

# UNOFFICIAL COPY



0627016033

After recording, return to:

Mark S. Friedman, Esq.

SKMF, LLC

303 W. Madison Street, Suite 1800

Chicago, Illinois 60606

Doc#: 0627016033 Fee: \$168.00

Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 09/27/2006 08:38 AM Pg: 1 of 73

## FIRST AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT AGREEMENT

THIS FIRST AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT AGREEMENT (this "**Amendment**") is entered into this 21<sup>st</sup> day of September, 2006, by and between PACESETTER DEVELOPMENT LLC, an Illinois limited liability company ("**Pacesetter**") and CHICAGO TITLE LAND TRUST COMPANY, not personally but as Successor Trustee to LaSalle Bank National Association, as Trustee under Trust Agreement dated June 9, 2005 and known as Trust No. 134436 (the "**Trust**").

### WITNESSETH:

WHEREAS, Dynaprop XVIII: State Street LLC, an Illinois limited liability company ("**Dynaprop**") entered into that certain Operation and Reciprocal Easement Agreement dated July 28, 2004 (the "**Agreement**") and recorded with the Recorder of Deeds of Cook County, Illinois on July 30, 2004 as Document No. 0421218002;

WHEREAS, at the time of the recording of the Agreement, Dynaprop was the owner of the Total Parcel as legally described in Schedule A attached hereto and made a part hereof;

WHEREAS, by Declaration of Condominium dated July 28, 2004 and recorded with the Recorder of Deeds of Cook County, Illinois on August 4, 2004 as Document No. 0421739021 (the "**Condominium Declaration**"), Dynaprop submitted the Condominium Property, as legally described in Schedule B attached hereto and made a part hereof, to the Condominium Act;

WHEREAS, on June 14, 2005, Dynaprop conveyed the Retail Property, as legally described in Schedule C attached hereto and made a part hereof, to the Trust and, as of the date of this Amendment, the Trust continues to be the owner of the Retail Property;

WHEREAS, on March 22, 2005, Dynaprop conveyed the Add-On Property, as legally described in Schedule D attached hereto and made a part hereof, to LaSalle Bank National Association, as Trustee under Trust Agreement dated March 21, 2005 and known as Trust No. 134087 ("**LaSalle**") and, as a result of such transaction, LaSalle became a successor to Dynaprop under the Agreement and a "Dynaprop Party";

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WHEREAS, on September 2, 2005, LaSalle conveyed the Add-on Property to Pacesetter and, as a result of such transaction, Pacesetter became a successor to LaSalle under the Agreement and a "Dynaprop Party";

WHEREAS, pursuant to Section 1.55 of the Agreement, the Dynaprop Parties have, at the time of the recording of this Amendment, the sole right to add the Add-On Property to the Submitted Property on behalf of the Owner of the Condominium Property (including, without limitation, the Association and the Unit Owners) for purposes of the Agreement, including, without limitation, executing amendments to the Agreement pursuant to Section 24.4 thereof;

WHEREAS, pursuant to Section 24.4 of the Agreement, Pacesetter, as the owner of the Add-On Property, desires to add: (i) that portion of the Add-On Property as legally described in Schedule E attached hereto and made a part hereof (the "**Condominium Add-On Property**") to the Condominium Property; and (ii) that portion of the Add-On Property as legally described in Schedule F attached hereto and made a part hereof (the "**Retail Add-On Property**") to the Retail Property, and the Trust agrees to the addition of such Add-On Property to the Retail Property;

WHEREAS, in connection with the addition of the Add-On Property to the Condominium Property and Retail Property, Pacesetter and the Trust desire to amend the Agreement in accordance with the terms and conditions contained in this Amendment; and

WHEREAS, the capitalized terms used but not defined herein shall have the same definitions as set forth in the Agreement to the extent such terms are defined therein.

NOW, THEREFORE, in consideration of the recitals to this Amendment and the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, Pacesetter and the Trust agree as follows:

1. Section 1.22 of the Agreement shall be deleted in its entirety and replaced with the following:

“**Condominium Parcel**” means that portion of the Total Parcel generally consisting of: (a) the entire subsurface of the Total Parcel located within and outside of the exterior walls of the Building lying below a horizontal plane at the height of the underside of the ground floor of the Building (except that portion thereof comprising the Retail Parcel); (b) the surface, subsurface and air rights within which the elevator shafts and elevator lobbies of the Condominium Building Elevators are located; (c) the surface and air rights from the height of the underside of the ground floor of the Building to the height of the underside of the second (2<sup>nd</sup>) floor of the Building within which is located the condominium vestibule (Room 103), condominium lobbies (Rooms 104 and 128), mail rooms, stairwells, transformer vault room (Room 114), trash compactor rooms (Rooms 110 and 130), service corridor (Room 112), loading vestibule/service corridor (Room 129) and loading vestibule (Room 106); (d) the surface and air rights from the height of the underside of the ground floor of the Building to the height of the underside of the second (2<sup>nd</sup>) floor of the Building of that portion of the Total Parcel lying outside of the exterior walls of the Building and located immediately adjacent to the condominium vestibule (Room 103), stairwell (Room 116) and condominium lobby (Room 128) serving the Condominium Property; (e) the surface and air rights of that

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portion of the Total Parcel lying outside of the exterior walls of the Building constituting the ramp and head house serving the basement parking garage; and (f) the air rights of the Total Parcel above a horizontal plane located at the height of the underside of the second (2<sup>nd</sup>) floor of the Building (except that portion thereof comprising the Retail Parcel), within which is located, among other things, the condominium units, stairwells, vestibules, lobbies, shafts, fitness room, gas meter room, trash room, telephone, electrical and cable rooms, storage rooms and the Upper Roof; such Condominium Parcel being legally described on Exhibit B attached hereto and identified (for reference purposes only) on the floor plan drawings attached hereto as Exhibit E."

2. Section 1.40 of the Agreement shall be amended to: (i) replace the words "chilled and condenser water" with "refrigerant" in the fourth line thereof; and (ii) replace the language "emergency generator," with "natural" in the sixth line thereof.

3. Article I of the Agreement shall be amended to add the following new Section 1.59.5:

**"1.59.5 "Property"** means the Condominium Property or the Retail Property, as the context requires."

4. Section 1.65 of the Agreement shall be deleted in its entirety and replaced with the following:

**"Retail Parcel"** means that portion of the Total Parcel generally comprised of: (a) that portion of the subsurface located below a horizontal plane at the height of the underside of the ground floor of the Building of that portion of the Total Parcel lying outside of the exterior walls of the Building and below that portion of the Retail Add-On Property comprising the Retail Parking Lot; (b) the surface and air rights from the height of the underside of the ground floor of the Building to the height of the underside of the second (2<sup>nd</sup>) floor of the Building within which is located the retail spaces, retail corridor, management office (Room 111) and electrical room (Room 115); (c) the surface and air rights lying between a horizontal plane at the height of the underside of the ground floor of the Building to a horizontal plane at the height of the underside of the second (2<sup>nd</sup>) floor of the Building of that portion of the Total Parcel lying outside of the exterior walls of the Building (except that portion thereof comprising the Condominium Parcel), including, without limitation, the Retail Parking Lot and trash enclosure area; and (d) the air rights above a horizontal plane located at the height of the underside of the second (2<sup>nd</sup>) floor of the Building of that portion of the Total Parcel lying outside of the exterior walls of the Building and above the Retail Parking Lot and trash enclosure area; such Retail Parcel being legally described in Exhibit C attached hereto and identified (for reference purposes only) on the floor plan drawings attached hereto as Exhibit E."

5. Section 1.69 of the Agreement shall be deleted in its entirety and replaced with the following:

**"Shared Facilities Easement Area"** means (a) that portion of the Condominium Building consisting of the mechanical rooms (Rooms 010 and 012) and telephone room (Room 009) located in the basement, the transformer vault room (Room 114), trash compactor rooms (Rooms 110 and 130), service corridor (Room 112) and loading vestibule/service corridor (Room 129) located on the ground floor, and the gas

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meter room (Room 630) located on the sixth floor, (b) that portion of the Retail Building consisting of the electrical room (Room 115) located on the ground floor, (c) that portion of the Total Parcel lying outside of the Building's exterior walls to the property line of the Total Parcel from street level to a height at the underside of the second (2<sup>nd</sup>) floor of the Building, within which area certain sidewalks, driveways and landscaping improvements are located (exclusive of the Retail Parking Lot), and (d) the entire subsurface of the Total Property other than that portion contained within the basement of the Building, that portion of the Retail Parcel located in the subsurface of the Total Parcel, and the MCI Easement Area (as defined in **Section 2.2(K)**), all as identified (for reference purposes only) on the floor plan drawings attached hereto as **Exhibit F**."

6. Section 1.81 of the Agreement shall be amended to: (a) replace "roof" with "roofs" in subparagraph (i) thereof; and (b) replace "floor" with "and sixth (6<sup>th</sup>) floors" in subparagraph (i) thereof.

7. Section 2.1(G) of the Agreement shall be amended to add the following language after "limitation," in the third line thereof: "for Maintenance of electrical switchgear and related Facilities, and installation and Maintenance of additional Facilities, serving the Condominium Property in the electrical room (Room 115) located on the first floor of the Retail Property and".

8. Section 2.1(H) of the Agreement shall be amended to replace "room" with "rooms" in the third and ninth lines thereof.

9. Section 2.2(E) of the Agreement shall be amended to: (a) delete "or" in the eighth line thereof; and (b) add the following language to the end thereof: ", or (vi) to construct and build-out that portion of the Retail Parcel located in the subsurface of the Total Parcel and, upon substantial completion of such construction and build-out, to permit pedestrian and vehicular access to such portion of the Retail Property, provided that the Owner of the Retail Property is responsible for the payment of an equitable portion of the costs of Maintenance of the Condominium Parking Property and Condominium Building Elevators commensurate with its use thereof."

10. Section 2.2(G) of the Agreement shall be amended to: (a) add the language "and for the use of the restroom (Room 119) located adjacent to the trash compactor room (Room 110) located on the ground floor of the Condominium Property" at the end of subparagraph (i) thereof; (b) replace the language "corridor" with "corridors (Rooms 112 and 129)" in the second line of subparagraph (ii) thereof; (c) replace the language "mechanical room (Room 012)" with "mechanical rooms (Rooms 010 and 012)" in the second line of subparagraph (iv) thereof; (d) add the language "and gas meter room (Room 630) located on the sixth (6<sup>th</sup>) floor of the Condominium Property" at the end of subparagraph (iv) thereof; (e) replace the language "room (Room 110) located in the basement" with "rooms (Rooms 110 and 130) located on the ground floor" in subparagraph (vi) thereof; and (f) replace "such" with "each" in the fourth line of subparagraph (vi) thereof.

11. Section 2.2(H) of the Agreement was intentionally omitted from the Agreement.

12. Section 2.2(K) of the Agreement shall be amended to: (a) add the language "and other areas" after "bench area" in subparagraph (iii) thereof; and (b) replace the language "and (viii)" in the fourth-to-last line thereof with the following language: "(viii) use the storage room



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(Room 031) located in the basement of the Condominium Property for storage of personal property and for installation and Maintenance of additional Facilities; and (ix)".

13. Section 4.1 of the Agreement shall be amended to replace the language "Upper Roof" with "Reserved Easement Area" in the twelfth line thereof.

14. Section 4.3 of the Agreement shall be amended to add the language "and "Pointe 1900 Residences"" before "and" in the sixth line thereof.

