

# UNOFFICIAL COPY



Doc#: 0532527122 Fee: \$82.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/21/2005 03:38 PM Pg: 1 of 30

700-TITLE INSURANCE

Property of Cook County Clerk

This document was prepared by  
and when recorded return to:

Crystal S. Maher  
Senior Counsel  
Office of the Corporation Counsel  
Room 600  
121 North LaSalle Street  
Chicago, IL 60602

## FIRST LOAN MODIFICATION AGREEMENT

7.8.15

**THIS FIRST LOAN MODIFICATION AGREEMENT** (this "Agreement") is made in Chicago, Illinois as of this 17<sup>th</sup> day of ~~October~~ <sup>November</sup>, 2005 by and among **JAZZ ON THE BOULEVARD, LLC**, a Delaware limited liability company (the "Initial Borrower"), having its principal place of business at 357 West Chicago Avenue, Chicago, Illinois 60610, **DREXEL JAZZ LIMITED PARTNERSHIP**, an Illinois limited partnership (the "Permanent Borrower"), having its principal place of business at 208 South LaSalle Street, Suite 1818, Chicago, Illinois 60606, and the **CITY OF CHICAGO**, an Illinois municipal corporation, by and through its Department of Housing (the "City"), having its offices at 33 North LaSalle, 2<sup>nd</sup> Floor, Chicago, Illinois 60602. The Initial Borrower and the Permanent Borrower are sometimes referred to herein collectively as the "Borrower."

## PRELIMINARY STATEMENT

A. The City has previously made a mortgage loan (the "Loan") in the amount of \$588,188 to the Initial Borrower. The Loan was made in connection with the acquisition and construction of a certain multifamily housing project located in Chicago and legally described on Exhibit 1 attached to and made a part of this Agreement (the "Project").

512467/940031/60/12142

BOX 15

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B. The Loan is evidenced by that certain Note dated as of August 1, 2004, executed by the Initial Borrower in favor of the City (the "Note"); and secured by that certain Junior Mortgage, Security Agreement and Financing Statement dated as of August 1, 2004, executed by the Initial Borrower in favor of the City and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on August 12, 2004 as Document No. 0422501220 (the "Mortgage"); and further evidenced by that certain Loan Agreement dated as of August 1, 2004, executed by the Initial Borrower and the Permanent Borrower in favor of the City (the "Loan Agreement"); and by that certain Regulatory Agreement dated as of August 1, 2004, executed by the Initial Borrower in favor of the City and recorded in the Recorder's Office on August 12, 2004 as Document No. 0422501211 (the "Regulatory Agreement"); and by that certain Assignment of Contracts and Documents dated as of August 1, 2004, executed by the Initial Borrower in favor of the City (the "Assignment of Contracts"); and by that certain Assignment of Rents and Leases (the "Assignment of Rents") dated as of August 1, 2004, executed by the Initial Borrower in favor of the City and recorded in the Recorder's Office on August 12, 2004 as Document No. 0422501221 (the Note, the Mortgage, the Loan Agreement, the Regulatory Agreement, the Assignment of Contracts and the Assignment of Rents hereinafter shall collectively be referred to as the "Loan Documents").

C. In the course of the construction of the Project, Initial Borrower has determined that it is desirable to reclassify some of the units in the Project. Among these changes is the reclassification of three for-sale units as rental units (4111 and 4119 S. Cottage Grove, 4174-3B S. Drexel), and three rental units as for-sale units (4114 and 4119 S. Maryland and 4168-3B S. Drexel). The City and Borrower have agreed to this reclassification, and wish to amend the Loan Documents to reflect this reallocation of units.

D. The City and the Borrower desire to amend and restate the Loan Documents to revise certain legal descriptions and exhibits contained therein.

**NOW THEREFORE**, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

## AGREEMENTS

1. The foregoing preliminary statement is hereby incorporated as if fully set forth herein.
2. Modification of Documents. The Loan Documents are hereby amended as follows:
  - (a) The Mortgage, Assignment of Rents and Assignment of Contracts are hereby amended by replacing Exhibit A in the Mortgage, Assignment of Rents and Assignment of Contracts with the attached Exhibit A attached hereto as Exhibit 1.
  - (b) The Regulatory Agreement is hereby amended by replacing Exhibit B

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with the attached Exhibit B attached hereto as Exhibit 2 and by replacing Exhibit E with the attached Exhibit E attached hereto as Exhibit 3. To the extent that this Agreement modifies any the provisions in the Regulatory Agreement that constitute and create the extended use agreement required pursuant to IRS Code Section 42(h)(6)(B), the modifications contained herein shall survive foreclosure to the extent required pursuant to IRS Code Section 42(h)(6)(E)(ii).

(c) The Mortgage is hereby amended by replacing Schedule 1 in the Mortgage with the attached Schedule 1 for the Mortgage attached hereto as Exhibit 4.

(d) The Loan Agreement is hereby amended by replacing Schedule 1 in the Loan Agreement with the attached Schedule 1 for the Loan Agreement attached hereto as Exhibit 5.

3. The Borrower reaffirm all of its obligations under the Loan Documents executed by the Borrower to secure the Loan, and the Borrower acknowledges that Borrower has no claims, offsets or defenses with respect to the payment of sums due under the Loan Documents.

4. The Borrower agrees that no member, official, employee or agent of the City shall be individually or personally liable to the Borrower or its successors or permitted assigns, in the event of any default or breach by the City under this Agreement.

5. Except as amended hereby, the provisions of the Loan Documents remain in full force and effect and are hereby ratified and confirmed.

6. The Borrower hereby acknowledges, warrants and confirms to the City that there exist no defenses, set-offs or counterclaims to its obligations under the Loan Documents and any other City-required documents executed by the Borrower in connection with the Project.

7. The Borrower hereby acknowledges, warrants and confirms that all of the statements, representations and warranties made in the Loan Documents were true, accurate and complete as of the date such documents were executed and that they continue to be true, accurate and complete as of the date hereof.

8. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

9. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) electronic communications, whether by telex, telegram or telecopy; (c) overnight courier, receipt requested; or (d) registered or certified mail, return receipt requested. Such addresses may be changed by notice to the other parties given in the same manner provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) above shall be deemed received upon such personal service or upon dispatch by electronic means with confirmation of receipt. Any notice, demand or request sent pursuant to clause (c) above shall be

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deemed received on the business day immediately following deposit with the overnight courier, and any notice, demand or request sent pursuant to clause (d) above shall be deemed received two business days following deposit in the mail.

10. Except as specifically hereby amended, the Loan Agreement, Mortgage, Regulatory Agreement, Assignment of Rents, Assignment of Contracts and the other Loan Documents shall each remain unaffected by this Agreement and all such documents shall remain in full force and effect. Nothing in this Agreement shall impair the lien of the Mortgage.


