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#5516 # AF * -04--073862
COOK COUNTY RECORDER

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EXHIBIT A

LEGAL DESCRIPTION - PARCEL 1

SUB-PARCEL 1" A":

THE SOUTH 1/2 OF LOT 4 (EXCEPT THE NORTH 20 FEET THEREOF) AND ALL OF LOTS 5 TO 11 AND 13 TO 21 TOGETHER WITH LOTS 1 TO 4 IN THE SUBDIVISION OF LOT 12, ALL IN BLOCK 34 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 1" B":

ALL THAT PART OF THE NORTHERLY AND SOUTHERLY 20 FOOT PUBLIC ALLEY LYING EASTERLY OF AND ADJOINING THE EASTERLY LINE OF LOTS 4 TO 11, LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF LOTS 13 TO 18 AND LYING SOUTHERLY OF AND ADJOINING THE SOUTH LINE OF THE NORTH 20 FEET OF THE SOUTH 1/2 OF LOT 4 PRODUCED EAST TO THE WESTERLY LINE OF SAID LOT 13 AND LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF LOT 4 IN THE SUBDIVISION OF LOT 12, BLOCK 34 AND LYING NORTHERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 11, BLOCK 34 TO THE SOUTHWESTERLY CORNER OF SAID LOT 4 IN THE SUBDIVISION OF SAID LOT 12 ALL IN BLOCK 34 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-05-105-027-0000
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Exhibit B

Permitted Encumbrances

1. Taxes for the year 1994 and subsequent years.
2. The following exceptions as set forth in Chicago Title Insurance Company's Title Commitment number 1401 007537292:
 - J. Release from John J. Besler to James B. Galloway recorded January 9, 1889 as Document 1049057 of any damages by virtue of operation of side track on Fleetwood Street.
 - K. Release from John Besler, and others to Chicago and Northwestern Railway Company of any damages by virtue of operation of railroad in Black Hawk and Fleetwood Streets recorded January 4, 1911 as Document 4686980.
 - L. Grant made by Thomas Lukaszewski and Frances Lukaszewski, his wife, and others to the Chicago and Northwestern Railway Company dated August 5, 1911 and recorded December 27, 1911 in Book 11599 Page 547 as Document 4889195 authorizing and empowering said railroad company to maintain and operate its railroad tracks in, along and upon Black Hawk and Fleetwood Streets abutting the land and in consideration of \$250.00 releasing and discharging said railroad company from all damages or claims for damages of any kind or nature whatever to said premises that may have arisen or may arise by reason of said construction, maintenance and operation of said tracks.
 - M. Rights of the Illinois Bell Telephone Company to maintain poles and aerial cables in the vacated alley.
 - N. Authority and Release dated March 14, 1928 and recorded April 2, 1929 in Book 26741 Page 351 as Document 10326868 made by Frederick Dierssen and Emma Dierssen, his wife to Chicago Northwestern Railway Company authorizing second party, its successors and assigns to construct, maintain and operate its present railroad track with necessary turnout tracks and switches in, along, upon or across Fleetwood Street; also one additional track parallel to said present track and distant not more than 14 feet westerly therefrom in Chicago upon which the land abuts and in consideration of \$1.00 release and discharge 2nd party, its successors and assigns from all damages or claims for damages of any kind or nature whatsoever to said premises or to any other premises owned by them that have arisen or may arise by reason of the construction, maintenance and operation of said railroad tracks turnout tracks or switches. The Authority and Release shall run with the land and to be binding upon the Grantees, or heirs and assigns of said first party.

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- O. Perpetual Easement to construct, operate, use, maintain, repair, relocate, replace, renew and remove poles, crossarms, wires, cables, conduits, and other overhead or underground equipment for the transmission of electric energy in favor of the Commonwealth Edison Company, its successors and assigns made by The Procter and Gamble Manufacturing Company by Grant dated July 8, 1955 and recorded September 26, 1955 as Document 16371897.
- S. Railroad right of way, switch and spur tracks, and easements in connection therewith, if any.

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