15. Article IV of the Agreement shall be amended to add the following new Section 4.4:

**"4.4 Relocation of Utility Easements.** If, at any time, it shall become necessary for an Owner (the "requesting Owner") to relocate utility easements other than where currently located or to be located as part of the Condominium Property or Retail Property, as applicable, in order to provide or upgrade required utility service to the requesting Owner's Property, the other Owner agrees to grant such relocated utility easements (at such location mutually agreed to by the Owners, but not within any Unit or tenant space), provided (1) such easements do not unreasonably interfere with the reasonable use and enjoyment of the other Owner's Property for the purposes for which the Property is used, or if such use and enjoyment would be disturbed, no reasonable alternative is available, (2) the other Owner shall not be required to grant an easement which would convert otherwise available space that is used for the purposes for which the other Owner's Property is used unless such relocation easements are required by Law and no other space is reasonably available in which case the other Owner is equitably compensated for the value of such converted space, and (3) the requesting Owner shall pay the reasonable costs and expenses of the other Owner in connection with granting such easement."

16. Section 22.1 of the Agreement shall be amended to: (a) replace the name "Dynaprop XVIII: State Street LLC" with "Pointe 1900 Retail LLC" for notices to Owner of the Retail Property; (b) replace the name "Sinar Keldermans Miller & Friedman, LLC" with "SKMF, LLC" in both places it appears in this Section; and (c) replace the name "Dynaprop XVIII: State Street LLC" with "Pacesetter Development LLC" for notices to Owner of the Condominium Property.

17. Exhibit A attached to the Agreement is deleted in its entirety and replaced with Exhibit A attached hereto and made a part hereof for the purpose of adding the Add-On Property to the Total Parcel.

18. Exhibit B attached to the Agreement is deleted in its entirety and replaced with Exhibit B attached hereto and made a part hereof for the purposes of: (i) amending the legal description of the Condominium Parcel contained in Exhibit B to the Agreement to replace the elevation "+29.66" with "+28.79" in the legal descriptions of Exceptions Parcels 1 and 2 contained therein; and (ii) adding the Condominium Add-On Property to the Condominium Property.

19. Exhibit C attached to the Agreement is deleted in its entirety and replaced with Exhibit C attached hereto and made a part hereof for the purposes of: (i) amending the legal description of the Retail Parcel contained in Exhibit C to the Agreement to replace the elevation

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“+29.66” with “+28.79” in the legal descriptions of Parcels 1 and 2 contained therein; and (ii) adding the Retail Add-On Property to the Retail Property.

20. Exhibit D attached to the Agreement is deleted in its entirety.

21. Exhibit E attached to the Agreement is deleted in its entirety and replaced with Exhibit E attached hereto and made a part hereof.

22. Exhibit F attached to the Agreement is deleted in its entirety and replaced with Exhibit F attached hereto and made a part hereof.

23. Exhibit G attached to the Agreement is deleted in its entirety and replaced with Exhibit G attached hereto and made a part hereof.

24. Schedule 1.21 attached to the Agreement is deleted in its entirety and replaced with Schedule 1.21 attached hereto and made a part hereof.

25. Schedule 1.43 attached to the Agreement is deleted in its entirety and replaced with Schedule 1.43 attached hereto and made a part hereof.

26. Schedule 1.59 attached to the Agreement shall be amended to add the information shown on Schedule 1.59 attached hereto and made a part hereof.

27. Schedule 1.64 attached to the Agreement is deleted in its entirety and replaced with Schedule 1.64 attached hereto and made a part hereof.

28. Schedule 1.68 attached to the Agreement is deleted in its entirety and replaced with Schedule 1.68 attached hereto and made a part hereof.

29. It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the representations, warranties, covenants, undertakings and agreements herein made on the part of the Trust, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Trust are nevertheless each and every one of them, made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trust or for the purpose or with the intention of binding the Trust personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this Amendment is executed and delivered by the Trust not in its own right, but solely in the exercise of the powers conferred upon it as the Trust; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any representations, warranties, covenants, undertakings and agreements of the Trust in this Amendment contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

30. All of the terms and provisions hereof will and shall be deemed to run with the land and shall be binding upon and inure for the benefit of and shall burden each Property and each Owner and their respective successors and assigns.

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31. The validity, construction and enforceability of this Amendment shall be governed in all respects by the laws of the State of Illinois.

32. In the event of any inconsistencies between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment shall control.

33. Except as modified herein, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Amendment on the above-described date.

PACESETTER DEVELOPMENT LLC, an Illinois limited liability company

By: Dynaprop Development Corporation, an Illinois corporation, its Manager

By: Patrick J. Turner  
Name: PATRICK J. TURNER  
Title: PRESIDENT

CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under Trust Agreement dated June 9, 2005 and known as Trust No. 134436

By: Lynda S. Parrie  
Name: LYNDA S. PARRIE  
Title: ASST. VICE PRESIDENT

ATTEST:

**Attestation not required**

By: pursuant to corporate by laws  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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**UNOFFICIAL COPY****CONSENT OF SENIOR LENDER**

LASALLE BANK NATIONAL ASSOCIATION ("Senior Lender"), a national banking association, holder of a certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing (the "Senior Mortgage") on the Add-On Property dated September 7, 2005, and recorded on September 9, 2005 as Document Number 0525234051 hereby consents to the execution, delivery and recording of this Amendment and agrees that the lien of the Senior Mortgage is subordinate to the Agreement, as amended.

IN WITNESS WHEREOF, Senior Lender has caused this Consent of Mortgage to be signed by its duly authorized officers; all done at Chicago, Illinois, on this 20<sup>th</sup> day of September, 2006.

LASALLE BANK NATIONAL ASSOCIATION

By: [Signature]  
Name: Adam Paskiewicz  
Its: V.P.

ATTEST:

By: [Signature]  
Name: Donald G. Adams  
Its: FVP

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF COOK     )

I, JANICE M. MIKOL, a Notary Public in and for said County and State, do hereby certify that ADAM PASKIEWICZ and DONALD G. ADAMS, the VP and FVP of LASALLE BANK NATIONAL ASSOCIATION, a national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VP and FVP, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Senior Lender, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20<sup>th</sup> day of September, 2006.



[Signature]  
Notary Public  
My Commission Expires: 5/31/07

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## CONSENT OF JUNIOR LENDER

CONNAUGHT REAL ESTATE FINANCE LLC (formerly Conlon Capital LLC) ("Junior Lender"), a Delaware limited liability company, holder of a certain Junior Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Junior Mortgage") on the Add-On Property dated September 7, 2005, and recorded on September 9, 2005 as Document Number 0525234056 hereby consents to the execution, delivery and recording of this Amendment and agrees that the lien of the Junior Mortgage is subordinate to the Agreement, as amended.

IN WITNESS WHEREOF, Junior Lender has caused this Consent of Mortgagee to be signed by its duly authorized officers; all done at Chicago, Illinois, on this 19th day of September, 2006.

CONNAUGHT REAL ESTATE FINANCE LLC

By: [Signature]  
 Name: Daniel P. Fowler  
 Its: President

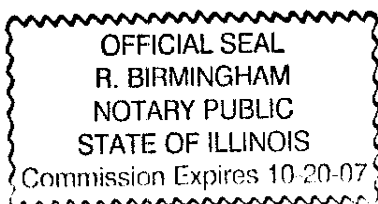
ATTEST:

By: [Signature]  
 Name: Carolyn Gergits  
 Its: Executive Vice President

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK     )

I, R. Birmingham, a Notary Public in and for said County and State, do hereby certify that Daniel P. Fowler and Carolyn Gergits the President and Executive Vice President of CONNAUGHT REAL ESTATE FINANCE LLC, a Delaware limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Executive Vice President, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Junior Lender, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of September, 2006.



[Signature]  
 Notary Public

My Commission Expires: 10/20/07

**UNOFFICIAL COPY****CONSENT OF RETAIL LENDER**

MB FINANCIAL BANK, N.A. ("Retail Lender"), a national banking association, holder of a certain Commercial Construction Mortgage, Assignment of Leases and Rents, and Security Agreement (the "Retail Mortgage") on the Retail Property (as described in Schedule C attached hereto) dated November 24, 2004, and recorded on January 21, 2005 as Document Number 0502103103, as subsequently amended, hereby consents to the execution, delivery and recording of this Amendment and agrees that the lien of the Retail Mortgage is subordinate to the Agreement, as amended.

IN WITNESS WHEREOF, Retail Lender has caused this Consent of Mortgage to be signed by its duly authorized officers; all done at Chicago, Illinois, on this 19th day of September, 2006.

MB FINANCIAL BANK, N.A.

By: [Signature]  
 Name: Trevor B. Cain  
 Its: Vice President

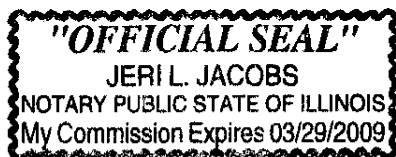
ATTEST:

By: [Signature]  
 Name: Richard J. Chang  
 Its: Vice President

STATE OF ILLINOIS     )  
                                       ) SS  
 COUNTY OF COOK        )

I, JERI JACOBS, a Notary Public in and for said County and State, do hereby certify that TREVOR CAIN and RICK CHANG, the VP and VP of MB FINANCIAL BANK, N.A., a national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VP and VP, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Retail Lender, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19 day of SEPTEMBER 2006.



[Signature]  
 Notary Public  
 My Commission Expires: 3/29/2009

**UNOFFICIAL COPY****SCHEDULE A****Legal Description of the Total Parcel**

(Phase 1)

**LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 00° 03' 47" EAST, ALONG THE EAST LINE OF SAID LOTS 1 TO 5, BOTH INCLUSIVE, SAID LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET, A DISTANCE OF 293.68 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 175.70 FEET;  
THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
THENCE SOUTH 89° 59' 20" EAST, A DISTANCE OF 13.40 FEET;  
THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 68.15 FEET;  
THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 68.65 FEET;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY AND THE NORTHWESTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 186.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**PIN: 17-21-414-009-1001 thru -1114, 17-21-414-008-0000**

**ADDRESS: 1900-1934 S. State St., Chicago, Illinois 60616  
1901-1919 S. Archer Ave., Chicago, Illinois 60616  
2-16 W. Cullerton Ave., Chicago, Illinois 60616**

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## SCHEDULE B

### Legal Description of the Condominium Parcel

(Phase 1)

LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, ALONG THE EAST LINE OF SAID LOTS 1 TO 5, BOTH INCLUSIVE, SAID LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET, A DISTANCE OF 293.68 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 175.70 FEET;  
 THENCE NORTH 00° 01' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 27" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
 THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 68.65 FEET;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY AND THE NORTHWESTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCELS DESCRIBED AS FOLLOWS:

#### PARCEL 1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +29.86 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 1 AND 2 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 121.69 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 34.48 FEET;