11. This Agreement may be executed in counterparts, and all counterparts shall constitute but one and the same document. This Agreement shall be governed by the laws of the State of Illinois, without regard to the choice of law rules of that State. As used here, the word "include(s)" means "includes(s), without limitation," and the word "including" means "including, but not limited to."

(THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY)

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**IN WITNESS WHEREOF**, the undersigned have executed this Agreement as of the date first written above.

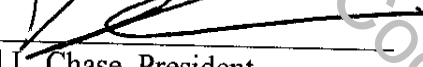
**CITY OF CHICAGO, ILLINOIS**

By:   
John Markowski  
Its: Commissioner of Housing

**INITIAL BORROWER:**

**JAZZ ON THE BOULEVARD, LLC**,  
a Delaware limited liability company

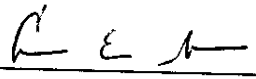
By: Thrush Drexel, Inc., an Illinois  
corporation, its sole managing member

By:   
David L. Chase, President

**PERMANENT BORROWER:**

**DREXEL JAZZ LIMITED  
PARTNERSHIP**, an Illinois limited  
partnership

By: Drexel Neighborhood Development  
Corporation, an Illinois not-for-profit  
corporation, General Partner

By:   
Andrew E. Geer, Assistant Secretary

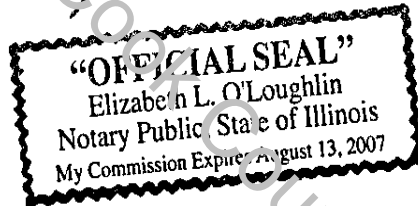
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that David L. Chase, personally known to me to be the President of THRUSH DREXEL, INC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his capacity as President of THRUSH DREXEL, INC., as his free and voluntary act and deed and as the free and voluntary act and deed of THRUSH DREXEL, INC., as manager of Jazz on the Boulevard, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2005

Elizabeth L. O'Loughlin  
Notary Public

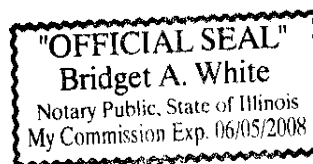


STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Andrew E. Geer, personally known to me to be the Assistant Secretary of Drexel Neighborhood Development Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his capacity as Assistant Secretary of Drexel Neighborhood Development Corporation, as his free and voluntary act and deed and as the free and voluntary act and deed of Drexel Neighborhood Development Corporation, the general partner Drexel Jazz Limited Partnership, an Illinois limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2005.

Bridget A. White  
Notary Public



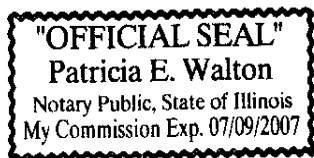
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that John Markowski, personally known to me to be the Commissioner of the Department of Housing of the City of Chicago, Illinois, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his capacity as Commissioner of the Department of Housing of the City of Chicago, Illinois and his free and voluntary act and deed and as the free and voluntary act and deed of the City of Chicago for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2005.

*Patricia E. Walton*  
Notary Public



Cook County Clerk's Office

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EXHIBIT 1  
EXHIBIT A - THE  
LEGAL DESCRIPTION OF MORTGAGED PREMISES

The Rental Mortgaged Property consists of the following parcels, complete legal descriptions for which appear below:

1. North Parcel Leased Property
2. Building 42 Property
3. Building 50 Property
4. South Parcel Multifamily Property
5. South Parcel Roadway Property

1. **North Parcel Leased Property**

**Parcel A Property Leased Under For Sale Ground Lease**

Lots 1, 2, 3, 4, 5, 26 (except the northerly 5.67 feet of Lot 26), 27, 28 and 29 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Also, Lot 6 in said above-described Jazz on the Boulevard Subdivision, excepting therefrom that part of Lot 6 described as follows: commencing at the northwest corner of said Lot 6, thence South 20° 44' 19" East along the westerly line of said Lot 6 a distance of 8.44 feet, thence North 69° 15' 41" East a distance of 19.00 feet to the easterly line of Lot 6, thence North 20° 44' 16" West along said easterly line of Lot 6 a distance of 1.25 feet to the northerly line of Lot 6, thence South 90° 00' 00" West along the northerly line of Lot 6 a distance of 20.32 feet to the point of beginning.

Commonly known as:           4100, 4108, 4114, 4120, 4124 and 4130 S. Drexel Boulevard  
  803, 811, 817 and 825 E. 41<sup>st</sup> Street  
  804, 812, 822 and 830 E. Bowen Avenue

PINs:

Part of 20-02-110-033  
Part of 20-02-110-034  
Part of 20-02-110-035  
Part of 20-02-110-036  
Part of 20-02-110-037

**Parcel A Property Leased Under Rental Ground Lease, as amended**

Lots 11, 15, 22 and 25 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July



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30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Commonly known as: 4106 and 4109 S. Maryland Avenue  
4111 and 4119 S. Cottage Grove

PINs: Part of 20-02-110-033  
Part of 20-02-110-034  
Part of 20-02-110-035  
Part of 20-02-110-036  
Part of 20-02-110-037

## 2. Building 42 Property

That part of Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the North 53 feet 4 1/2 inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois described as follows:

### BUILDING 42:

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 26.512 feet; thence South 90° 00' 00" West 42.56 feet; thence South 00° 00' 00" West 4.50 feet; thence South 90° 00' 00" West 37.33 feet; thence North 00° 00' 00" West 4.50 feet; thence North 90° 00' 00" West 43.02 feet to a point on the West line of said tract; thence North 00° 02' 30" West, along said West line, 26.87 feet to the Northwest corner of said tract; thence South 89° 48' 18" East, along the North line of said tract, 121.20 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4136 and 4138 S. Drexel Boulevard

PINs:  
Part of 20-02-111-012  
Part of 20-02-111-020  
Part of 20-02-111-021  
Part of 20-02-111-022

## 3. Building 50 Property

That part of Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the

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North 53 feet 4 ½ inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois described as follows:

## BUILDING 50:

Commencing at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 208.897 feet to the point of beginning; thence South 03° 44' 15" East, along said East line, 26.513 feet to the Southeast corner of said tract; thence North 89° 49' 25" West, along the South line thereof, 136.37 feet to the Southwest corner of said tract; thence North 00° 02' 30" West, along the West line of said tract, 26.03 feet; thence South 90° 00' 00" East 58.71 feet; thence North 00° 00' 00" East 4.50 feet; thence North 90° 00' 00" East 37.50 feet; thence South 00° 00' 00" East 4.50 feet; thence South 90° 00' 00" East 38.45 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4158 and 4160 S. Drexel Boulevard

## PINs

Part of 20-02-111-012

Part of 20-02-111-020

Part of 20-02-111-021

Part of 20-02-111-022

## **4. South Parcel Multifamily Property**

That part of Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along said South line, 80.20 feet; thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence South 89° 49' 25" East, along said North line, 68.00 feet to the point of beginning, in Cook County, Illinois.

