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This Document Prepared by and
after Recording return to:



Stacey Thomas Balten
General Counsel
Belgravia Group, Ltd.
833 N. Orleans Street, Suite 400
Chicago, Illinois 60610

Doc#: 0426627166
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 09/22/2004 04:54 PM Pg: 1 of 6

Note: This deed is being rerecorded
to correct the legal description

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of September, 2004, between WRIGHTWOOD DEVELOPMENT PARTNERS LLC, an Illinois limited liability company, 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as GRANTOR, and SCHILLACI BIRMINGHAM DEVELOPMENT II, LLC, an Illinois limited liability company, of Chicago, Illinois, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

5
4
3
2
1
S
W
N
W

- Legal Description:** See Exhibit "A"
- Commonly Known As:**
- 2704 N. Hartland Court
 - 2700 N. Hartland Court
 - 2664 N. Hartland Court
 - 2660 N. Hartland Court
 - 2658 N. Hartland Court
 - 2641 N. Hartland Court
 - 2645 N. Hartland Court
 - 2649 N. Hartland Court



Doc#: 0612531116 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2006 03:43 PM Pg: 1 of 14

- PINs:**
- 14-30-403-061
 - 14-30-403-062

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

4pgs

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This deed is subject to all rights, easements, covenants, restrictions and reservations of record.

Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the reservations, rights and powers as provided in Article III, Paragraphs 3.01, 3.02 and 3.03 of the Development Agreement dated August 31st, between WRIGHTWOOD DEVELOPMENT PARTNERS LLC, an Illinois limited liability company ("Master Developer"), HARTLAND PARK TOWNHOMES LLC, an Illinois limited liability company ("Townhome Developer") and SCHILLACI BIRMINGHAM DEVELOPMENT II, LLC, an Illinois limited liability company ("Single Family Developer") (the "Development Agreement") the terms of which are set forth on Exhibit B, attached hereto and made a part hereof. The foregoing reservations, rights and powers herein reserved by Grantor and granted by Grantee pursuant to Article III, Paragraphs 3.01, 3.02 and 3.03 of the Development Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

REAL ESTATE TRANSFER TAX	03173.00	FP326690
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7E70180000 #


STATE OF ILLINOIS

 STATE TAX
 SEP. 22. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

City of Chicago
 Dept. of Revenue
 353336
 09/22/2004 15:18 Batch 11869 98



Real Estate
 Transfer Stamp
 \$23,797.50

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 SEP. 22. 04
 REVENUE STAMP

0000748924

REAL ESTATE TRANSFER TAX
01586.50
FP326670

This Instrument was prepared by: Stacey Thomas Balten, Belgravia Group, Ltd., 833 North Orleans Street, Suite 400, Chicago, IL 60610

Send Subsequent Tax Bills To:

Schillaci Birmingham Development, Inc.
1929 W. Belmont Avenue
Chicago, Illinois 60657

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(Lot SF-7)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North 00° 00' 05" West, along the Easterly line thereof, 247.12 feet; Thence North 90° 00' 00" West 202.34 feet; Thence North 00° 00' 00" East 71.68 feet; Thence North 37° 53' 22" West 16.26 feet; Thence North 00° 00' 00" East 357.92 feet to the point of beginning; Thence continue North 00° 00' 00" East 39.00 feet; Thence North 90° West 84.97 feet; Thence Southerly 39.01 feet along an arc of a circle convex Westerly with a radius of 5670.65 feet and whose chord bears South 01° 29' 03" East a distance of 39.01 feet; Thence North 90° 00' 00" East 83.96 feet to the point of beginning, in Cook County, Illinois.

(Lot SF-8)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North 00° 00' 05" West, along the Easterly line thereof, 247.12 feet; Thence North 90° 00' 00" West 202.34 feet; Thence North 00° 00' 00" East 71.68 feet; Thence North 37° 53' 22" West 16.26 feet; Thence North 00° 00' 00" East 318.42 feet to the point of beginning; Thence continue North 00° 00' 00" East 39.50 feet; Thence North 90° West 83.96 feet; Thence Southerly 21.30 feet along an arc of a circle convex Westerly with a radius of 5670.65 feet and whose chord bears South 01° 47' 19" East a distance of 21.30 feet; Thence Southerly 19.09 feet along an arc of a circle convex Westerly with a radius of 40.0 feet and whose chord bears South 15° 33' 55" East a distance of 18.90 feet; Thence North 90° 00' 00" East 78.23 feet to the point of beginning, in Cook County, Illinois.

