

Exhibit A

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PARCEL 1: UNIT 1319 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COMMONWEALTH PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23400546, AS AMENDED FROM TIME TO TIME, IN THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HERINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957, AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BEGINNING ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM HAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCE EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS

OCT. 11.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000061175

REAL ESTATE TRANSFER TAX
00273.00
FP326652

CITY TAX

CITY OF CHICAGO

OCT. 11.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000010405

REAL ESTATE TRANSFER TAX
00900.00
FP326650

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. 11.04

REVENUE STAMP

000009153

REAL ESTATE TRANSFER TAX
00136.50
FP326665

CITY TAX

CITY OF CHICAGO

OCT. 11.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000010406

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

CITY OF CHICAGO

OCT. 11.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000010407

REAL ESTATE TRANSFER TAX
00247.50
FP326650

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Exhibit B

SUBJECT TO:

- A. Covenants, conditions and restrictions of record;
- B. Public and utility easements;
- C. Existing leases and tenancies;
- D. Special governmental taxes or assessments for improvements not yet completed;
- E. Unconfirmed special governmental taxes or assessments;
- F. General real estates taxes for the year 2003 and subsequent years; and
- G. Acts done or suffered by Purchaser.

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After recording, return to:

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