Also, the following described parcel:

## Parking Parcel

That part of Lots 16 to 24 in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard

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and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract and described as follows:

Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet; thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4162, 4164, 4168, 4174, 4176 and 4178 S. Drexel Boulevard

PINs:

Part of 20-02-112-012

Part of 20-02-112-016

## **5. South Parcel Roadway Property**

That part of Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along the South line of said tract, 80.20 feet to the point of beginning; thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence North 89° 49' 25" West, along said North line, 32.50 feet; thence South 00° 00' 00" East 186.79 feet to a point on the South line of said tract; thence South 89° 52' 56" East, along said South line, 32.50 feet to the point of beginning, in Cook County, Illinois, but excepting therefrom the following described parcel:

### Parking Parcel

That part of Lots 16 to 24 in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract and described as follows:

Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet;

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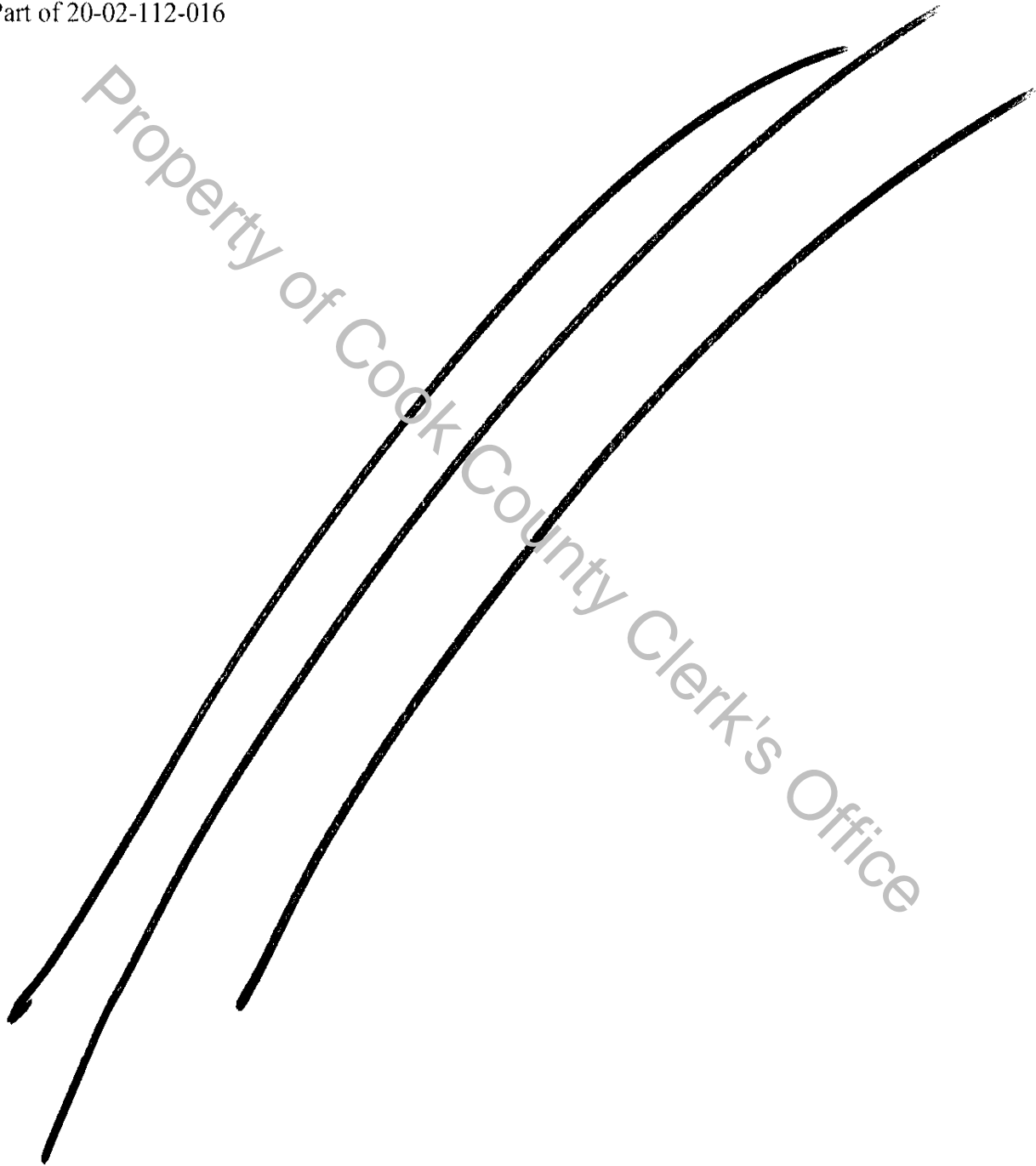
thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: Certain vacant land east of South Drexel Boulevard, south of East 42<sup>nd</sup> Place, east of the alley lying west of South Drexel Boulevard, and north of East 42<sup>nd</sup> Place.

PINs:

Part of 20-02-112-012

Part of 20-02-112-016



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## EXHIBIT 2 EXHIBIT B - LEGAL DESCRIPTION

The Rental Mortgaged Property consists of the following parcels, complete legal descriptions for which appear below:

1. North Parcel Leased Property
2. Building 42 Property
3. Building 50 Property
4. South Parcel Multifamily Property
5. South Parcel Roadway Property

### 1. North Parcel Leased Property

#### Parcel A Property Leased Under For Sale Ground Lease

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Also, Lot 6 in said above-described Jazz on the Boulevard Subdivision, excepting therefrom that part of Lot 6 described as follows: commencing at the northwest corner of said Lot 6, thence South 20° 44' 19" East along the westerly line of said Lot 6 a distance of 8.44 feet, thence North 69° 15' 41" East a distance of 19.00 feet to the easterly line of Lot 6, thence North 20° 44' 16" West along said easterly line of Lot 6 a distance of 1.25 feet to the northerly line of Lot 6, thence South 90° 00' 00" West along the northerly line of Lot 6 a distance of 20.32 feet to the point of beginning.