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THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 9.20 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 25.60 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.72 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 9.41 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 22.49 FEET;  
 THENCE NORTH 89° 35' 12" WEST, A DISTANCE OF 7.87 FEET;  
 THENCE SOUTH 58° 03' 42" WEST, A DISTANCE OF 11.14 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 11.60 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 10.71 FEET;  
 THENCE A DISTANCE OF 21.13 FEET ALONG AN ARC OF A CIRCLE,  
 CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.18 FEET AND  
 WHOSE CHORD OF 19.46 FEET BEARS NORTH 19° 55' 01" EAST;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 38.06 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.47 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 28.67 FEET;  
 THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 18.12 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 3.68 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 2.64 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 5.13 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 32.02 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.02 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 4.78 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 175.38 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL  
 PLANE AT ELEVATION +13.48 FEET CHICAGO CITY DATUM AND LYING  
 AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +29.66 FEET  
 CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE,  
 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN  
 EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39  
 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 129.79 FEET TO THE  
 POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 00° 03' 47" EAST, A DISTANCE OF 163.89  
 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 51.96 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 6.59 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 3.44 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.50 FEET;

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THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 0.30 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 18.39 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 146.46 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 25.71 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 7.70 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 44.51 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL  
 PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT  
 PART OF LOTS 2 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF  
 THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE  
 WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW  
 SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF  
 SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET TO THE  
 POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97  
 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 76.72 FEET;  
 THENCE NORTH 89° 57' 07" WEST, A DISTANCE OF 26.96 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 15.83 FEET;  
 THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 1.25 FEET;  
 THENCE NORTH 58° 03' 42" EAST, A DISTANCE OF 51.87 FEET;  
 THENCE SOUTH 89° 35' 12" EAST, A DISTANCE OF 7.16 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 163.42 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL  
 PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT  
 PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND  
 ADJOINING THE WEST LINE OF LOT 5 IN BLOCK 32 IN CANAL TRUSTEES  
 NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4  
 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 162.30 FEET TO THE  
 POINT OF BEGINNING;

# UNOFFICIAL COPY

THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## **PARCEL 5:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
 THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
 THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1910 S. STATE STREET, CHICAGO ILLINOIS 60616

PERMANENT INDEX NUMBER: 17 - 21 - 414 - 009-1001 thru -1114

# UNOFFICIAL COPY

## SCHEDULE C

### Legal Description of the Retail Parcel

(Phase 1)

#### PARCEL 1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +29.66 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 1 AND 2 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 121.69 FEET;  
 THENCE SOUTH 19° 00' 00" WEST, A DISTANCE OF 34.48 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 9.20 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 25.60 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.72 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 9.41 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 22.49 FEET;  
 THENCE NORTH 89° 35' 12" WEST, A DISTANCE OF 7.87 FEET;  
 THENCE SOUTH 58° 03' 42" WEST, A DISTANCE OF 11.14 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 11.60 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 10.71 FEET;  
 THENCE A DISTANCE OF 21.13 FEET ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.18 FEET AND WHOSE CHORD OF 19.46 FEET BEARS NORTH 10° 55' 01" EAST;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 24.00 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.47 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 28.07 FEET;  
 THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 18.12 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 3.68 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 2.64 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 5.13 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 32.02 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.02 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 4.78 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 175.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## PARCEL 2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +29.66 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 129.79 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 00° 03' 47" EAST, A DISTANCE OF 163.89 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 51.96 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 6.59 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 3.44 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 0.30 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 18.39 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 146.46 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 25.71 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 7.70 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 44.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 76.72 FEET;  
 THENCE NORTH 89° 57' 07" WEST, A DISTANCE OF 26.96 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 15.83 FEET;



# UNOFFICIAL COPY

THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 1.25 FEET;  
 THENCE NORTH 58° 03' 42" EAST, A DISTANCE OF 51.87 FEET;  
 THENCE SOUTH 89° 35' 12" EAST, A DISTANCE OF 7.15 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 163.43 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## **PARCEL 4:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL  
 PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT  
 PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND  
 ADJOINING THE WEST LINE OF LOT 5 IN BLOCK 32 IN CANAL TRUSTEES  
 NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4  
 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 162.30 FEET TO THE  
 POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 13.40  
 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-21-414-006

ADDRESS: 1900-1908 S. State St., Chicago, Illinois 60616  
 1912-1934 S. State St., Chicago, Illinois 60616  
 1901-1919 S. Archer Ave., Chicago, Illinois 60616  
 2-16 W. Cullerton Ave., Chicago, Illinois 60616

**UNOFFICIAL COPY****SCHEDULE D****Legal Description of the Add-On Property****PARCEL 1:**

**LOTS 1 TO 7, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 2 TO 5 AND LYING EAST OF AND ADJOINING LOT 6 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**EXCEPTING THEREFROM THE PARCEL DESCRIBED AS FOLLOWS:**

**LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 00° 03' 47" EAST, ALONG THE EAST LINE OF SAID LOTS 1 TO 5, BOTH INCLUSIVE, SAID LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET, A DISTANCE OF 293.68 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 175.70 FEET;  
THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 3.40 FEET;  
THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 68.13 FEET;  
THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 68.65 FEET;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY AND THE NORTHWESTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 186.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

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**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.48 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
THENCE NORTH 89° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: SOUTHEAST CORNER OF S. ARCHER AVENUE AND  
S. DEARBORN STREET, CHICAGO, ILLINOIS

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17 - 21 - 414 - 002  
17 - 21 - 414 - 003  
17 - 21 - 414 - 004  
17 - 21 - 414 - 005  
17 - 21 - 414 - 007

**UNOFFICIAL COPY****SCHEDULE E****CONDOMINIUM ADD-ON PROPERTY****PARCEL 1:**

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

**PARCEL A:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

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THENCE SOUTH  $31^{\circ} 51' 21''$  EAST, A DISTANCE OF 5.77 FEET;  
 THENCE NORTH  $58^{\circ} 08' 39''$  EAST, A DISTANCE OF 0.61 FEET;  
 THENCE SOUTH  $31^{\circ} 51' 21''$  EAST, A DISTANCE OF 7.59 FEET;  
 THENCE SOUTH  $58^{\circ} 08' 39''$  WEST, A DISTANCE OF 7.49 FEET;  
 THENCE SOUTH  $31^{\circ} 51' 21''$  EAST, A DISTANCE OF 9.45 FEET;  
 THENCE NORTH  $58^{\circ} 08' 39''$  EAST, A DISTANCE OF 8.05 FEET;  
 THENCE SOUTH  $31^{\circ} 51' 21''$  EAST, A DISTANCE OF 16.80 FEET;  
 THENCE SOUTH  $58^{\circ} 08' 39''$  WEST, A DISTANCE OF 21.30 FEET;  
 THENCE SOUTH  $31^{\circ} 51' 21''$  EAST, A DISTANCE OF 15.63 FEET;  
 THENCE NORTH  $58^{\circ} 08' 39''$  EAST, A DISTANCE OF 13.09 FEET;  
 THENCE SOUTH  $76^{\circ} 51' 21''$  EAST, A DISTANCE OF 13.50 FEET;  
 THENCE SOUTH  $31^{\circ} 51' 21''$  EAST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH  $58^{\circ} 06' 03''$  WEST, A DISTANCE OF 21.88 FEET;  
 THENCE SOUTH  $90^{\circ} 00' 00''$  WEST, A DISTANCE OF 38.68 FEET;  
 THENCE SOUTH  $90^{\circ} 00' 00''$  WEST, A DISTANCE OF 20.65 FEET;  
 THENCE SOUTH  $00^{\circ} 00' 00''$  WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH  $90^{\circ} 00' 00''$  WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;  
 THENCE NORTH  $00^{\circ} 05' 13''$  WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST  $1/4$  OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH  $58^{\circ} 08' 39''$  EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $58^{\circ} 08' 39''$  EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;  
 THENCE SOUTH  $31^{\circ} 54' 03''$  EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH  $57^{\circ} 48' 37''$  WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH  $31^{\circ} 44' 44''$  EAST, A DISTANCE OF 0.96 FEET;



# UNOFFICIAL COPY

THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 8.11 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL C:**

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7;  
 THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;  
 THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 63.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;

# UNOFFICIAL COPY

THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;

THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;

THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;

THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1935 S. ARCHER AVENUE, CHICAGO, ILLINOIS

**PERMANENT INDEX NUMBERS:**

17 - 21 - 414 - 001 - 0000

17 - 21 - 414 - 002 - 0000

17 - 21 - 414 - 003 - 0000

17 - 21 - 414 - 004 - 0000

17 - 21 - 414 - 007 - 0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****SCHEDULE F****RETAIL ADD-ON PROPERTY****PARCEL A:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;  
THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;  
THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;  
THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;  
THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.03 FEET;  
THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;  
THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;  
THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 21.88 FEET;  
THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;  
THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;  
THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT

# UNOFFICIAL COPY

ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;

THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;

THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;

THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;

THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;

THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;

THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;

THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;

THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 3.11 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;

THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;

THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;

THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;

THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;

THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;

# UNOFFICIAL COPY

THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1927-35 S. DEARBORN STREET, CHICAGO, ILLINOIS  
1921-1933 S. ARCHER AVENUE, CHICAGO, ILLINOIS  
1937-1941 S. ARCHER AVENUE, CHICAGO, ILLINOIS  
18-34 W. CULLERTON STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:

17 - 21 - 414 - 001 - 0000  
17 - 21 - 414 - 002 - 0000  
17 - 21 - 414 - 003 - 0000  
17 - 21 - 414 - 004 - 0000  
17 - 21 - 414 - 007 - 0000

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF THE TOTAL PARCEL

**LOT 1 TO 7, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 2 TO 5 AND LYING EAST OF AND ADJOINING LOT 6 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST  $\frac{1}{4}$  OF SETION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINCIS.**

Address: 1900-1934 S. STATE ST., CHICAGO, ILLINOIS 60616  
1901-1941 S. ARCHER AVE., CHICAGO, ILLINOIS 60616  
1927-1935 S. DEARBORN ST., CHICAGO, ILLINOIS 60616  
2-34 W. CULLERTON ST., CHICAGO, ILLINOIS 60616

PIN: 17-21-414-001-0000  
17-21-414-002-0000  
17-21-414-003-0000  
17-21-414-004-0000  
17-21-414-007-0000  
17-21-414-008-0000  
17-21-414-009-1001 thru -1114

**UNOFFICIAL COPY****EXHIBIT B****LEGAL DESCRIPTION OF THE CONDOMINIUM PARCEL****PARCEL I:**

**LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 00° 03' 47" EAST, ALONG THE EAST LINE OF SAID LOTS 1 TO 5, BOTH INCLUSIVE, SAID LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET, A DISTANCE OF 293.68 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 175.70 FEET;  
THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 68.15 FEET;  
THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 68.65 FEET;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY AND THE NORTHWESTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 186.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**EXCEPTING THEREFROM PARCELS DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 1 AND 2 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 121.69 FEET;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 34.48 FEET;**

# UNOFFICIAL COPY

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 9.20 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 25.60 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.72 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 9.41 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 22.49 FEET;  
 THENCE NORTH 89° 36' 12" WEST, A DISTANCE OF 7.87 FEET;  
 THENCE SOUTH 58° 03' 42" WEST, A DISTANCE OF 11.14 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 11.60 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 10.71 FEET;  
 THENCE A DISTANCE OF 21.13 FEET ALONG AN ARC OF A CIRCLE,  
 CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.18 FEET AND  
 WHOSE CHORD OF 19.46 FEET BEARS NORTH 19° 55' 01" EAST;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 38.06 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.47 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 28.67 FEET;  
 THENCE NORTH 31° 51' 03" WEST, A DISTANCE OF 18.12 FEET;  
 THENCE NORTH 58° 03' 39" EAST, A DISTANCE OF 3.68 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 2.64 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 5.13 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 32.02 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.02 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 4.78 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 175.38 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL  
 PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING  
 AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET  
 CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE,  
 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN  
 EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39  
 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 129.79 FEET TO THE  
 POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 00° 03' 47" EAST, A DISTANCE OF 163.89  
 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 51.96 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 6.59 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 3.44 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.50 FEET;

