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## EXHIBIT A

### PARCEL A:

#### 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 48, 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:

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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 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 9:

LOT 7, IN O.REGAN'S SUBDIVISION OF 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.

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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 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,

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

## PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 3RD DAY OF DECEMBER, 2002 BY FORDHAM 25 E. SUPERIOR L.L.C. DOCUMENT NUMBER 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF 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.

## PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-910, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

## PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-404, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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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	197.50
806	1,313	\$29.2923	\$38,461	0.2241%	3,249,001	7,281	45,742	197.50
1601	1,460	\$29.2923	\$42,767	0.2939%	3,249,001	9,549	52,316	197.50
1802	1,575	\$29.2923	\$46,135	0.3151%	3,249,001	10,238	56,373	197.50
1803	1,265	\$29.2923	\$37,055	0.2526%	3,249,001	8,207	45,262	197.50
2601/04	2,610	\$29.2923	\$76,453	0.5733%	3,249,001	18,646	95,099	197.50
2102	1,575	\$29.2923	\$46,135	0.372%	3,249,001	10,631	56,766	197.50
2402	1,575	\$29.2923	\$46,135	0.3394%	3,249,001	11,027	57,162	197.50
2003	1,265	\$29.2923	\$37,055	0.2526%	3,249,001	8,207	45,262	197.50
1905	1,500	\$29.2923	\$43,938	0.3030%	3,249,001	9,844	53,783	197.50
2205	1,500	\$29.2923	\$43,938	0.3151%	3,249,001	10,238	54,176	197.50
2606	1,975	\$29.2923	\$57,852	0.4158%	3,249,001	13,509	71,362	197.50
2901/03	2,610	\$29.2923	\$76,453	0.6172%	3,249,001	20,053	96,506	197.50
3501/03	2,610	\$29.2923	\$76,453	0.6605%	3,249,001	21,460	97,913	197.50
3205	2,060	\$29.2923	\$60,342	0.4728%	3,249,001	15,361	75,703	197.50
3405	2,060	\$29.2923	\$60,342	0.4728%	3,249,001	15,361	75,703	197.50
3504/05	3,790	\$29.2923	\$111,018	0.9456%	3,249,001	30,723	141,740	197.50
4102	2,525	\$29.2923	\$73,963	0.8339%	3,249,001	27,093	101,056	197.50
4202	2,610	\$29.2923	\$76,453	0.8339%	3,249,001	27,093	103,546	197.50
4402	4,070	\$8.9346	\$36,364	1.3281%	3,249,001	43,150	79,514	197.50
4501	4,797	\$8.9346	\$42,859	1.3040%	3,249,001	42,367	85,226	197.50
4601	3,778	\$8.9346	\$33,755	1.2435%	3,249,001	40,401	74,156	197.50
4602	4,332	\$8.9346	\$38,705	1.5061%	3,249,001	48,933	87,638	197.50

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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	197.50
4702	3,375	\$8,9346	30,154	1.1814%	3,249,001	38,384	68,538	197.50
4801	3,417	\$8,9346	\$30,530	1.3258%	3,249,001	43,075	73,605	197.50
4802	3,214	\$8,9346	\$28,716	1.3831%	3,249,001	44,937	73,653	197.50
4901	3,021	\$8,9346	\$26,991	1.4383%	3,249,001	46,730	73,722	197.50
4902	3,021	\$8,9346	\$26,991	1.1991%	3,249,001	38,959	65,950	197.50
5001	6,128	\$8,9346	\$54,751	2.2755%	3,249,001	73,931	128,682	197.50
11A	-	-	-	0.9098%	3,249,001	29,559	29,559	197.50
11B	-	-	-	1.1428%	3,249,001	37,130	37,130	197.50
11C	-	-	-	0.8339%	3,249,001	27,093	27,093	197.50
11D	-	-	-	1.1827%	3,249,001	38,426	38,426	197.50
11E	-	-	-	1.2045%	3,249,001	39,134	39,134	197.50
11F	-	-	-	1.2972%	3,249,001	42,146	42,146	197.50
Garage Space	216,343	\$10,33147	\$2,235,141	0.0000%	0	0	2,235,141	6,748.00
Retail Area	14,000	\$9,29829	\$130,176	0.0000%	0	0	130,176	197.50
<b>TOTAL</b>			<b>\$3,825,675</b>	<b>30.8192%</b>		<b>\$1,001,316</b>	<b>\$4,826,991</b>	<b>\$14,056.00</b>