



Doc#: 0532741168 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/23/2005 11:58 AM Pg: 1 of 15

**PREPARED BY AND AFTER  
RECORDING, RETURN TO:**

LaRue Little, Associate General Counsel  
Office of the General Counsel  
Chicago Housing Authority  
200 West Adams Street, Suite 2100  
Chicago, Illinois 60606

**PARTIAL RELEASE OF SUBORDINATE MORTGAGE, SECURITY AGREEMENT  
AND FINANCING STATEMENT; ASSIGNMENT OF RENTS AND LEASES;  
DECLARATION OF RESTRICTIVE COVENANTS; REGULATORY AND  
OPERATING AGREEMENT AND PROPERTY RIGHTS AGREEMENT**

**THIS PARTIAL RELEASE** (this "Partial Release") is made, as of November 22, 2005, by the CHICAGO HOUSING AUTHORITY, an Illinois municipal corporation (the "CHA") for the benefit of Jazz on the Boulevard, LLC, a Delaware limited liability company ("Jazz").

**RECITALS**

A. Jazz acquired leasehold or fee interests in all of that certain real estate as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

B. Pursuant to a Loan Agreement dated August 1, 2004 among Jazz, Drexel Jazz Limited Partnership, an Illinois limited partnership ("Drexel Jazz") and the CHA, CHA has agreed to make certain loans to Jazz and Drexel Jazz. The loan made to Jazz is hereinafter referred to as the "Construction Loan" and the loan to be made to Drexel Jazz is hereinafter referred to as the "Permanent Loan."

C. As security for the Construction Loan, the Property is encumbered by that certain Subordinate Mortgage, Security Agreement and Financing Statement dated as of August 1, 2004 and recorded on August 12, 2004 among the land records of Cook County, Illinois, as document number 0422501216, as amended by the First Amendment to the Subordinate Mortgage, Security Agreement and Financing Statement dated as of November 22, 2005, and recorded on November 21, 2005 as document no. 0532527127 (the "Mortgage"), securing that certain mortgage loan in the original principal amount of \$3,373,642.00 made to Jazz from the CHA, which Loan is evidenced by that certain Promissory Note dated August 1, 2004.

D. As further security for or otherwise related to the Construction Loan, the Property is also encumbered by that certain (1) Assignment of Rents and Leases made by Jazz in favor of the CHA dated as of August 1, 2004 and recorded on August 12, 2004 among the land records of

PROPERTY INSURANCE

56-7193 18/20

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Cook County, Illinois, as document number 0422501217, as amended by the First Amendment to the Assignment of Rents and Leases dated as of November 17, 2005, and recorded on November 21, 2005 as document no. 0532527128 (the "**Rent Assignment**"), (2) Declaration of Restrictive Covenants by and among the CHA, Jazz and the Partnership dated as of August 1, 2004 and recorded on August 12, 2004 among the land records of Cook County, Illinois, as document number 0422501208, as amended by the First Amendment to the Declaration of Restrictive Covenants dated as of November 17, 2005, and recorded on November 21, 2005 as document no. 0532527119 (the "**Declaration**"), (3) the Regulatory and Operating Agreement made by and among the CHA, the Partnership and Jazz dated as of August 1, 2004 and recorded on August 12, 2004 among the land records of Cook County, Illinois, as document number 0422501210, as amended by the First Amendment to the Regulatory and Operating Agreement dated as of November 17, 2005, and recorded on November 21, 2005 as document no. 0532527121 (the "**R&O Agreement**") and (4) Property Rights Agreement dated August 1, 2004 by and among the CHA, the Partnership and Jazz dated as of August 1, 2004 and recorded on August 12, 2004 among the land records of Cook County, Illinois, as document number 0422501209, as amended by the First Amendment to the Property Rights Agreement dated as of November 17, 2005, and recorded on November 21, 2005 as document no. 0532527120 (the "**Property Rights Agreement**").