# UNOFFICIAL COPY

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 0.30 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 18.39 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 146.46 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 25.71 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 7.70 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 44.51 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 76.72 FEET;  
 THENCE NORTH 89° 57' 07" WEST, A DISTANCE OF 26.96 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 15.83 FEET;  
 THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 87.50 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 1.25 FEET;  
 THENCE NORTH 58° 03' 42" EAST, A DISTANCE OF 51.87 FEET;  
 THENCE SOUTH 89° 35' 12" EAST, A DISTANCE OF 7.15 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 163.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 162.30 FEET TO THE POINT OF BEGINNING;

**UNOFFICIAL COPY**

THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
 THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

**PARCEL II:**

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;

# UNOFFICIAL COPY

THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;  
THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

**PARCEL A:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;  
THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;  
THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;  
THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;  
THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.63 FEET;  
THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;  
THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;  
THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;  
THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 21.88 FEET;  
THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;  
THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;  
THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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## PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;  
THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;

THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;

THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;

THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;

THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;

THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;

THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;

THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;

THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 8.11 FEET;

THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;

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THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7,  
 AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING  
 THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET  
 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL III:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT  
 ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A  
 HORIZONTAL PLANE AT ELEVATION + 12.80 FEET CHICAGO CITY DATUM OF THAT  
 PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF  
 BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39  
 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS  
 FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF  
 BEGINNING;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
 THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.73 FEET TO THE POINT OF  
 BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1910 S. STATE STREET, CHICAGO, ILLINOIS  
 1935 S. ARCHER AVENUE, CHICAGO, ILLINOIS

## PERMANENT INDEX NUMBERS:

17 - 21 - 414 - 001 - 0000  
 17 - 21 - 414 - 002 - 0000  
 17 - 21 - 414 - 003 - 0000  
 17 - 21 - 414 - 004 - 0000  
 17 - 21 - 414 - 007 - 0000  
 17 - 21 - 414 - 009 - 1001 thru -1114

**UNOFFICIAL COPY****EXHIBIT C****LEGAL DESCRIPTION OF THE RETAIL PARCEL****PARCEL 1:**

**THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 1 AND 2 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 121.69 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 34.48 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 9.20 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 25.60 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.72 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 9.41 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 22.49 FEET;  
 THENCE NORTH 89° 35' 12" WEST, A DISTANCE OF 7.87 FEET;  
 THENCE SOUTH 58° 03' 42" WEST, A DISTANCE OF 11.14 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 11.60 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 10.71 FEET;  
 THENCE A DISTANCE OF 21.13 FEET ALONG AN ARC OF A CIRCLE,  
 CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 15.18 FEET AND  
 WHOSE CHORD OF 19.46 FEET BEARS NORTH 19° 55' 01" EAST;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 38.06 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.47 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 28.67 FEET;  
 THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 18.12 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 3.68 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 2.64 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 5.13 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 32.02 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.02 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 4.78 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 175.38 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**UNOFFICIAL COPY****PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 129.79 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 00° 03' 47" EAST, A DISTANCE OF 163.89 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 51.96 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 6.59 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 3.44 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 0.30 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 18.39 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 146.46 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 25.71 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 7.70 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 44.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 76.72 FEET;  
 THENCE NORTH 89° 57' 07" WEST, A DISTANCE OF 26.96 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 15.83 FEET;

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THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 1.25 FEET;  
 THENCE NORTH 58° 03' 42" EAST, A DISTANCE OF 51.87 FEET;  
 THENCE SOUTH 89° 35' 12" EAST, A DISTANCE OF 7.15 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 163.43 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 162.30 FEET TO THE  
 POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 13.40  
 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET TO THE  
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL A:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;



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THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.63 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;  
 THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 21.88 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;



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THENCE SOUTH 58° 08'39" WEST, A DISTANCE OF 8.11 FEET;  
THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF  
BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL C:**

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT  
ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN  
CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL  
SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;  
THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7,  
SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A  
DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;  
THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;  
THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;  
THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7,  
AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING  
THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET  
TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

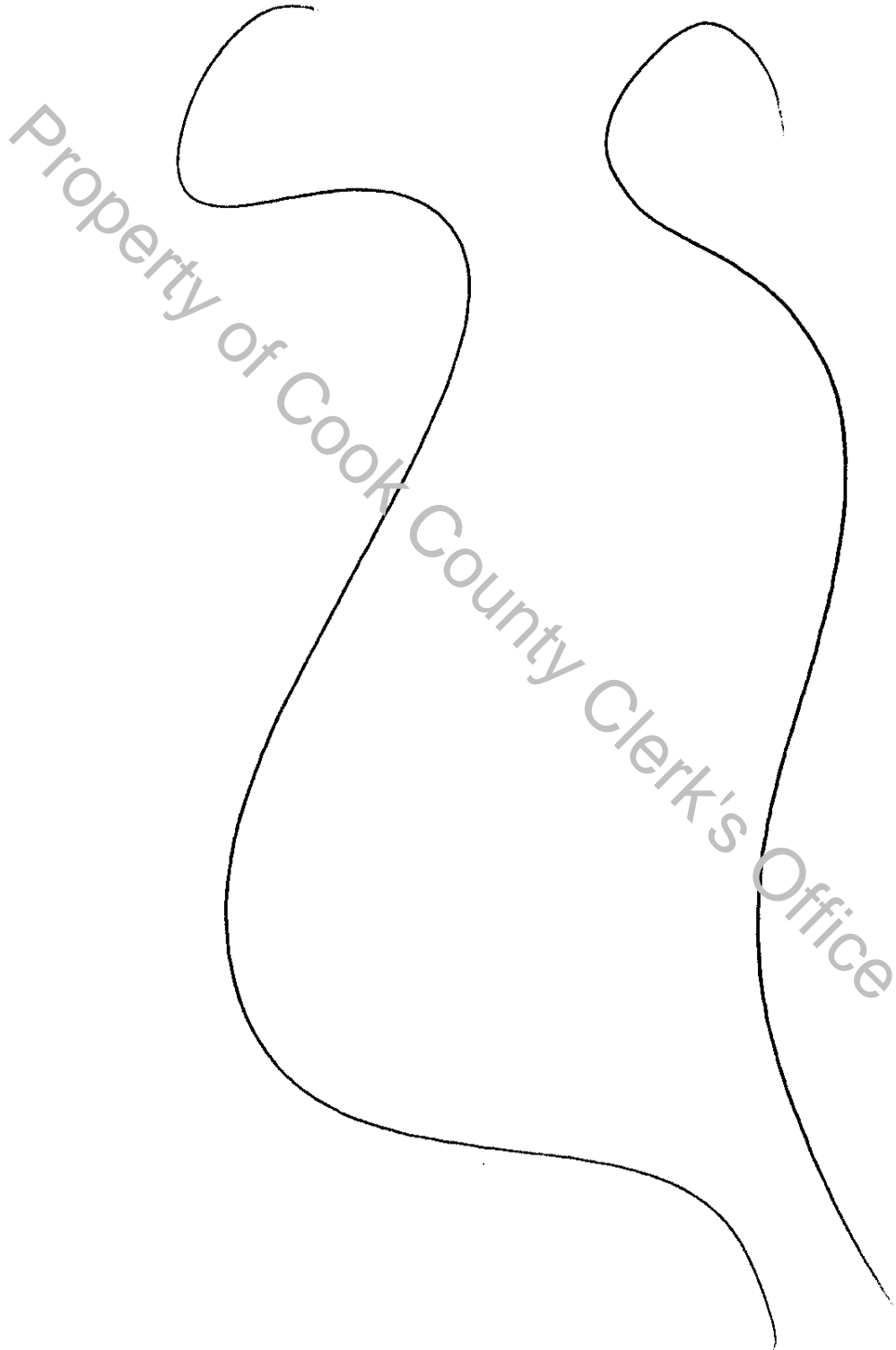
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1912-1934 S. STATE ST., CHICAGO, ILLINOIS 60616  
1901-1933 S. ARCHER AVE., CHICAGO, ILLINOIS 60616  
1937-1941 S. ARCHER AVE., CHICAGO, ILLINOIS 60616  
1927-1935 S. DEARBORN ST., CHICAGO, ILLINOIS 60616  
2-34 W. CULLERTON ST., CHICAGO, ILLINOIS 60616

PIN: 17-21-414-001-0000  
17-21-414-002-0000  
17-21-414-003-0000  
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17-21-414-008-0000

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## EXHIBIT E

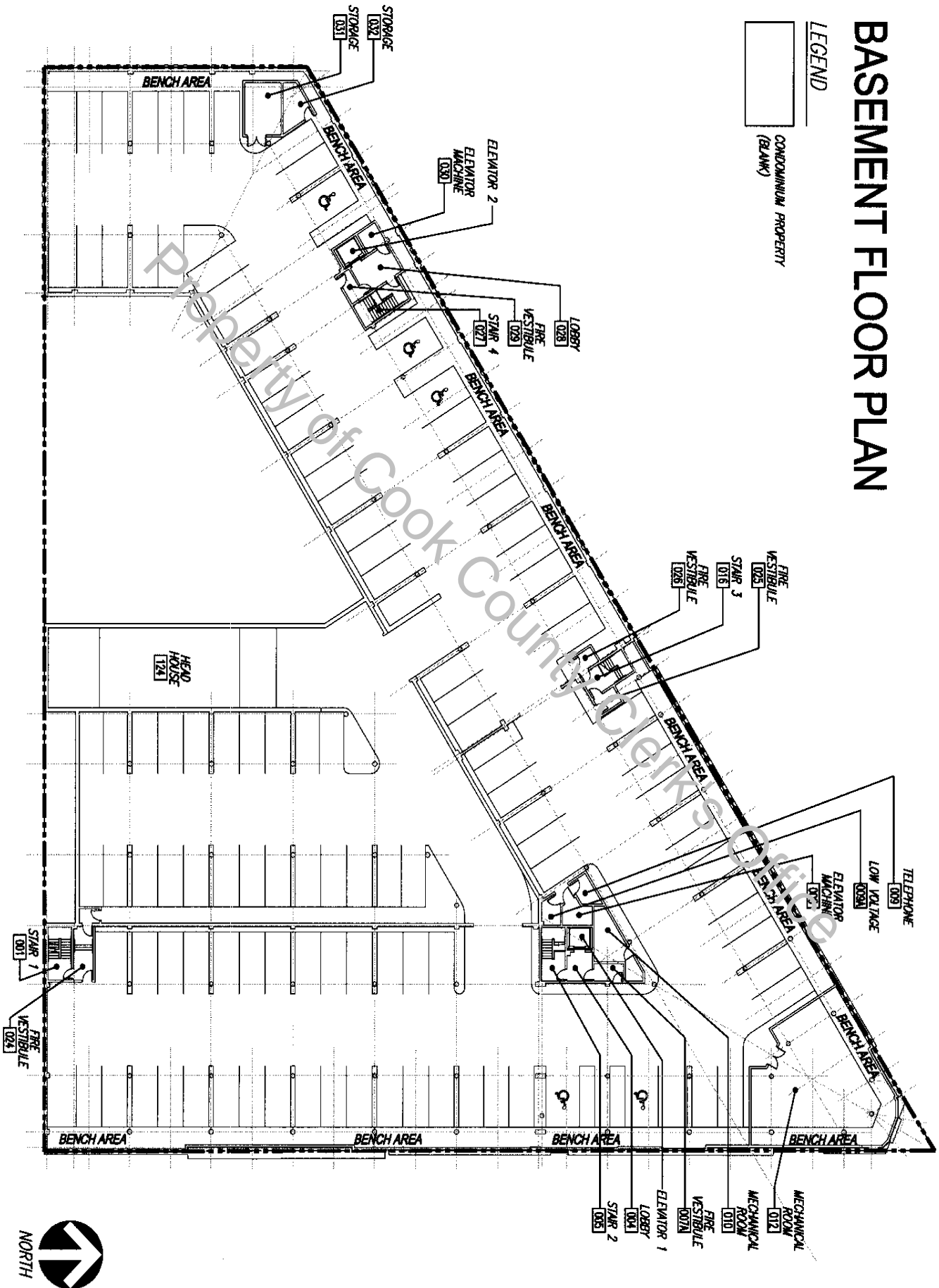
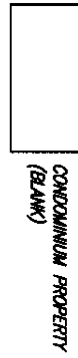
FLOOR PLANS DEPICTING THE CONDOMINIUM PROPERTY  
AND RETAIL PROPERTY