(Lot SF-9)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North 00° 00' 05" West, along the Easterly line thereof, 247.12 feet; Thence North 90° 00' 00" West 202.34 feet; Thence North 00° 00' 00" East 71.68 feet; Thence North 37° 53' 22" West 16.26 feet; Thence North 00° 00' 00" East 272.28 feet to the point of beginning; Thence continue North 00° 00' 00" East 46.14 feet; Thence North 90° West 78.23 feet; Thence Southerly 2.02 feet along an arc of a circle convex Westerly with a radius of 40.0 feet and whose chord bears South 30° 40' 43" East a distance of 2.02 feet; Thence Southerly 17.71 feet along an arc of a circle convex Easterly with a radius of 34.00 feet and whose chord bears South 17° 11' 48" East a distance of 17.52 feet; Thence Southerly 27.70 feet along an arc of a circle convex Westerly with a radius of 5662.15 feet and whose chord

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bears South $02^{\circ} 24' 38''$ East a distance of 27.70 feet; Thence North 90° East 70.85 feet to the point of beginning, in Cook County, Illinois.

(Lot SF-10)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North $00^{\circ} 05''$ West, along the Easterly line thereof, 247.12 feet; Thence North $90^{\circ} 00' 00''$ West 202.34 feet; Thence North $00^{\circ} 00' 00''$ East 71.68 feet; Thence North $37^{\circ} 53' 22''$ West 16.26 feet; Thence North $00^{\circ} 00' 00''$ East 226.14 feet to the point of beginning; Thence continue North $00^{\circ} 00' 00''$ East 46.14 feet; Thence North 90° West 70.85 feet; Thence Southerly 46.20 feet along an arc of a circle convex Westerly with a radius of 5662.15 feet and whose chord bears South $02^{\circ} 47' 04''$ East a distance of 46.20 feet; Thence North $90^{\circ} 00' 00''$ East 68.61 feet to the point of beginning, in Cook County, Illinois.

(Lot SF-11)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North $00^{\circ} 05''$ West, along the Easterly line thereof, 247.12 feet; Thence North $90^{\circ} 00' 00''$ West 202.34 feet; Thence North $00^{\circ} 00' 00''$ East 71.68 feet; Thence North $37^{\circ} 53' 22''$ West 16.26 feet; Thence North $00^{\circ} 00' 00''$ East 180.0 feet to the point of beginning; Thence continue North $00^{\circ} 00' 00''$ East 46.14 feet; Thence North 90° West 68.61 feet; Thence Southerly 46.22 feet along an arc of a circle convex Westerly with a radius of 5662.15 feet and whose chord bears South $03^{\circ} 15' 08''$ East a distance of 46.22 feet; Thence North $90^{\circ} 00' 00''$ East 65.99 feet to the point of beginning, in Cook County, Illinois.

(Lot SF-12)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North $00^{\circ} 05''$ West, along the Easterly line thereof, 819.06 feet; Thence North $90^{\circ} 00' 00''$ West 91.99 feet; Thence South $00^{\circ} 00' 00''$ West 444.22 feet to the point of beginning; Thence South $00^{\circ} 00' 00''$ West 31.50 feet; Thence Southwesterly 12.57 feet along the arc of a circle convex to the Southeast, having a radius of 8.00 feet, and whose chord bears South $45^{\circ} 00' 00''$ West, a distance of 11.31 feet; Thence North $90^{\circ} 00' 00''$ West 65.83 feet; Thence North $00^{\circ} 00' 00''$ East 39.50 feet; Thence South $90^{\circ} 00' 00''$ East 73.83 feet to the point of beginning, in Cook County, Illinois.