Commonly known as:           4100, 4108, 4114, 4120, 4124 and 4130 S. Drexel Boulevard  
803, 811, 817 and 825 E. 41<sup>st</sup> Street  
804, 812, 822 and 830 E. Bowen Avenue

PINs:

Part of 20-02-110-033  
Part of 20-02-110-034  
Part of 20-02-110-035  
Part of 20-02-110-036  
Part of 20-02-110-037

#### Parcel A Property Leased Under Rental Ground Lease, as amended

Lots 11, 15, 22 and 25 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

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Commonly known as: 4106 and 4109 S. Maryland Avenue  
4111 and 4119 S. Cottage Grove

PINs: Part of 20-02-110-033  
Part of 20-02-110-034  
Part of 20-02-110-035  
Part of 20-02-110-036  
Part of 20-02-110-037

## **2. Building 42 Property**

That part of Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the North 53 feet 4 1/2 inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois described as follows:

### **BUILDING 42:**

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 26.512 feet; thence South 90° 00' 00" West 42.56 feet; thence South 00° 00' 00" West 4.50 feet; thence South 90° 00' 00" West 37.33 feet; thence North 00° 00' 00" West 4.50 feet; thence North 90° 00' 00" West 43.02 feet to a point on the West line of said tract; thence North 00° 02' 30" West, along said West line, 26.87 feet to the Northwest corner of said tract; thence South 89° 48' 18" East, along the North line of said tract, 121.20 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4136 and 4138 S. Drexel Boulevard

PINs:  
Part of 20-02-111-012  
Part of 20-02-111-020  
Part of 20-02-111-021  
Part of 20-02-111-022

## **3. Building 50 Property**

That part of Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the North 53 feet 4 1/2 inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois described as follows:

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## BUILDING 50:

Commencing at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 208.897 feet to the point of beginning; thence South 03° 44' 15" East, along said East line, 26.513 feet to the Southeast corner of said tract; thence North 89° 49' 25" West, along the South line thereof, 136.37 feet to the Southwest corner of said tract; thence North 00° 02' 30" West, along the West line of said tract, 26.03 feet; thence South 90° 00' 00" East 58.71 feet; thence North 00° 00' 00" East 4.50 feet; thence North 90° 00' 00" East 37.50 feet; thence South 00° 00' 00" East 4.50 feet; thence South 90° 00' 00" East 38.45 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4158 and 4160 S. Drexel Boulevard

## PINs

Part of 20-02-111-012

Part of 20-02-111-020

Part of 20-02-111-021

Part of 20-02-111-022

## **4. South Parcel Multifamily Property**

That part of Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along said South line, 80.20 feet; thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence South 89° 49' 25" East, along said North line, 68.00 feet to the point of beginning, in Cook County, Illinois.

Also, the following described parcel:

### Parking Parcel

That part of Lots 16 to 24 in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract and described as follows:

# UNOFFICIAL COPY

Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet; thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4162, 4164, 4168, 4174, 4176 and 4178 S. Drexel Boulevard

PINs:

Part of 20-02-112-012

Part of 20-07-112-016

## 5. South Parcel Roadway Property

That part of Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along the South line of said tract, 80.20 feet to the point of beginning; thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence North 89° 49' 25" West, along said North line, 32.50 feet; thence South 00° 00' 00" East 186.79 feet to a point on the South line of said tract; thence South 89° 52' 56" East, along said South line, 32.50 feet to the point of beginning, in Cook County, Illinois, but excepting therefrom the following described parcel:

### Parking Parcel

That part of Lots 16 to 24 in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract and described as follows:

Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet; thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.



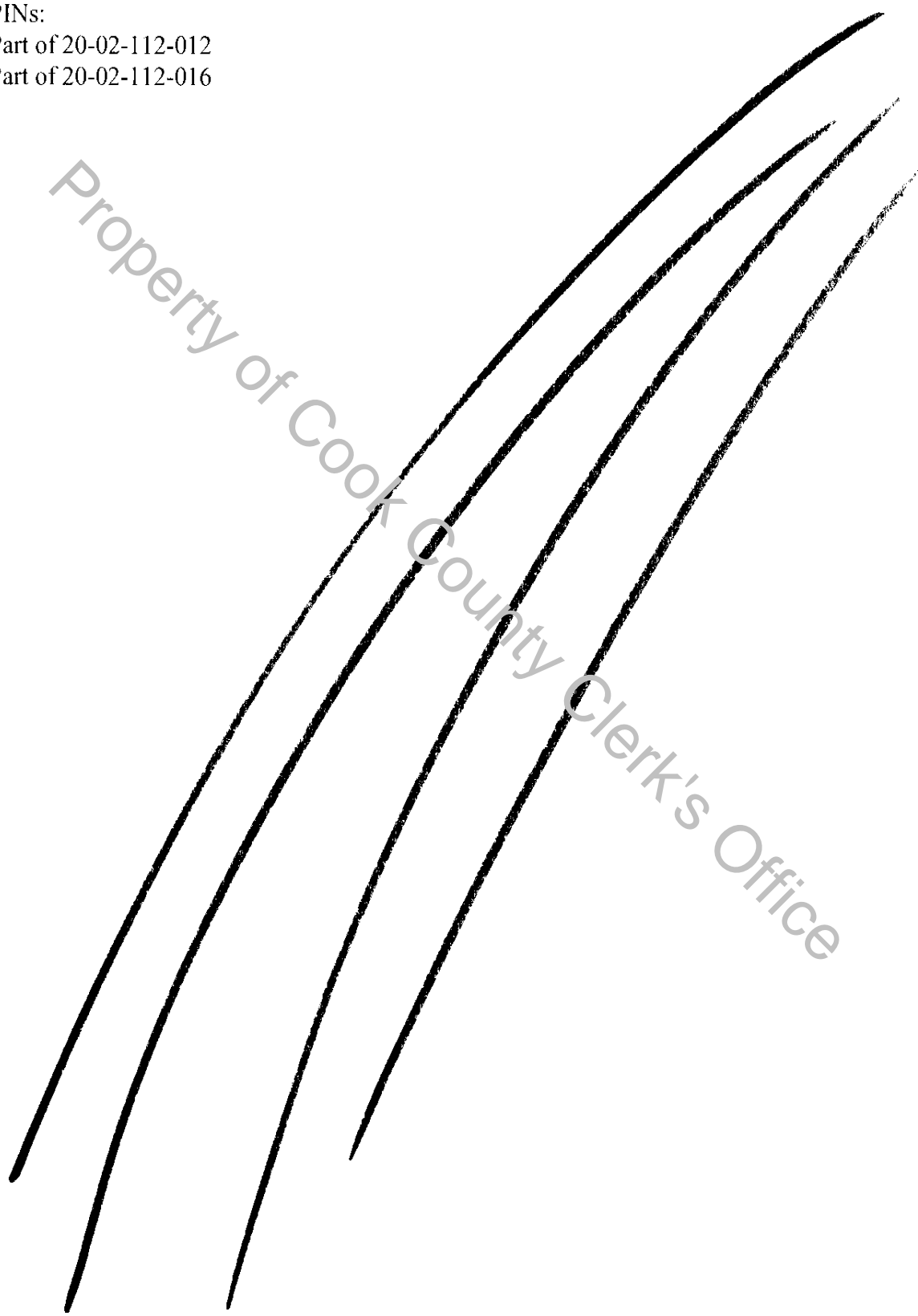
# UNOFFICIAL COPY

Commonly known as: Certain vacant land east of South Drexel Boulevard, south of East 42<sup>nd</sup> Place, east of the alley lying west of South Drexel Boulevard, and north of East 42<sup>nd</sup> Place.