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# BASEMENT FLOOR PLAN

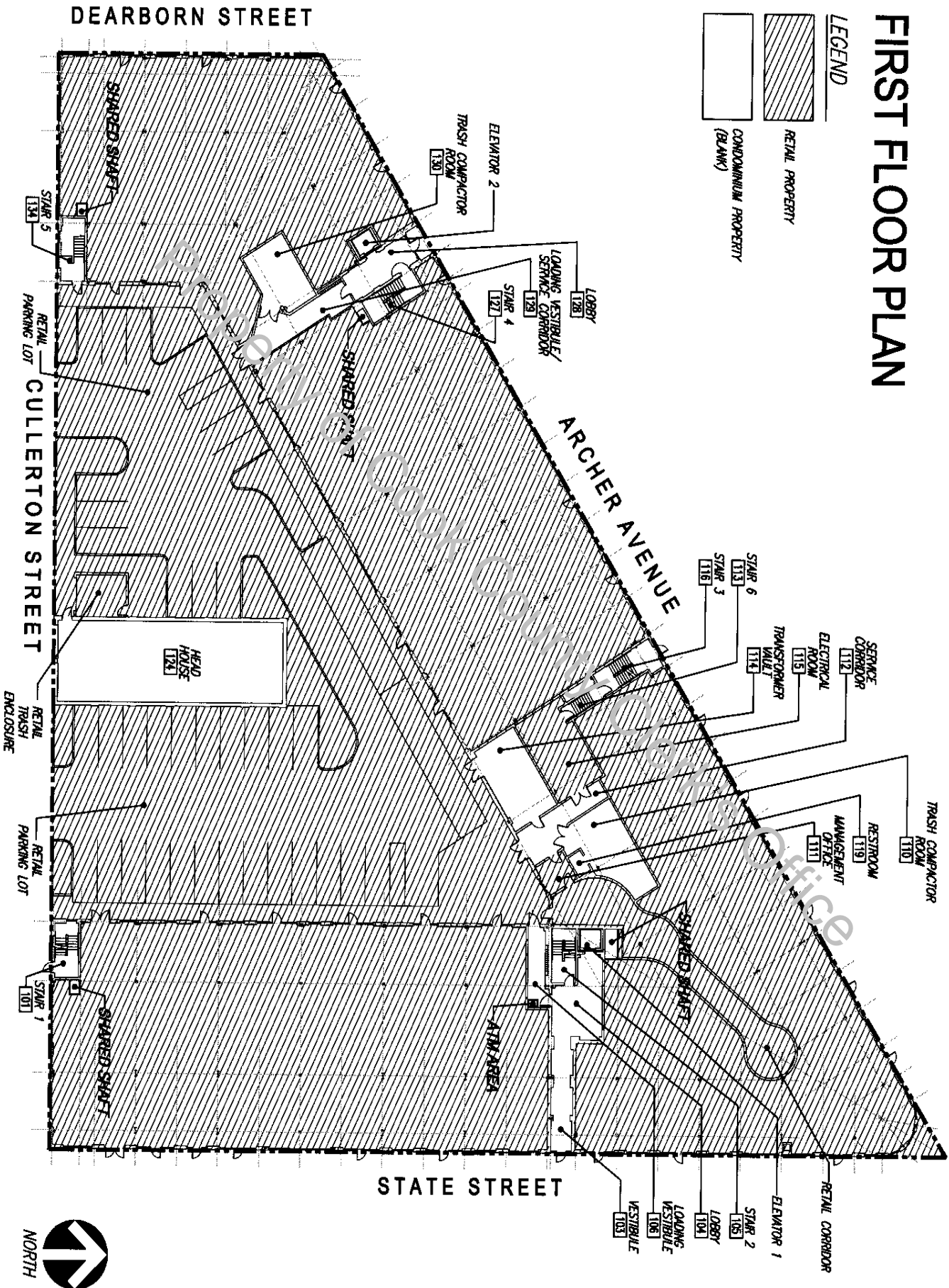
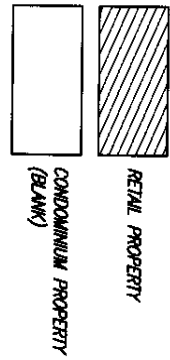
## LEGEND



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# FIRST FLOOR PLAN



## LEGEND

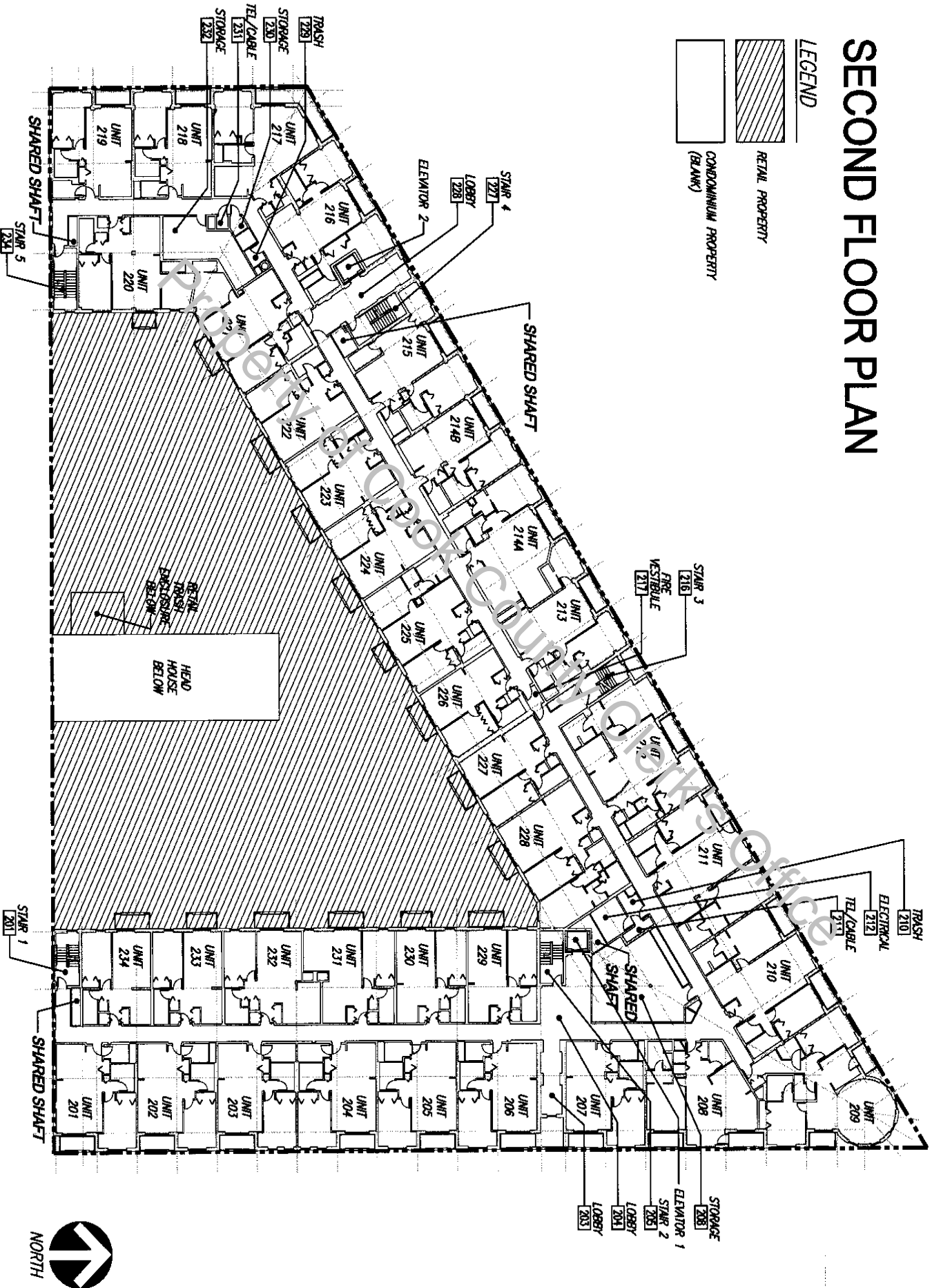


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# SECOND FLOOR PLAN

## LEGEND

-  RETAIL PROPERTY
-  CONDOMINIUM PROPERTY (BLANK)