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(Lot SF-13)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North 00° 00' 05" West, along the Easterly line thereof, 819.06 feet; Thence North 90° 00' 00" West 91.99 feet; Thence South 00° 00' 00" West 403.74 feet to the point of beginning, Thence South 00° 00' 00" West 40.48 feet; Thence North 90° West 73.83 feet; Thence North 00° East 40.48 feet; Thence South 90° East 73.83 feet to the point of beginning, in Cook County, Illinois

(Lot SF-14)

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 3; Thence North 00° 00' 05" West, along the Easterly line thereof, 819.06 feet; Thence North 90° 00' 00" West 91.99 feet; Thence South 00° 00' 00" West 363.27 feet to the point of beginning, Thence South 00° 00' 00" West 40.47 feet; Thence North 90° West 73.83 feet; Thence North 00° East 40.47 feet; Thence South 90° East 73.83 feet to the point of beginning, in Cook County, Illinois.

Easement Parcel 4:

A non-exclusive easement for the benefit of part of Parcel SF3, for ingress and egress from said part of parcel 1 as created by deed from Northwestern Terra Cotta Company to the Rizzo Brothers Warehouse Corporation, dated October 8, 1953 and recorded October 22, 1953 as document 15751224 and amended by agreement recorded as document number 90188588 and re-recorded as document number 90235681 over the following described property:

That part of Lot 3 in Northwestern Terra Cotta Company's resubdivision aforesaid and that part of vacated North Hermitage Avenue lying East of and adjoining said Lot 3 described as follows:

Beginning at the point of intersection of the East line of the West 14 feet of said vacated North Hermitage Avenue with the Southerly line of the present existing driveway which point is 119.33 feet more or less North of the North line of West Wrightwood Avenue and running thence Westerly along said Southerly line of said existing driveway, which Southerly line is a Southerly line of property described as parcel 2, in a deed dated January 30, 1946 and recorded in the Recorder's Office of Cook County, Illinois as

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document number 13708497 and continuing Westerly along said Southerly line extended a distance of 90.83 feet more or less to its intersection with the East line of property described as Parcel 3 in said deed, thence Northerly along said East line of said Parcel 3 a distance of 10.56 feet to its intersection with a Westward extension of the line of the South face of a brick building; thence Easterly along said line of the South face of a brick building along said Westward extension thereof and along an Eastward extension thereof a distance of 90.73 feet more or less to its intersection with said East line of the West 14 feet of vacated North Hermitage Avenue and thence South along said East line of the West 14 feet, a distance of 10.69 feet to the point of beginning excepting from the above described land any part or parts thereof, if any, which are now occupied by buildings or structures situated, in Cook County, Illinois.

Easement Parcel 5:

Easement for ingress and egress for the benefit of part of Parcel SF3 over and across the following described land:

That part of Lot or Block 3, together with that part of vacated North Hermitage Avenue lying East of and adjoining said Lot or Block 3, all in Northwestern Terra Cotta Company's resubdivision of a part of the North East 1/4 of the Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, included within a parcel of land bounded and described as follows:

Beginning at the point of intersection of the East line of the West 26 feet of said vacated North Hermitage Avenue with the North line of West Wrightwood Avenue, and running thence North along said East line of the West 26 feet a distance of 80 feet; thence Northeastwardly a distance of 59.94 feet to a point which is 39 feet East from the West line of said vacated North Hermitage Avenue and 138.50 feet North from said North line of West Wrightwood Avenue; thence Northwestwardly a distance of 92.59 feet to a point on the East line of said West 26 feet which is 230 feet North from said North line of West Wrightwood Avenue; thence North along said East line of the West 26 feet a distance of 260.15 feet to the point of intersection of the East line of the West 26 feet aforesaid, with a Westward extension of the center line of the South wall (measuring 12 1/2 inches in thickness), of a one story brick building situated upon Lot or Block 2 in said Northwestern Terra Cotta Company's resubdivision; thence West along said Westward extension of the center line of said brick wall a distance of 41.32 feet to a point on the West line of the East 15.32 feet of said Lot or Block 3 which is 509.85 feet North from the South line of said Lot or Block 3; thence South along said West line of the East 15.32 feet of said Lot or Block 3, distance of 74.88 feet to the North line of the South 435 feet of said Lot or Block 3; thence East along said North line of the South 435 feet of said Lot or Block 3 a distance of 0.32 feet to a point which is 15 feet West from the East line of said Lot or Block 3; thence Southeastwardly along a straight line, a distance of 21.29 feet to a point on the East line of said Lot or Block 3 which is 420 feet North from the South East corner of said Lot or Block 3; thence South along said East line of Lot or Block 3, a distance of 290 feet to the South face of a brick building which is 130 feet North from the

