHT REVEREND A. O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOT 6 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 25 FEET OF THE EAST 101 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 25 FEET OF THE WEST 150 FEET OF THAT PART NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 5 IN OREGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 9:

LOT 7, IN OREGAN'S SUBDIVISION TO THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE WEST 25 FEET OF THE EAST 76 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT; THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN RT. REVEREND ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

Cook County Clerk's Office

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EXHIBIT B

FORDHAM TOWER

As Of September 15, 2003

UNIT #	UNIT SF	SQUARE FOOT ALLOCATED AMOUNT DUE FOR WORK IN UNIT	ALLOCATED AMOUNT DUE FOR WORK IN UNIT	PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS	TOTAL COMMON ELEMENTS VALUE DUE	ALLOCATED AMOUNT DUE FOR COMMON ELEMENTS	TOTAL LIEN AMOUNT AGAINST UNIT	REVISED LIEN AMOUNT
1001	1,005	\$29,2923	\$29,439	0.1999%	3,249,001	6,495	35,933	1,470.37
806	1,313	\$29,2923	\$38,461	0.2241%	3,249,001	7,281	45,742	1,470.37
1601	1,460	\$29,2923	\$42,767	0.2939%	3,249,001	9,549	52,316	1,470.37
1802	1,575	\$29,2923	\$46,135	0.3151%	3,249,001	10,238	56,373	1,470.37
1803	1,265	\$29,2923	\$37,055	0.2526%	3,249,001	8,207	45,262	1,470.37
2601/04	2,610	\$29,2923	\$76,453	0.5733%	3,249,001	18,646	95,099	1,470.37
2102	1,575	\$29,2923	\$46,135	0.3172%	3,249,001	10,631	56,766	1,470.37
2402	1,575	\$29,2923	\$46,135	0.3394%	3,249,001	11,027	57,162	1,470.37
2003	1,265	\$29,2923	\$37,055	0.2526%	3,249,001	8,207	45,262	1,470.37
1905	1,500	\$29,2923	\$43,938	0.3030%	3,249,001	9,844	53,783	1,470.37
2205	1,500	\$29,2923	\$43,938	0.3151%	3,249,001	10,238	54,176	1,470.37
2606	1,975	\$29,2923	\$57,857	0.4158%	3,249,001	13,509	71,362	1,470.37
2901/03	2,610	\$29,2923	\$76,453	0.6172%	3,249,001	20,053	96,506	1,470.37
3501/03	2,610	\$29,2923	\$76,453	0.6605%	3,249,001	21,460	97,913	1,470.37
3205	2,060	\$29,2923	\$60,342	0.4728%	3,249,001	15,361	75,703	1,470.37
3405	2,060	\$29,2923	\$60,342	0.4728%	3,249,001	15,361	75,703	1,470.37
3504/05	3,790	\$29,2923	\$111,018	0.9456%	3,249,001	30,723	141,740	1,470.37
4102	2,525	\$29,2922	\$73,963	0.8339%	3,249,001	27,093	101,056	1,470.37
4202	2,610	\$29,2923	\$76,453	0.8339%	3,249,001	27,093	103,546	1,470.37
4402	4,070	\$8,9346	\$36,364	1.3281%	3,249,001	43,150	79,514	1,470.37
4501	4,797	\$8,9346	\$42,859	1.3040%	3,249,001	42,367	85,226	1,470.37
4601	3,778	\$8,9346	\$33,755	1.2435%	3,249,001	40,401	74,156	1,470.37
4602	4,332	\$8,9346	\$38,705	1.5061%	3,249,001	48,933	87,638	1,470.37

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EXHIBIT B

FORDHAM TOWER

As Of September 15, 2003

UNIT #	UNIT SF	SQUARE FOOT ALLOCATED AMOUNT DUE FOR WORK IN UNIT	ALLOCATED AMOUNT DUE FOR WORK IN UNIT	PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS	TOTAL COMMON ELEMENTS VALUE DUE	ALLOCATED AMOUNT DUE FOR COMMON ELEMENTS	TOTAL LIEN AMOUNT AGAINST UNIT	REVISED LIEN AMOUNT
4701	3,375	\$8,9346	\$30,154	1.4141%	3,249,001	45,944	76,098	1,470.37
4702	3,375	\$8,9346	30,154	1.1814%	3,249,001	38,384	68,538	1,470.37
4801	3,417	\$8,9346	\$30,530	1.3258%	3,249,001	43,075	73,605	1,470.37
4802	3,214	\$8,9346	\$28,716	1.3831%	3,249,001	44,937	73,653	1,470.37
4901	3,021	\$8,9346	\$26,991	1.4387%	3,249,001	46,730	73,722	1,470.37
4902	3,021	\$8,9346	\$26,991	1.1917%	3,249,001	38,959	65,950	1,470.37
5001	6,128	\$8,9346	\$54,751	2.2755%	3,249,001	73,931	128,682	1,470.37
11A	-	-	-	0.9098%	3,249,001	29,559	29,559	1,470.37
11B	-	-	-	1.1428%	3,249,001	37,130	37,130	1,470.37
11C	-	-	-	0.8339%	3,249,001	27,093	27,093	1,470.37
11D	-	-	-	1.1827%	3,249,001	38,426	38,426	1,470.37
11E	-	-	-	1.2045%	3,249,001	39,134	39,134	1,470.37
11F	-	-	-	1.2972%	3,249,001	42,146	42,146	1,470.37
Garage Space	216,343	\$10,33147	\$2,235,141	0.0000%	0	0	2,235,141	64,755.64
Retail Area	14,000	\$9,29829	\$130,176	0.0000%	0	0	130,176	1,470.37
TOTAL			\$3,825,675	30.8192%		\$1,001,316	\$4,826,991	\$119,159.33