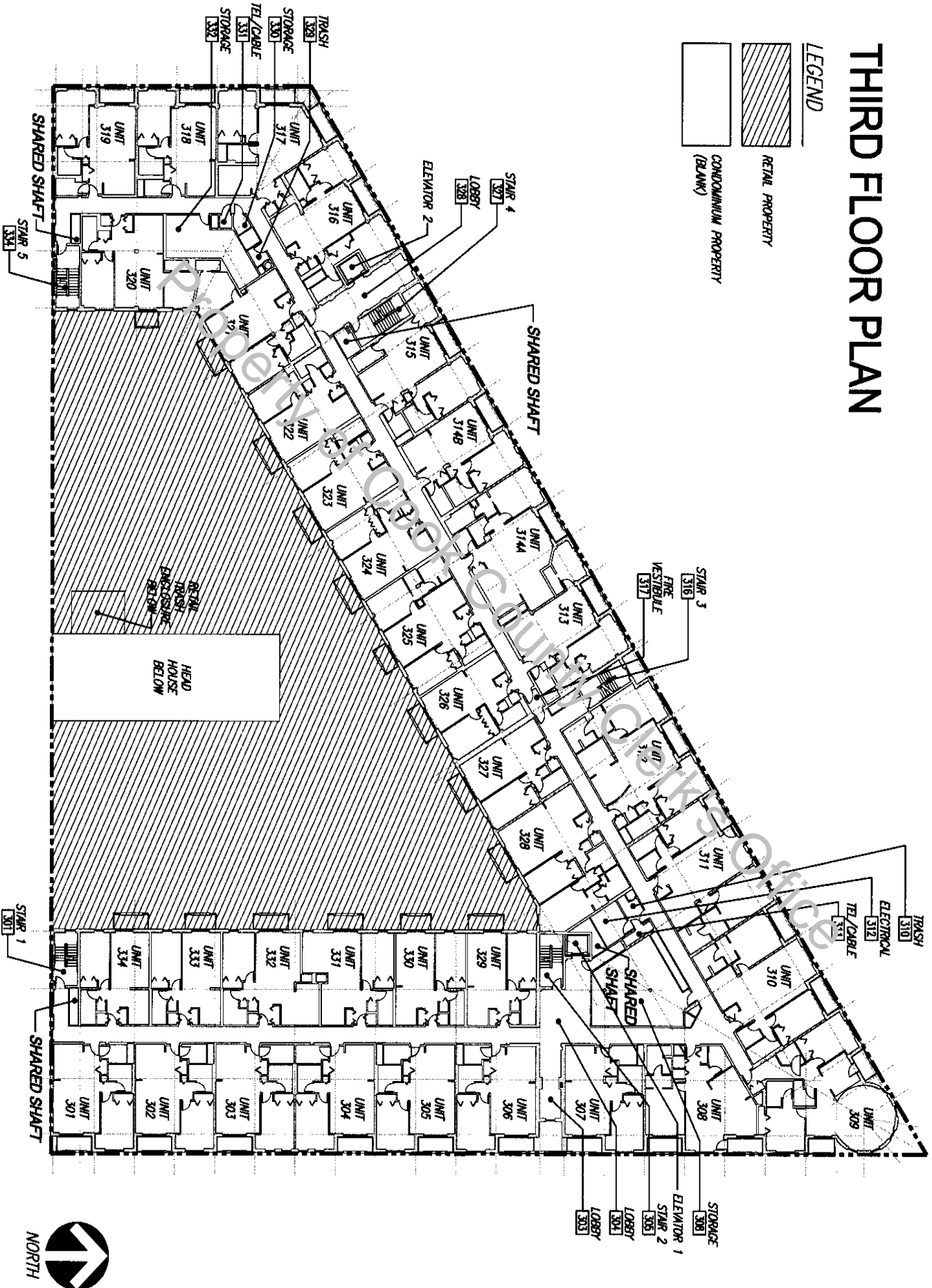
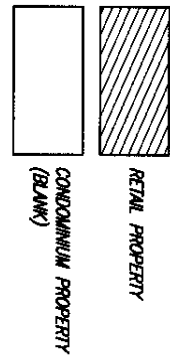