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South East corner of said Lot or Block 3; thence East along an Eastward extension of the line of said South face of said brick building, a distance of 14 feet; thence South along the East line of the West 14 feet of said vacated North Hermitage Avenue, a distance of 130.02 feet to its intersection with said North line of West Wrightwood Avenue, and thence East along said North line, a distance of 12 feet to the point of beginning, as set forth in grant of easements dated July 15, 1983 and recorded October 5, 1983 as document 26809313.

Excepting therefrom that part vacated by Construction and Easement Agreement recorded September 5, 2002 as document number 0020976372 and described as follows:

Triangle Easement Vacation: That part of vacated North Hermitage Avenue lying East and adjoining Block 3 in Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the point of intersection of the East line of the West 26 feet of said vacated North Hermitage Avenue with the North line of West Wrightwood Avenue and running thence North along said East line of the West 26 feet, a distance of 80 feet to the point of beginning; thence Northeasterly, a distance of 59.94 feet to a point which is 39 feet East from the West line of said vacated North Hermitage Avenue and 138.50 feet North from said North line of West Wrightwood Avenue; thence Northwesterly a distance of 92.59 feet to a point on the East line of said West 26 feet which is 230 feet North from said North line of West Wrightwood Avenue; thence South along said East line of the West 26.0 feet, a distance of 150.0 feet to the point of beginning, in Cook County, Illinois.

Strip Easement Vacation: that part of vacated North Hermitage Avenue lying East and adjoining Block 3 in Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the point of intersection of the East line of the West 26 feet of said vacated North Hermitage Avenue with the North line of West Wrightwood Avenue and running thence North 00 degrees 00 minutes 05 seconds West along said East line of the West 26 feet, a distance of 510.19 feet; thence South 89 degrees 59 minutes 55 seconds West 5.00 feet; thence South 00 degrees 00 minutes 05 seconds East 510.15 feet to the North line of West Wrightwood Avenue; thence South 89 degrees 35 minutes 32 seconds East along said North line 5.00 feet to the point of beginning, in Cook County, Illinois.

Easement Parcel 6:

Easement for ingress and egress for the benefit of part of Parcel SF3 over, upon and across the following described land:

That part of Lot or Block 3 in Northwestern Terra Cotta Company's resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

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Beginning at the point of intersection of the West line of the East 15.32 feet of said Lot or Block 3 with a Westward extension of the South line of the North 247 feet of Lot or Block 2 in Northwestern Terra Cotta Company's resubdivision (said point of intersection being 868.96 feet North from the South line of said Lot or Block 3) and running thence South along the West line of said East 15.32 feet of said Lot or Block 3 a distance of 30 feet, thence East along the North line of the South 838.96 feet of said Lot or Block 3, a distance of 15.32 feet more or less to the East line of said Lot or Block 3, thence North along the East line of said Lot or Block 3, a distance of 30 feet, and thence West along the North line of the South 868.96 feet of said Lot or Block 3, a distance of 15.32 feet to the point of beginning as set forth in grant of easements dated July 15, 1983 and recorded October 5, 1983 as document 26809313.

Easement Parcel 7:

Easement for operation, maintenance, repair, inspection and replacement of existing telephone, electric, gas water sewer and sprinkler system lines and installations for the benefit of Parcel SF3 over the following described land:

That part of Tract IV as described in grant of easements hereinafter noted falling within the West 36 feet of vacated Hermitage Avenue in the East 1/2 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, as set forth in grant of easements dated July 15, 1983 and recorded October 5, 1983 as document 26809313.