PINs:

Part of 20-02-112-012

Part of 20-02-112-016



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EXHIBIT 3

## EXHIBIT E OF REGULATORY AGREEMENT

### 39 UNIT RENTAL CONSTRUCTION BUDGET ON UNIT BY UNIT BASIS

Purchase Price-39 Units

| Building Address:     | #BRS | s.f.  | CITIBANK<br>(Bridge for<br>MMA Equity) | CHA PHDF  | IHDA TF | DOH HOME | Subtotal  |
|-----------------------|------|-------|--|-----------|---------|----------|-----------|
| 4162 S. Drexel        | 3    | 1,119 | 51,132                                 | 76,763    | 42,523  | 13,383   | 183,801   |
| 4176 S. Drexel        | 3    | 1,119 | 51,132                                 | 76,763    | 33,402  | 13,383   | 174,680   |
| 4168 S. Drexel #3A    | 3    | 1,705 | 105,393                                | 116,962   | 16,033  | 20,392   | 258,780   |
| 4168 S. Drexel #1B    | 1    | 909   | 47,820                                 | 62,357    | 20,875  | 10,872   | 141,923   |
| 4174 S. Drexel #3B    | 3    | 1,756 | 105,393                                | 120,460   | 43,210  | 21,002   | 290,065   |
| 4100 S. Drexel #1A    | 2    | 1,236 | 75,699                                 | 84,789    | 13,244  | 14,783   | 188,514   |
| 4100 S. Drexel #2A    | 2    | 1,249 | 75,699                                 | 85,680    | 7,179   | 14,938   | 183,497   |
| 4100 S. Drexel #2B    | 2    | 1,143 | 75,699                                 | 78,409    | 11,948  | 13,670   | 179,726   |
| 4108 S. Drexel #2A    | 2    | 1,159 | 66,841                                 | 79,507    | 13,668  | 13,862   | 173,877   |
| 4108 S. Drexel #1B    | 2    | 1,159 | 66,841                                 | 78,478    | 11,997  | 13,682   | 170,998   |
| 4108 S. Drexel #2B    | 2    | 1,159 | 66,841                                 | 79,507    | 13,581  | 13,862   | 173,790   |
| 4114 S. Drexel #2A    | 2    | 1,159 | 66,841                                 | 79,507    | 13,761  | 13,862   | 173,970   |
| 4114 S. Drexel #2B    | 2    | 1,159 | 66,841                                 | 79,507    | 11,654  | 13,862   | 171,863   |
| 4120 S. Drexel #2A    | 2    | 1,159 | 66,841                                 | 79,507    | 12,471  | 13,862   | 172,680   |
| 4120 S. Drexel #2B    | 2    | 1,159 | 66,841                                 | 79,507    | 12,258  | 13,862   | 172,467   |
| 4124 S. Drexel #1A    | 2    | 1,144 | 66,841                                 | 78,478    | 10,850  | 13,682   | 169,851   |
| 4124 S. Drexel #2A    | 2    | 1,159 | 66,841                                 | 79,507    | 12,415  | 13,862   | 172,624   |
| 4124 S. Drexel #1B    | 2    | 1,144 | 66,841                                 | 78,478    | 10,320  | 13,682   | 169,321   |
| 4124 S. Drexel #2B    | 2    | 1,159 | 66,841                                 | 79,507    | 12,228  | 13,862   | 172,437   |
| 4130 S. Drexel #1A    | 2    | 1,129 | 75,699                                 | 77,449    | 8,084   | 13,503   | 174,735   |
| 4130 S. Drexel #1B    | 2    | 1,236 | 75,699                                 | 84,789    | 4,392   | 14,783   | 179,662   |
| 4130 S. Drexel #2B    | 2    | 1,239 | 75,699                                 | 84,994    | 10,731  | 14,819   | 186,243   |
| 811 E. 41st St. #1A   | 1    | 909   | 47,820                                 | 62,357    | 16,191  | 10,872   | 137,240   |
| 811 E. 41st St. #1B   | 1    | 909   | 47,820                                 | 62,357    | 16,191  | 10,872   | 137,240   |
| 817 E. 41st St. #3A   | 3    | 1,705 | 105,393                                | 116,962   | 30,370  | 20,392   | 273,116   |
| 817 E. 41st St. #3B   | 3    | 1,705 | 105,393                                | 116,962   | 30,370  | 20,392   | 273,116   |
| 812 E. Bowen Ave. #1A | 1    | 918   | 47,820                                 | 62,974    | 16,351  | 10,979   | 138,125   |
| 812 E. Bowen Ave. #1B | 1    | 909   | 47,820                                 | 62,357    | 16,191  | 10,872   | 137,240   |
| 804 E. Bowen #1A      | 1    | 909   | 56,147                                 | 62,357    | 16,191  | 10,872   | 145,567   |
| 804 E. Bowen #1B      | 1    | 1,060 | 74,723                                 | 72,715    | 18,881  | 12,678   | 178,997   |
| 830 E. Bowen #1B      | 1    | 909   | 47,820                                 | 62,357    | 16,191  | 10,872   | 137,240   |
| 822 E. Bowen #1A      | 1    | 909   | 47,820                                 | 62,357    | 16,191  | 10,872   | 137,240   |
| 822 E. Bowen #1B      | 1    | 918   | 47,820                                 | 62,974    | 16,351  | 10,979   | 138,125   |
| 4106 S. Maryland Ave. | 3    | 2,008 | 173,957                                | 137,747   | 35,767  | 24,016   | 371,487   |
| 4109 S. Maryland Ave. | 3    | 2,294 | 173,957                                | 157,367   | 40,861  | 27,437   | 399,621   |
| 4111 S. Cottage Grove | 3    | 2,041 | 158,006                                | 140,011   | 36,354  | 24,411   | 358,782   |
| 4119 S. Cottage Grove | 3    | 2,294 | 158,006                                | 157,367   | 40,861  | 27,437   | 383,670   |
| 4136 S. Drexel        | 3    | 1,119 | 51,132                                 | 76,763    | 19,932  | 13,383   | 161,210   |
| 4158 S. Drexel        | 3    | 1,119 | 51,132                                 | 76,763    | 19,932  | 13,383   | 161,210   |
|                       |      |       | 2,992,895                              | 3,373,642 | 750,000 | 588,188  | 7,704,725 |