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# THIRD FLOOR PLAN

## LEGEND





LEGEND



**CONDOMINIUM PROPERTY  
(PERMANENT)**

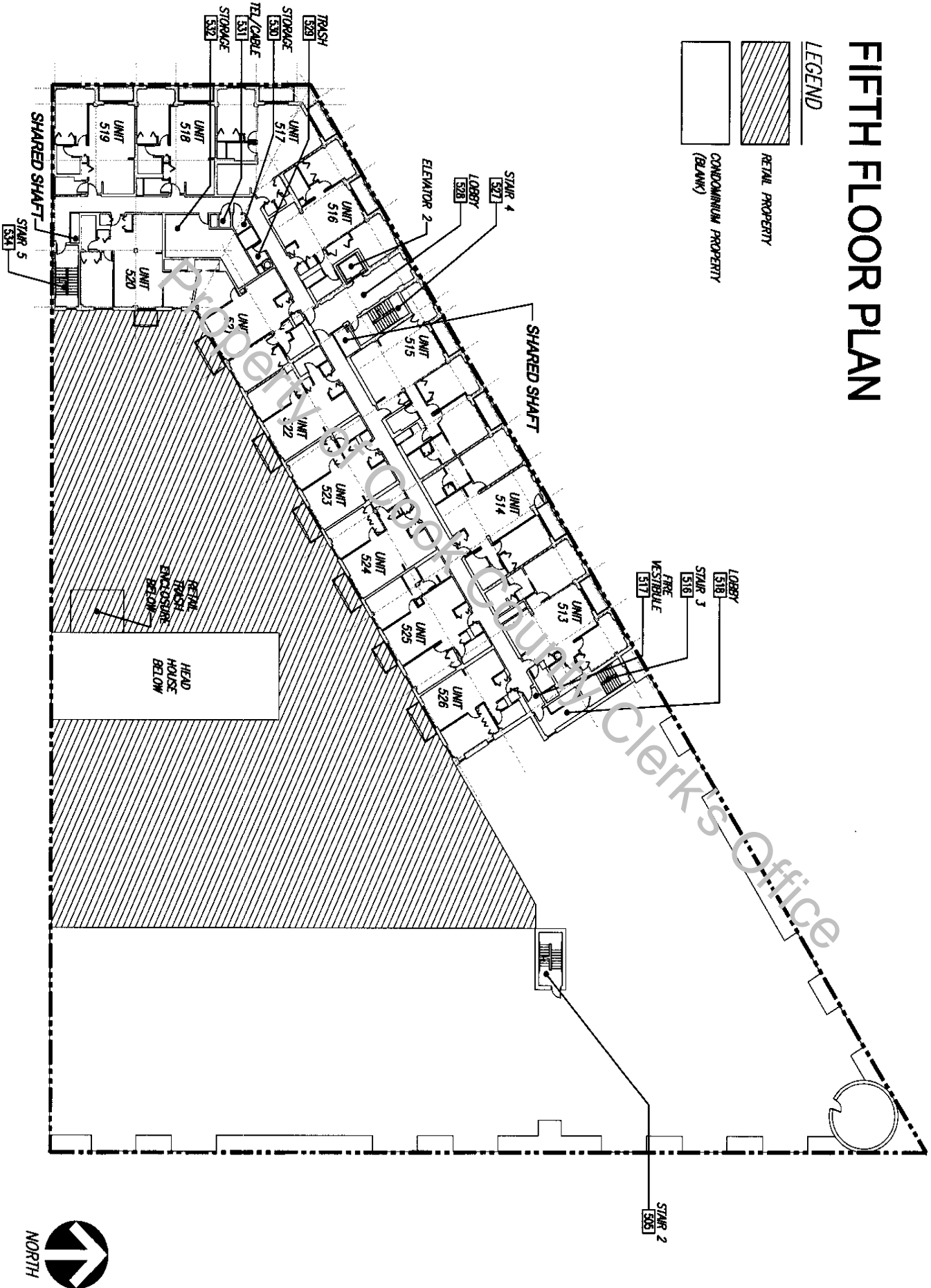


UNOFFICIAL COPY

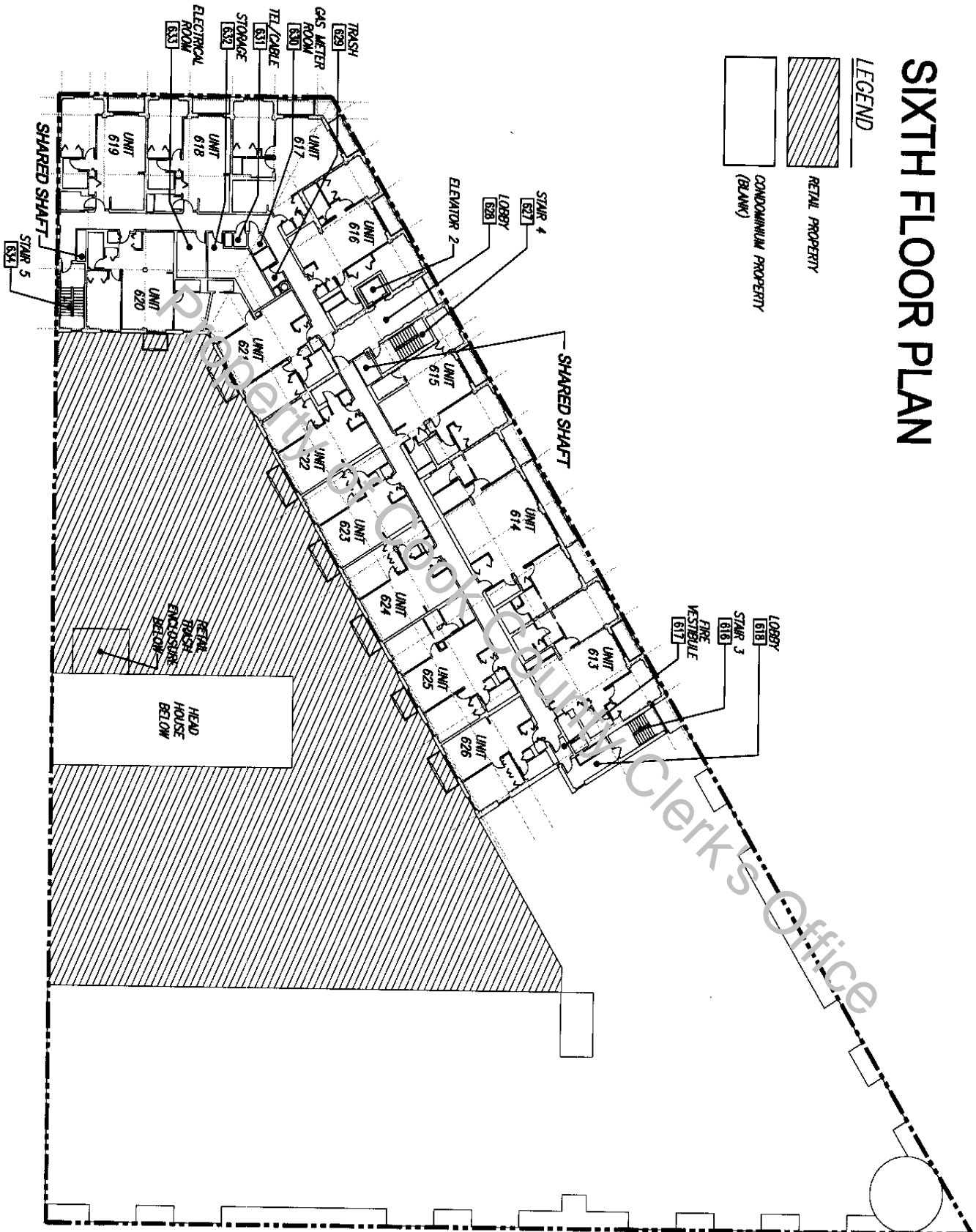
# FIFTH FLOOR PLAN

## LEGEND

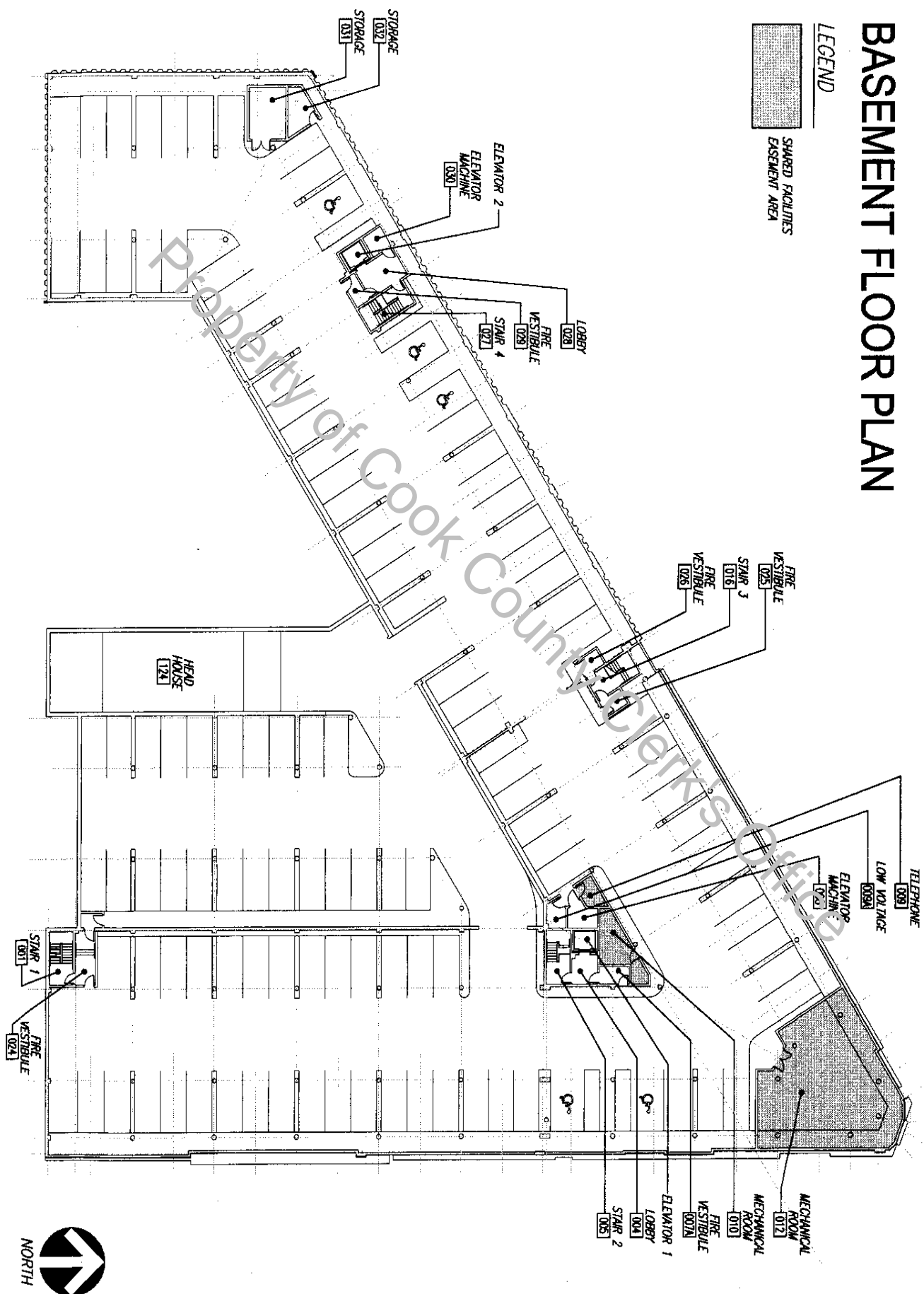
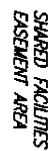
	RETAIL PROPERTY
	CONDOMINIUM PROPERTY (BLANK)



CONDOMINIUM PROPERTY  
(BLANK)

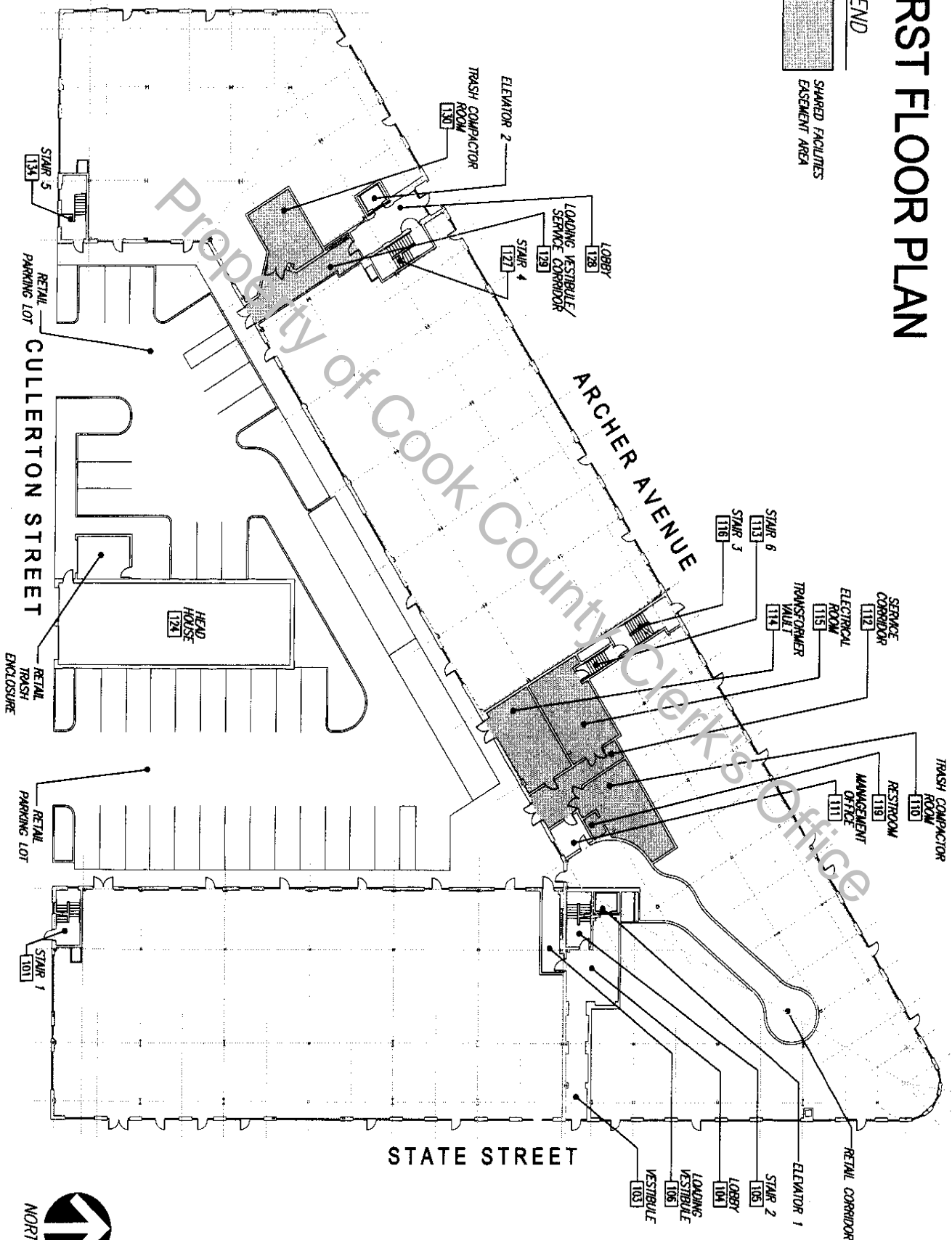


LEGEND





LEGEND



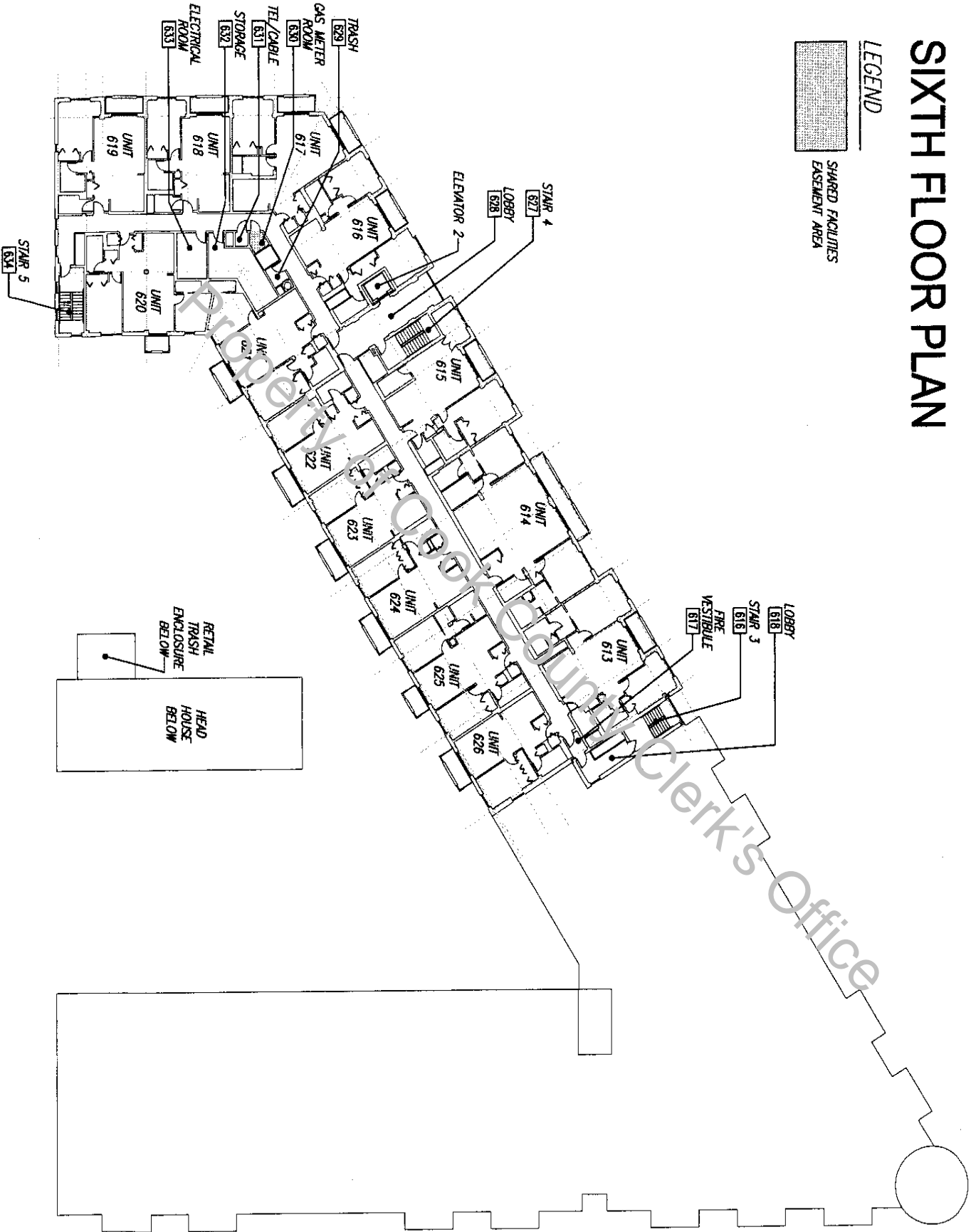
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# SIXTH FLOOR PLAN