Easement Parcel 8:

Easement for ingress and egress for the benefit of part of Parcel SF3 over, across and upon the following described land:

The North 30 feet of that part of Lot or Block 2, together with that part of vacated North Hermitage Avenue lying West of and adjoining said Lot or Block 2 in Northwestern Terra Cotta Company's resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, included within a parcel of land which is bounded and described as follows:

Beginning at the point of intersection of the South line of the North 247 feet with the West line of the East 140 feet of said Lot or Block 2, and running thence South along the West line of the East 140 feet aforesaid a distance of 357.54 feet to the point of intersection of said West line with an Eastward extension of the center line of the South wall, (measuring 12 1/2 inches in thickness), of a one story brick building; thence West along said Eastward extension, along the center line of said wall, and along a Westward extension of said center line, a distance of 191.12 feet to a point on the East line of Lot or Block 3 in said Northwestern Terra Cotta Company's resubdivision, which point is 509.98 feet North from the South East corner of said Lot or Block 3; thence North along the East

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line of said Lot or Block 3, (being also the West line of said vacated North Hermitage Avenue), a distance of 358.97 feet to the point of intersection of said East line with a Westward extension of said South line of the North 247 feet of said Lot or Block 2, and thence East along said Westward extension and along said South line of the North 247 feet of Lot or Block 2, a distance of 191.04 feet to the point of beginning, as set forth in the grant of easements dated July 15, 1983 and recorded October 5, 1983 as document 26809313.

Easement Parcel 9:

Easement for ingress and egress for the benefit of part of parcel SF3 over, upon and across the following described property:

The North 30 feet of that part of Lot or Block 2 in the Northwestern Terra Cotta Company's resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point on the East line of said Lot or Block 2 which is 247 feet South of the North East corner thereof and running thence South along said East Lot or Block line a distance of 193.68 feet to the North line of the South 675 feet of said Lot or Block; thence West along said North line of South 675 feet a distance of 140 feet; thence North parallel with said East line of Lot or Block 2 a distance of 193.80 feet to a point 247 feet South of the North line of said Lot or Block 2, thence East parallel with said North Lot or Block line a distance of 140 feet to the place of beginning, in Cook County, Illinois, as set forth in the grant of easements dated July 15, 1983 and recorded October 5, 1983 as document 26809313.

Easement Parcel 10:

Easement for ingress and egress for the benefit of part of parcel SF3 over, upon and across the following described land:

That part of Lot or Block 3 in the Northwestern Terra Cotta Company's resubdivision of a part of the North East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Commencing on the North line of the South 435 feet of said Lot or Block 3 at a point which is 15.32 feet West from the East line of said Lot or Block 3, thence North along the West line of the said East 15.32 feet a distance of 35.18 feet to a point of beginning of that part of Lot or Block 3 hereinafter described; thence West along a line 470.18 feet North from and parallel with the South line of lot of block 3, a distance of 100 feet to a point thence Northwardly to a point 21.04 feet South of the North line of the South 890 feet of Lot or Block 3 at a point 100 feet West of the West line of the East 15.32 feet of Lot or Block 3; thence East along the North line of the South 868.96 feet of said Lot or

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Block 3, a distance of 100 feet to the West line of the East 15.32 feet of said Lot or Block 3; thence South along the West line of the East 15.32 feet aforesaid, a distance of 30 feet to the North line of the South 838.96 feet of said Lot or Block 3; thence West along the North line of the South 838.96 feet aforesaid, a distance of 80 feet to the West line of the East 95.32 feet of said Lot or Block 3; thence South along the West line of the East 95.32 feet aforesaid, a distance of 329.08 feet to the North line of the South 509.88 feet of said Lot or Block 3; thence East along the North line of the South 509.88 feet of said Lot or Block 3, to the West line of the East 15.32 feet aforesaid and thence South along the West line of the East 15.32 feet, aforesaid, a distance of 39.70 feet to the point of beginning as set forth in the grant of easements dated July 15, 1983 and recorded October 5, 1983 as document 26809313.