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## EXHIBIT 4 SCHEDULE 1 OF MORTGAGE

### BEFORE AND AFTER DESCRIPTIONS OF PROPERTY SUBJECT TO AUTOMATIC RELEASE PROVISIONS

#### **Part I—Before Descriptions**

##### Part I.A—North Parcel Leased Property

#### **Parcel A Property Leased Under For Sale Ground Lease**

Lots 1, 2, 3, 4, 5, 26 (except the northerly 5.67 feet of Lot 26), 27, 28 and 29 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Also, Lot 6 in said above-described Jazz on the Boulevard Subdivision, excepting therefrom that part of Lot 6 described as follows: commencing at the northwest corner of said Lot 6, thence South 20° 44' 19" East along the westerly line of said Lot 6 a distance of 8.44 feet, thence North 69° 15' 41" East a distance of 19.00 feet to the easterly line of Lot 6, thence North 20° 44' 16" West along said easterly line of Lot 6 a distance of 1.25 feet to the northerly line of Lot 6, thence South 90° 00' 00" West along the northerly line of Lot 6 a distance of 20.32 feet to the point of beginning.

Commonly known as:

4100, 4108, 4114, 4120, 4124 and 4130 S. Drexel Boulevard  
803, 811, 817 and 825 E. 41<sup>st</sup> Street  
804, 812, 822 and 830 E. Bowen Avenue

PINs:

Part of 20-02-110-033  
Part of 20-02-110-034  
Part of 20-02-110-035  
Part of 20-02-110-036  
Part of 20-02-110-037

#### **Parcel A Property Leased Under Rental Ground Lease, as amended**

Lots 11, 15, 22 and 25 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 2003 with the Recorder of Deeds of Cook County, Illinois.

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Commonly known as: 4106 and 4109 S. Maryland Avenue  
4111 and 4119 S. Cottage Grove

PINs:  
Part of 20-02-110-033  
Part of 20-02-110-034  
Part of 20-02-110-035  
Part of 20-02-110-036  
Part of 20-02-110-037

Part I.B—Building 42 and Building 50 Property

**Building 42 Property**

That part of Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the North 53 feet 4 1/2 inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois described as follows:

**BUILDING 42:**

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 26.512 feet; thence South 90° 00' 00" West 42.56 feet; thence South 00° 00' 00" West 4.50 feet; thence South 90° 00' 00" West 37.33 feet; thence North 00° 00' 00" West 4.50 feet; thence North 90° 00' 00" West 43.02 feet to a point on the West line of said tract; thence North 00° 02' 30" West, along said West line, 26.87 feet to the Northwest corner of said tract; thence South 89° 48' 18" East, along the North line of said tract, 121.20 feet to the point of beginning, in Cook County, Illinois.

Commonly known as:  
4136 and 4138 S. Drexel Boulevard

PINs:  
Part of 20-02-111-012  
Part of 20-02-111-020  
Part of 20-02-111-021  
Part of 20-02-111-022

**Building 50 Property**

That part of Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the

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North 53 feet 4 ½ inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois described as follows:

## BUILDING 50:

Commencing at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 208.897 feet to the point of beginning; thence South 03° 44' 15" East, along said East line, 26.513 feet to the Southeast corner of said tract; thence North 89° 49' 25" West, along the South line thereof, 136.37 feet to the Southwest corner of said tract; thence North 00° 02' 30" West, along the West line of said tract, 26.03 feet; thence South 90° 00' 00" East 58.71 feet; thence North 00° 00' 00" East 4.50 feet; thence North 90° 00' 00" East 37.50 feet; thence South 00° 00' 00" East 4.50 feet; thence South 90° 00' 00" East 38.45 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: 4158 and 4160 S. Drexel Boulevard

## PINs

Part of 20-02-111-012

Part of 20-02-111-020

Part of 20-02-111-021

Part of 20-02-111-022

Part I.C.–South Parcel Fee Property (Multifamily Property and Roadway Property Only)

### South Parcel Multifamily Property

That part of Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along said South line, 80.20 feet; thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence South 89° 49' 25" East, along said North line, 68.00 feet to the point of beginning, in Cook County, Illinois.

Also, the following described parcel:

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## Parking Parcel

That part of Lots 16 to 24 in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract and described as follows: Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet; thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.

Commonly known as:

4162, 4164, 4168, 4174, 4176 and 4178 S. Drexel Boulevard

PINs:

Part of 20-02-112-012

Part of 20-02-112-016

## South Parcel Roadway Property

That part of Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along the South line of said tract, 80.20 feet to the point of beginning, thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence North 89° 49' 25" West, along said North line, 32.50 feet; thence South 00° 00' 00" East 186.79 feet to a point on the South line of said tract; thence South 89° 52' 56" East, along said South line, 32.50 feet to the point of beginning, in Cook County, Illinois, but excepting therefrom the following described parcel:

## Parking Parcel

That part of Lots 16 to 24 in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract and described as follows:

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Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet; thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.

Commonly known as: Certain vacant land east of South Drexel Boulevard, south of East 42<sup>nd</sup> Place, east of the alley lying west of South Drexel Boulevard, and north of East 42<sup>nd</sup> Place.

PINs:

Part of 20-02-112-012

Part of 20-02-112-016

## Part II—After Descriptions

### II.A.1 For Sale Condominium Units on North Parcel Leased Property Lots

| FOR SALE<br>CONDOMINIUM UNITS | JAZZ ON THE BOULEVARD<br>SUBDIVISION LOT NUMBER |
|-------------------------------|---|
| 4100-3A S. Drexel Blvd.       | 1   |
| 4100-1B S. Drexel Blvd.       | 1   |
| 4100-3B S. Drexel Blvd.       | 1   |
| 4108-1A S. Drexel Blvd.       | 1   |
| 4108-3A S. Drexel Blvd.       | 1   |
| 4108-3B S. Drexel Blvd.       | 1   |
| 4114-1A S. Drexel Blvd.       | 1   |
| 4114-3A S. Drexel Blvd.       | 1   |
| 4114-1B S. Drexel Blvd.       | 1   |
| 4114-3B S. Drexel Blvd.       | 1   |
| 4120-1A S. Drexel Blvd.       | 1   |
|                               |   |