D. Jazz has caused certain improvements to be constructed upon the Property, and has caused a portion of the Property to be converted to a condominium form of ownership pursuant to the Declaration of Condominium Ownership For 4162-4178 South Drexel Boulevard Condominium recorded as document number. 0518032156, and as further amended from time to time, together with its undivided percentage interest in the common elements.

E. On or before the date hereof, Jazz has conveyed via Special Warranty Deed to Drexel Jazz five (5) condominium units (the "**Units**") which constitute a portion of the Property previously converted to condominium ownership, and which Units are legally described on Exhibit B attached hereto and incorporated herein. On or before the date hereof, a portion of the balance of the Construction Loan will be transferred to the Permanent Loan, and the Units have been and will hereafter be encumbered by that certain Mortgage, Security Agreement and Financing Statement by the Partnership in favor of the CHA dated as of September 30, 2005 (the "**New Mortgage**") and other security documents, as security for the Permanent Loan.

F. Pursuant to the Loan Agreement, the CHA has agreed to release those portions of the Property which, following submission to condominium form of ownership, were not intended to be encumbered by the documents relating to the Construction Loan and the Permanent Loan.

**NOW, THEREFORE**, in consideration of the foregoing premises, the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHA hereby agrees as follows:

1. Partial Release of Liens. In accordance with the recitals, the CHA does hereby partially release, remise and terminate the lien of the Mortgage and the Rent Assignment of with respect to that portion of the Property which is legally described in Exhibit C annexed hereto (the

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property. The Mortgage and Assignment of Rents continue to encumber the property legally described on Exhibit D attached hereto.

2. Partial Release of Property: R&O Agreement, Declaration and Property Rights Agreement. In accordance with the recitals, the CHA does hereby partially release, remise and terminate the R&O Agreement, the Declaration and the Property Rights Agreement with respect only to the Released Property.

3. Continuation of Other Property. Except with respect the Released Property as hereinabove provided, each of the Mortgage, Rent Assignment, R&O Agreement, Declaration and Property Rights Agreement shall remain in full force and effect, and this Partial Release shall not be construed to waive or in any manner affect or invalidate the lien of the Mortgage or the Rent Assignment or the effectiveness of the R&O Agreement, the Declaration and the Property Rights Agreement with respect to the remainder of the Property.

IN WITNESS WHEREOF, the undersigned has caused this Partial Release to be executed and made effective as of the date first above written.

CHICAGO HOUSING AUTHORITY, an Illinois  
municipal corporation

By: \_\_\_\_\_

Name: Terry Peterson

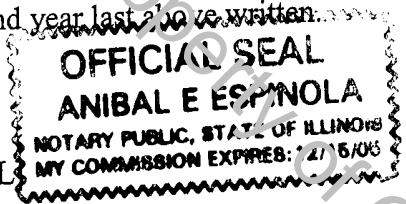
Title: Chief Executive Officer

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STATE OF ILLINOIS  
COUNTY OF COOK

On this 22<sup>nd</sup> day of November, 2005, before me, a Notary Public, personally appeared Terry Peterson, to me personally known, who being by me duly sworn, did say that he is the Chief Executive Officer of the Chicago Housing Authority, and that said instrument was signed pursuant to authority as his free and voluntary act, and as the free and voluntary act and deed of the Chicago Housing Authority, for the purposes and uses therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

The Property which is mortgaged hereunder 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 Multi-family 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 feet 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-~~12~~-110-033  
Part of 20-~~12~~-110-034  
Part of 20-~~12~~-110-035  
Part of 20-~~12~~-110-036  
Part of 20-~~12~~-110-037



02

##### 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-~~12~~-110-033  
Part of 20-~~12~~-110-034  
Part of 20-~~12~~-110-035  
Part of 20-~~12~~-110-036  
Part of 20-~~12~~-110-037

02

## 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 ½ 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 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 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, 53.71 feet; thence North 00° 00' 00" East 4.50 feet;

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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 25.82 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 00° 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: 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

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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 North East 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, 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.