Easements for the benefit of part of Parcel SF3 as created by Construction and Easement Agreement and subject to its' terms dated August 30, 2002 by and among LaSalle Bank National Association as Trustee under Trust Agreement dated May 16, 1986 and known as Trust No. 11109 ("EAG Trust"), SJR Corporation, an Illinois corporation and LaSalle Bank National Association as trustee under Trust Agreement dated March 27, 1986 and known as Trust No. 67013 dated August 30, 2002 and recorded September 5, 2002 as document number 0020976372, described as follows:

Easement Parcel 11 (Hermitage South Parcel):

Easement for the ingress and egress, and to install, maintain, repair and replace utilities, over the East 21 feet of the following described tract of land:

That part of Lot or Block 3 together with that part of vacated North Hermitage Avenue lying East of and adjoining said Lot or Block 3 all in North western Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, included within a parcel of land bounded and described as follows:

Beginning at the Southeast corner of said Lot or Block 3; thence North 89 degrees 35 minutes 37 seconds West along the South line of said Block 3, 9.0 feet; thence North 00 degrees 00 minutes 05 seconds West parallel with the East line of Block 3, 509.94 feet; thence North 89 degrees 59 minutes 55 seconds West parallel with the East line of Block 3, 509.94 feet; thence North 89 degrees 59 minutes 55 seconds East 30.0 feet; thence South 00 degrees 00 minutes 05 seconds East 510.15 feet to the Easterly extension of the South line of Block 3 aforesaid; thence North 89 degrees 35 minutes 32 seconds West along said extension 21.0 feet to the point of beginning, in Cook County, Illinois.

Easement Parcel 12 (Hermitage North Parcel):

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Easement for the ingress and egress over the East 21 feet of the following described tract of land:

That part of Lot or Block 3 together with that part of vacated North Hermitage Avenue lying East of and adjoining said Lot or Block 3 all in Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, included within a parcel of land bounded and described as follows:

Commencing at the Southeast corner of said Lot or Block 3; thence North 89 degrees 35 minutes 37 seconds West along the South line of said Block 3, 9.0 feet; thence North 00 degrees 00 minutes 05 seconds West Parallel with the East line of Block 3, 509.94 feet to the point of beginning; thence North 89 degrees 59 minutes 55 seconds East 30.00 feet; thence North 00 degrees 00 minutes 05 seconds West 328.80 feet; thence North 89 degrees 31 minutes 29 seconds West 30.00 feet; thence South 00 degrees 00 minutes 05 seconds East 329.04 feet to the point of beginning, in Cook County, Illinois.

Easement Parcel 13:

Easement for ingress and egress for the benefit of Parcels SF1, SF2 and SF3 created by plat thereof recorded August 1, 2003 as document number 0321318043 over and upon that part of the land described as follows:

That part of Lot or Block 3 together with that part of vacated North Hermitage Avenue lying East of and adjoining said Lot or Block 3 all in Northwestern Terra Cotta Company's Resubdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, included within a Parcel of land bounded and described as follows: commencing at the Southeast corner of said Lot or Block 3; thence North 00 degrees 00 minutes 05 seconds West along the East line of Block 3, 225.87 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 05 seconds West along the last described East line 28.00 feet; thence South 89 degrees 59 minutes 22 seconds West 142.83 feet to a point of curve; thence Northerly along an arc of a circle convex Southwesterly and having a radius of 30.00 feet for a distance of 47.13 feet to a point of tangency (the chord of said arc having bearing of North 45 degrees 00 minutes 22 seconds West and a distance of 42.43 feet); thence North 00 degrees 00 minutes 45 seconds West 51.99 feet; thence North 20 degrees 29 minutes 53 seconds West 6.17 feet; thence North 00 degrees 00 minutes 05 seconds West 476.94 feet to a point of curve; thence Northerly along an arc of a circle convex Northwesterly and having a radius of 10.00 feet, a distance of 15.71 feet to a point of tangency (the chord of said arc having a bearing of North 44 degrees 59 minutes 58 seconds East and having a distance of 14.14 feet); thence North 90 degrees 00 minutes 00 seconds East 73.67 feet; thence North 00 degrees 00 minutes 05 seconds West 11.07 feet; thence South 89 degrees 35 minutes 37 seconds East 76.00 feet; thence North 00 degrees 00 minutes 05 seconds West 30.00 feet; thence North 89 degrees 35 minutes 37 seconds West 76.00