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|                                   |   |
|-----------------------------------|---|
| 4120-3A S. Drexel Blvd.           | 1 |
| 4120-1B S. Drexel Blvd.           | 1 |
| 4120-3B S. Drexel Blvd.           | 1 |
| 4124-3A S. Drexel Blvd.           | 1 |
| 4124-3B S. Drexel Blvd.           | 1 |
| 4130-2A S. Drexel Blvd.           | 1 |
| 4130-3A S. Drexel Blvd.           | 1 |
| 4130-3B S. Drexel Blvd.           | 1 |
| 803-1A E. 41 <sup>st</sup> Street | 2 |
| 803-2A E. 41 <sup>st</sup> Street | 2 |
| 803-3A E. 41 <sup>st</sup> Street | 2 |
| 803-1B E. 41 <sup>st</sup> Street | 2 |
| 803-2B E. 41 <sup>st</sup> Street | 2 |
| 803-3B E. 41 <sup>st</sup> Street | 2 |
| 811-2A E. 41 <sup>st</sup> Street | 2 |
| 811-3A E. 41 <sup>st</sup> Street | 2 |
| 811-2B E. 41 <sup>st</sup> Street | 2 |
| 811-3B E. 41 <sup>st</sup> Street | 2 |
| 817-1A E. 41 <sup>st</sup> Street | 2 |
| 817-1B E. 41 <sup>st</sup> Street | 2 |
| 817-2A E. 41 <sup>st</sup> Street | 2 |
| 817-2B E. 41 <sup>st</sup> Street | 2 |



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|                                   |   |
|-----------------------------------|---|
| 825-1A E. 41 <sup>st</sup> Street | 2 |
| 825-2A E. 41 <sup>st</sup> Street | 2 |
| 825-3A E. 41 <sup>st</sup> Street | 2 |
| 825-1B E. 41 <sup>st</sup> Street | 2 |
| 825-2B E. 41 <sup>st</sup> Street | 2 |
| 825-3B E. 41 <sup>st</sup> Street | 2 |
| 804-2A E. Bowen Avenue            | 3 |
| 804-3A E. Bowen Avenue            | 3 |
| 804-2B E. Bowen Avenue            | 3 |
| 804-3B E. Bowen Avenue            | 3 |
| 812-2A E. Bowen Avenue            | 3 |
| 812-3A E. Bowen Avenue            | 3 |
| 812-2B E. Bowen Avenue            | 3 |
| 812-3B E. Bowen Avenue            | 3 |
| 822-2A E. Bowen Avenue            | 4 |
| 822-3A E. Bowen Avenue            | 4 |
| 822-2B E. Bowen Avenue            | 4 |
| 822-3B E. Bowen Avenue            | 4 |
| 830-1A E. Bowen Avenue            | 4 |
| 830-2A E. Bowen Avenue            | 4 |
| 830-3A E. Bowen Avenue            | 4 |
|                                   |   |

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|                        |   |
|------------------------|---|
| 830-2B E. Bowen Avenue | 4 |
| 830-3B E. Bowen Avenue | 4 |

TOTAL FOR SALE CONDOMINIUM UNITS  
ON NORTH PARCEL LEASED PROPERTY: 56

## II.A.2 Rental Units on North Parcel Leased Property Lots

| RENTAL PARTNERSHIP<br>CONDOMINIUM UNITS | SUBDIVISION<br>LOT NUMBER |
|---|---------------------------|
| 4100-1A S. Drexel Blvd.                 | 1                         |
| 4100-2A S. Drexel Blvd.                 | 1                         |
| 4100-2B S. Drexel Blvd.                 | 1                         |

TOTAL FOR SALE CONDOMINIUM UNITS  
ON NORTH PARCEL LEASED PROPERTY: 56

## II.A.2 Rental Units on North Parcel Leased Property Lots

| RENTAL PARTNERSHIP<br>CONDOMINIUM UNITS | SUBDIVISION<br>LOT NUMBER |
|---|---------------------------|
| 4100-1A S. Drexel Blvd.                 | 1                         |
| 4100-2A S. Drexel Blvd.                 | 1                         |
| 4100-2B S. Drexel Blvd.                 | 1                         |
| 4108-2A S. Drexel Blvd.                 | 1                         |
| 4108-1B S. Drexel Blvd.                 | 1                         |
| 4108-2B S. Drexel Blvd.                 | 1                         |
| 4114-2A S. Drexel Blvd.                 | 1                         |
| 4114-2B S. Drexel Blvd.                 | 1                         |

## UNOFFICIAL COPY

|                         |   |
|-------------------------|---|
| 4120-2A S. Drexel Blvd. | 1 |
| 4120-2B S. Drexel Blvd. | 1 |
| 4124-1A S. Drexel Blvd. | 1 |
| 4124-2A S. Drexel Blvd. | 1 |
| 4124-1B S. Drexel Blvd. | 1 |
| 4124-2B S. Drexel Blvd. | 1 |
| 4130-1A S. Drexel Blvd. | 1 |
| 4130-1B S. Drexel Blvd. | 1 |
| 4130-2B S. Drexel Blvd. | 1 |
| 811-1A E. 41st Street   | 2 |
| 811-1B E. 41st Street   | 2 |
| 817-3A E. 41st Street   | 2 |
| 817-3B E. 41st Street   | 2 |
| 804-1A E. Bowen Avenue  | 3 |
| 804-1B E. Bowen Avenue  | 3 |
| 812-1A E. Bowen Avenue  | 3 |
| 812-1B E. Bowen Avenue  | 3 |
| 822-1A E. Bowen Avenue  | 4 |
| 822-1B E. Bowen Avenue  | 4 |
| 830-1B E. Bowen Avenue  | 4 |

TOTAL RENTAL UNITS  
ON NORTH PARCEL LEASED PROPERTY: 28

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Part II -

II.C.1 For Sale Condominium Units on South Parcel Fee Property

- 4164 S. Drexel Blvd. (Duplex)
- 4168-1A S. Drexel Blvd. (First Floor)
- 4168-2A S. Drexel Blvd. (Duplex Back)
- 4168-2B S. Drexel Blvd. (Duplex Back)
- 4168-3B S. Drexel Blvd. (Duplex Front)
- 4174-1A S. Drexel Blvd. (First Floor)
- 4174-2A S. Drexel Blvd. (Duplex Back)
- 4174-3A S. Drexel Blvd. (Duplex Front)
- 4174-1B S. Drexel Blvd. (First Floor)
- 4174-2B S. Drexel Blvd. (Duplex Back)
- 4178 S. Drexel Blvd. (Duplex)

TOTAL FOR SALE CONDOMINIUM UNITS  
ON SOUTH PARCEL FEE PROPERTY: 11

II.C.2 Rental Units on South Parcel Fee Property

- 4162 S. Drexel Blvd. (First Floor)
- 4168-3A S. Drexel Blvd. (Duplex Front)
- 4168-1B S. Drexel Blvd. (First Floor)
  