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 B LEGAL DESCRIPTION OF UNITS

The Units consist of the following parcels, complete legal descriptions for which appear below:

1. The South Parcel Condominium Property
2. The South Parcel Roadway Easement

### Parcel 1: The South Parcel Condominium Property

Unit 4162-1 and Parking Space P-13, Unit 4168-3A and Parking Space P-1, Unit 4168-1B and Parking Space P-4, Unit 4174-3B and Parking Space P-12, and Unit 4176-1 and Parking Space P-15 in the 4162-4178 South Drexel Blvd. Condominium, as depicted in the plat of survey of the following described real estate.

Beginning at the Northeast corner of said tract; thence South  $03^{\circ} 44' 15''$  East, along the East line thereof, 187.11 feet to the South line of said tract; thence North  $89^{\circ} 52' 56''$  West, along said South line, 80.20 feet; thence North  $00^{\circ} 00' 00''$  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  $45^{\circ} 00' 00''$  East, a distance of 7.07 feet; thence North  $90^{\circ} 00' 00''$  East 7.00 feet; thence North  $00^{\circ} 00' 00''$  East 128.33 feet; thence North  $90^{\circ} 00' 00''$  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  $45^{\circ} 00' 00''$  West, a distance of 7.07 feet; thence North  $00^{\circ} 00' 00''$  East 24.61 feet to a point on the North line of said tract; thence South  $89^{\circ} 49' 25''$  East, along said North line, 68.00 feet to the point of beginning, in Cook County, Illinois.

Also, the following described 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, in Cook County, Illinois, taken as a tract and described as follows:

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

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Which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership for 4162-4178 South Drexel Blvd. Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 518032158, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PINs:                      Part of 20-02-112-012  
                                     Part of 20-02-112-016

Property of Cook County Clerk's Office

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## EXHIBIT C LEGAL DESCRIPTION OF RELEASED PROPERTY

### 1. 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 degrees 44'15" East along the East line thereof, 187.11 feet to the South line of said tract; thence North 89 degrees 52'56" West along said South line, 80.20 feet; thence North 00 degrees 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 degrees 00'00" East, a distance of 7.07 feet; thence North 90 degrees 00'00" East 7.00 feet; thence North 00 degrees 00'00" East 128.33 feet; thence North 90 degrees 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 degrees 00'00" West, a distance of 7.07 feet; thence North 00 degrees 00'00" East 24.61 feet to a point on the North line of said tract; thence South 89 degrees 49'25" East along said North line, 68.00 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

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:

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

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## 2. 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 North East corner of said tract; thence South 03 degrees 44'15" East along the East line thereof, 187.11 feet to the South line of said tract; thence North 89 degrees 52'56" West along the South line of said tract, 80.20 feet to the point of beginning; thence North 00 degrees 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 degrees 00'00" East, a distance of 7.07 feet; thence North 90 degrees 00'00" East 7.00 feet; thence North 00 degrees 00'00" East 128.33 feet; thence North 90 degrees 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 degrees 00'00" West, a distance of 7.07 feet; thence North 00 degrees 00'00" East 24.61 feet to a point on the North line of said tract; thence North 89 degrees 49'25" West along said North line, 32.50 feet; thence South 00 degrees 00'00" East 186.79 feet to a point on the South line of said tract; thence South 89 degrees 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:

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

**BEING THE SAME PROPERTY DESCRIBED AS THE "SOUTH PARCEL MULTIFAMILY PROPERTY" AND THE "SOUTH PARCEL ROADWAY PROPERTY" IN PARAGRAPHS 4 AND 5 OF EXHIBIT A TO THIS PARTIAL RELEASE.**

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## EXHIBIT D

### PROPERTY REMAINING SUBJECT TO MORTGAGE AND ASSIGNMENT OF RENTS

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

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 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

**BEING THE SAME PROPERTY DESCRIBED AS THE "NORTH PARCEL LEASED PROPERTY", BUILDING 42 PROPERTY AND BUILDING 50 PROPERTY" IN PARAGRAPHS 1, 2 AND 3 OF EXHIBIT A TO THIS PARTIAL RELEASE.**