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feet; thence South 00 degrees 00 minutes 05 seconds East 11.20 feet; thence North 89 degrees 42 minutes 12 seconds West 24.00 feet; thence North 90 degrees 00 minutes 00 seconds West 79.67 feet; thence South 00 degrees 00 minutes 05 seconds East 510.69 feet; thence South 04 degrees 22 minutes 26 seconds East 28.31 feet; thence South 00 degrees 00 minutes 05 seconds East 93.80 feet; thence North 89 degrees 59 minutes 22 seconds East 192.83 feet to the point of beginning, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

TO THAT CERTAIN SPECIAL WARRANTY DEED DATED SEPTEMBER 10, 2004, CONVEYING AT 2704 N. HARTLAND COURT, 2700 N. HARTLAND COURT, 2664 N. HARTLAND COURT, 2660 N. HARTLAND COURT, 2658 N. HARTLAND COURT, 2641 N. HARTLAND COURT, 2645 N. HARTLAND COURT, 2649 N. HARTLAND COURT, CHICAGO, ILLINOIS.

All defined terms herein shall have their meaning assigned to them in the Development Agreement

ARTICLE III. APPOINTMENT AND POWER OF ATTORNEY

3.01 Appointment and Acceptance of Appointment and Power of Attorney. Townhome Developer and Single Family Developer hereby appoint and designate as and create in Master Developer a Power of Attorney on behalf of the Townhome Developer and Single Family Developer.

3.02 The Power of Attorney. The Power of Attorney is an irrevocable power of attorney for the duration of the Development Period to execute, acknowledge, file, register and/or record such instruments as may be desirable or necessary to effectuate the provisions of the Project Documents and to complete the Project. By the signing of this agreement, Townhome Developer and Single Family Developer hereby confer onto Master Developer this Power of Attorney, without further written consent, and hereby authorize Master Developer to enter into any contracts, applications, permits, utility agreements, leases, agreements, dedications, grants, tax divisions, easements to adjacent property owners, other easements, releases, subdivisions or resubdivisions, amendments to the Planned Development, the Master Association Declaration, including changing, enforcing or complying with the Project Documents, or any matter with respect to the completion of the Project, (both as defined in the Development Agreement) which will affect the use of the Property after the Closing, including but not limited to the Master Developer's rights and responsibilities under the Development Agreement, the Master Association Declaration, the TAG Agreement; entering into loan documents for the purpose of developing the common areas which may encumber the Property and any other matter required of Master Developer. Townhome Developer and Single Family Developer shall sign a Power of Attorney at the time of Closing the purchase of the Townhome Property and the Single Family Property further memorializing Master Developer's authority to act on Townhome Developer and Single Family Developer's behalf for these matters without obtaining Townhome Developer and Single Family Developer's signatures for the same. This Power of Attorney shall apply to their successors in title including successor developer(s), if any, any association, their mortgagees or any Person whomsoever. Nothing in this paragraph shall be construed as giving Master Developer authority to interfere with the use of the improvements Townhome Developer and Single Family Developer will make to the Lots as single family homes.

3.03 Reservation of Rights and Deed Restriction. Each deed, mortgage, trust deed, or other evidence of obligation affecting a Townhome Lot or Single Family Lot or conveyance of any portion of the Development Site and the acceptance thereof shall be deemed to be a grant and acknowledgment of and a covenant and reservation of the power of the Master Developer to act pursuant to the this agreement; further the same are an acknowledgment that all rights and easements in favor of owners of Townhome Lot or Single Family Lots or associations created by Townhome Developer and Single Family Developer, shall be subject and subordinate to the rights and powers of the Master Developer. Nothing in this paragraph shall be construed as giving Master Developer authority to interfere with the use of the improvements Townhome Developer and Single Family Developer will make to the Lots as single family homes.