- 4174-3B S. Drexel Blvd. (Duplex Front)
- 4176 S. Drexel Blvd. (First Floor)

TOTAL RENTAL UNITS  
ON SOUTH PARCEL FEE PROPERTY: 5

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## EXHIBIT 5 SCHEDULE 1 OF LOAN AGREEMENT 39 UNIT RENTAL CONSTRUCTION BUDGET ON UNIT BY UNIT BASIS

| Purchase Price-39 Units |      |       |  |          |         |          |          |
|-------------------------|------|-------|--|----------|---------|----------|----------|
| Building Address:       | #BRS | s.f.  | CITIBANK<br>(Bridge for<br>MMA Equity) | CHA PHDF | IHDA TF | DOH HOME | Subtotal |
| 4162 S. Drexel          | 3    | 1,119 | 51,132                                 | 76,763   | 42,523  | 13,383   | 183,801  |
| 4176 S. Drexel          | 3    | 1,119 | 51,132                                 | 76,763   | 33,402  | 13,383   | 174,680  |
| 4168 S. Drexel #3A      | 3    | 1,705 | 105,393                                | 116,962  | 16,033  | 20,392   | 258,780  |
| 4168 S. Drexel #1B      | 1    | 909   | 47,820                                 | 62,357   | 20,875  | 10,872   | 141,923  |
| 4174 S. Drexel #3B      | 3    | 1,756 | 105,393                                | 120,460  | 43,210  | 21,002   | 290,065  |
| 4100 S. Drexel #1A      | 2    | 1,236 | 75,699                                 | 84,789   | 13,244  | 14,783   | 188,514  |
| 4100 S. Drexel #2A      | 2    | 1,249 | 75,699                                 | 85,680   | 7,179   | 14,938   | 183,497  |
| 4100 S. Drexel #2B      | 2    | 1,143 | 75,699                                 | 78,409   | 11,948  | 13,670   | 179,726  |
| 4108 S. Drexel #2A      | 2    | 1,159 | 66,841                                 | 79,507   | 13,668  | 13,862   | 173,877  |
| 4108 S. Drexel #1B      | 2    | 1,159 | 66,841                                 | 78,478   | 11,997  | 13,682   | 170,998  |
| 4108 S. Drexel #2B      | 2    | 1,159 | 66,841                                 | 79,507   | 13,581  | 13,862   | 173,790  |
| 4114 S. Drexel #2A      | 2    | 1,159 | 66,841                                 | 79,507   | 13,761  | 13,862   | 173,970  |
| 4114 S. Drexel #2B      | 2    | 1,159 | 66,841                                 | 79,507   | 11,654  | 13,862   | 171,863  |
| 4120 S. Drexel #2A      | 2    | 1,159 | 66,841                                 | 79,507   | 12,471  | 13,862   | 172,680  |
| 4120 S. Drexel #2B      | 2    | 1,159 | 66,841                                 | 79,507   | 12,258  | 13,862   | 172,467  |
| 4124 S. Drexel #1A      | 2    | 1,144 | 66,841                                 | 78,478   | 10,850  | 13,682   | 169,851  |
| 4124 S. Drexel #2A      | 2    | 1,159 | 66,841                                 | 79,507   | 12,415  | 13,862   | 172,624  |
| 4124 S. Drexel #1B      | 2    | 1,144 | 66,841                                 | 78,478   | 10,320  | 13,682   | 169,321  |
| 4124 S. Drexel #2B      | 2    | 1,159 | 66,841                                 | 79,507   | 12,228  | 13,862   | 172,437  |
| 4130 S. Drexel #1A      | 2    | 1,129 | 75,699                                 | 77,449   | 8,084   | 13,503   | 174,735  |
| 4130 S. Drexel #1B      | 2    | 1,236 | 75,699                                 | 84,789   | 4,392   | 14,783   | 179,662  |
| 4130 S. Drexel #2B      | 2    | 1,239 | 75,699                                 | 84,994   | 10,731  | 14,819   | 186,243  |
| 811 E. 41st St. #1A     | 1    | 909   | 47,820                                 | 62,357   | 16,191  | 10,872   | 137,240  |
| 811 E. 41st St. #1B     | 1    | 909   | 47,820                                 | 62,357   | 16,191  | 10,872   | 137,240  |
| 817 E. 41st St. #3A     | 3    | 1,705 | 105,393                                | 116,962  | 30,370  | 20,392   | 273,116  |
| 817 E. 41st St. #3B     | 3    | 1,705 | 105,393                                | 116,962  | 30,370  | 20,392   | 273,116  |
| 812 E. Bowen Ave. #1A   | 1    | 918   | 47,820                                 | 62,974   | 16,351  | 10,979   | 138,125  |
| 812 E. Bowen Ave. #1B   | 1    | 909   | 47,820                                 | 62,357   | 16,191  | 10,872   | 137,240  |
| 804 E. Bowen #1A        | 1    | 909   | 56,147                                 | 62,357   | 16,191  | 10,872   | 145,567  |
| 804 E. Bowen #1B        | 1    | 1,060 | 74,723                                 | 72,715   | 18,881  | 12,678   | 178,997  |
| 830 E. Bowen #1B        | 1    | 909   | 47,820                                 | 62,357   | 16,191  | 10,872   | 137,240  |
| 822 E. Bowen #1A        | 1    | 909   | 47,820                                 | 62,357   | 16,191  | 10,872   | 137,240  |
| 822 E. Bowen #1B        | 1    | 918   | 47,820                                 | 62,974   | 16,351  | 10,979   | 138,125  |
| 4106 S. Maryland Ave.   | 3    | 2,008 | 173,957                                | 137,747  | 35,767  | 24,016   | 371,487  |
| 4109 S. Maryland Ave.   | 3    | 2,294 | 173,957                                | 157,367  | 40,861  | 27,437   | 399,621  |
| 4111 S. Cottage Grove   | 3    | 2,041 | 158,006                                | 140,011  | 36,354  | 24,411   | 358,782  |
| 4119 S. Cottage Grove   | 3    | 2,294 | 158,006                                | 157,367  | 40,861  | 27,437   | 383,670  |
| 4136 S. Drexel          | 3    | 1,119 | 51,132                                 | 76,763   | 19,932  | 13,383   | 161,210  |
| 4158 S. Drexel          | 3    | 1,119 | 51,132                                 | 76,763   | 19,932  | 13,383   | 161,210  |

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|  |  |  |           |           |         |         |           |
|--|--|--|-----------|-----------|---------|---------|-----------|
|  |  |  | 2,992,895 | 3,373,642 | 750,000 | 588,188 | 7,704,725 |
|--|--|--|-----------|-----------|---------|---------|-----------|

Property of Cook County Clerk's Office