## LEGEND



SHARED FACILITIES  
EASEMENT AREA

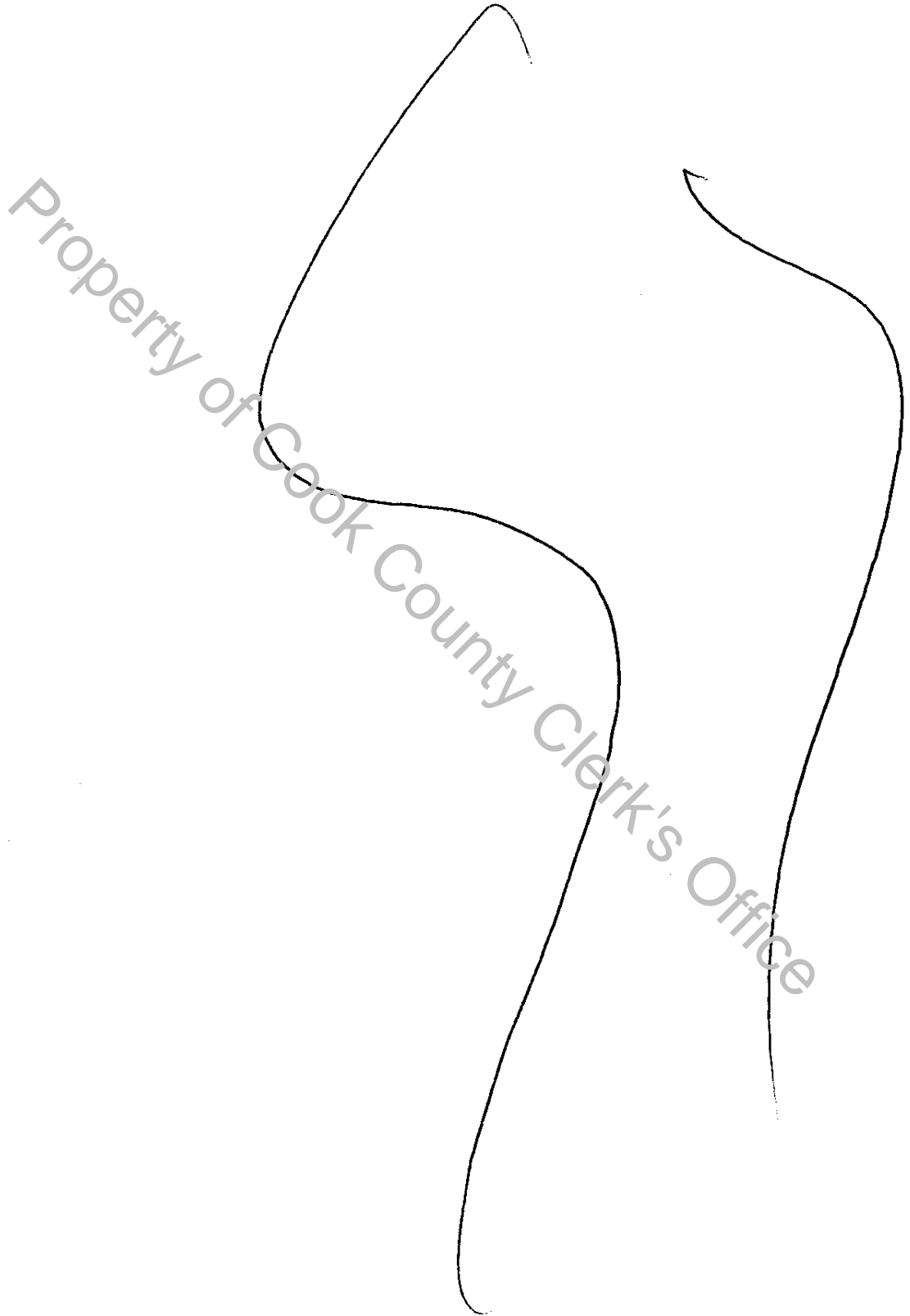




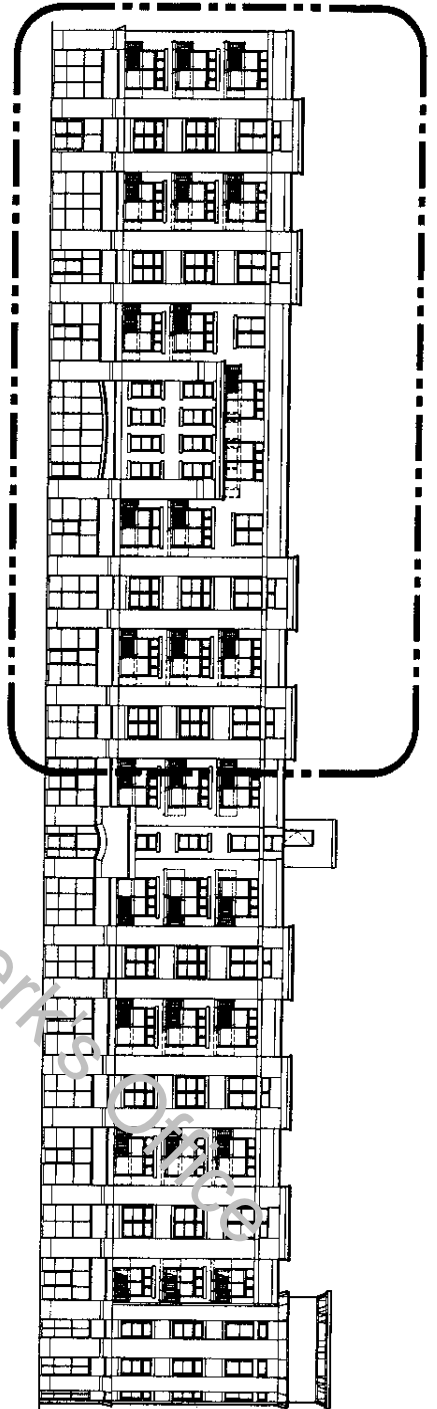
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## EXHIBIT G

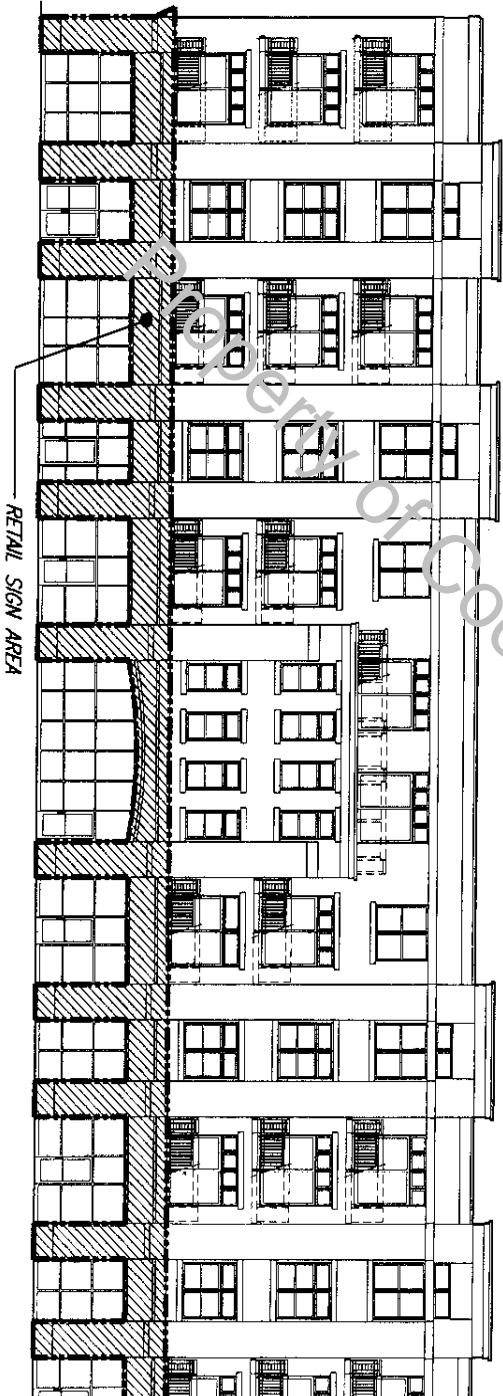
SIGNAGE DIAGRAM FOR THE CONDOMINIUM PROPERTY AND RETAIL PROPERTY



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STATE STREET  
Overall East Elevation

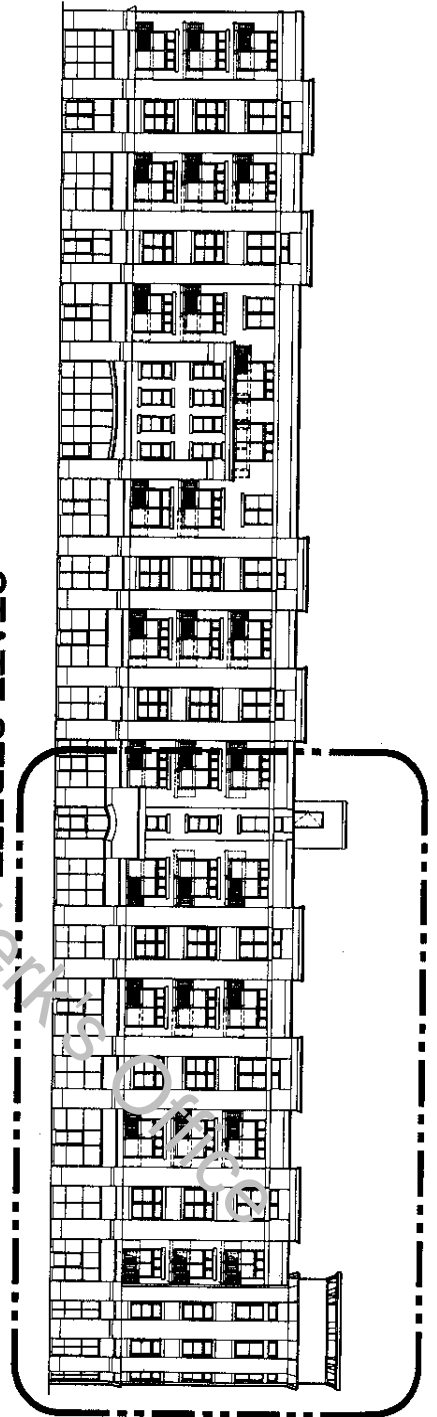


STATE STREET  
Enlarged Partial East Elevation

RETAIL SIGN AREA

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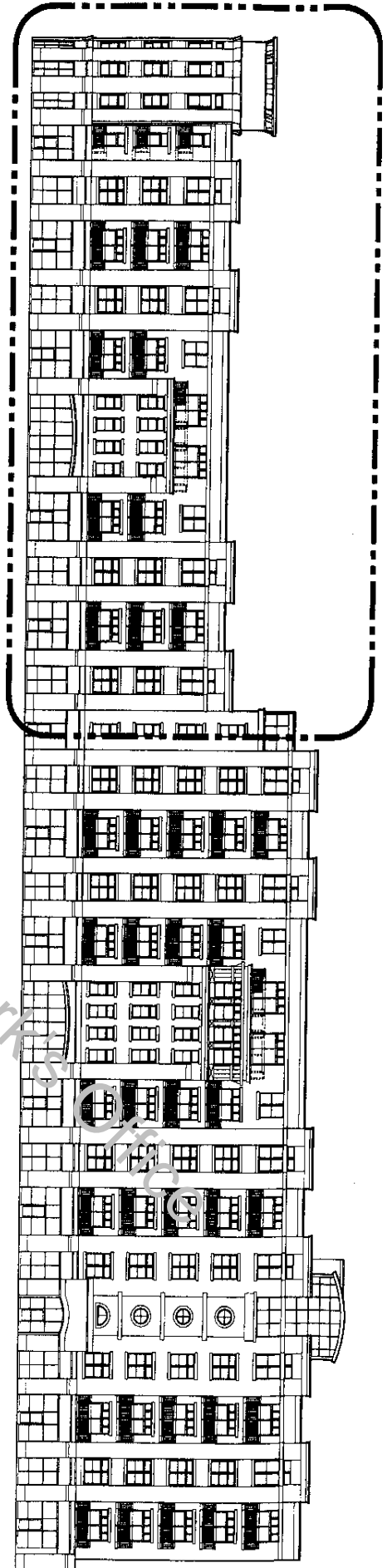
STATE STREET  
Overall East Elevation



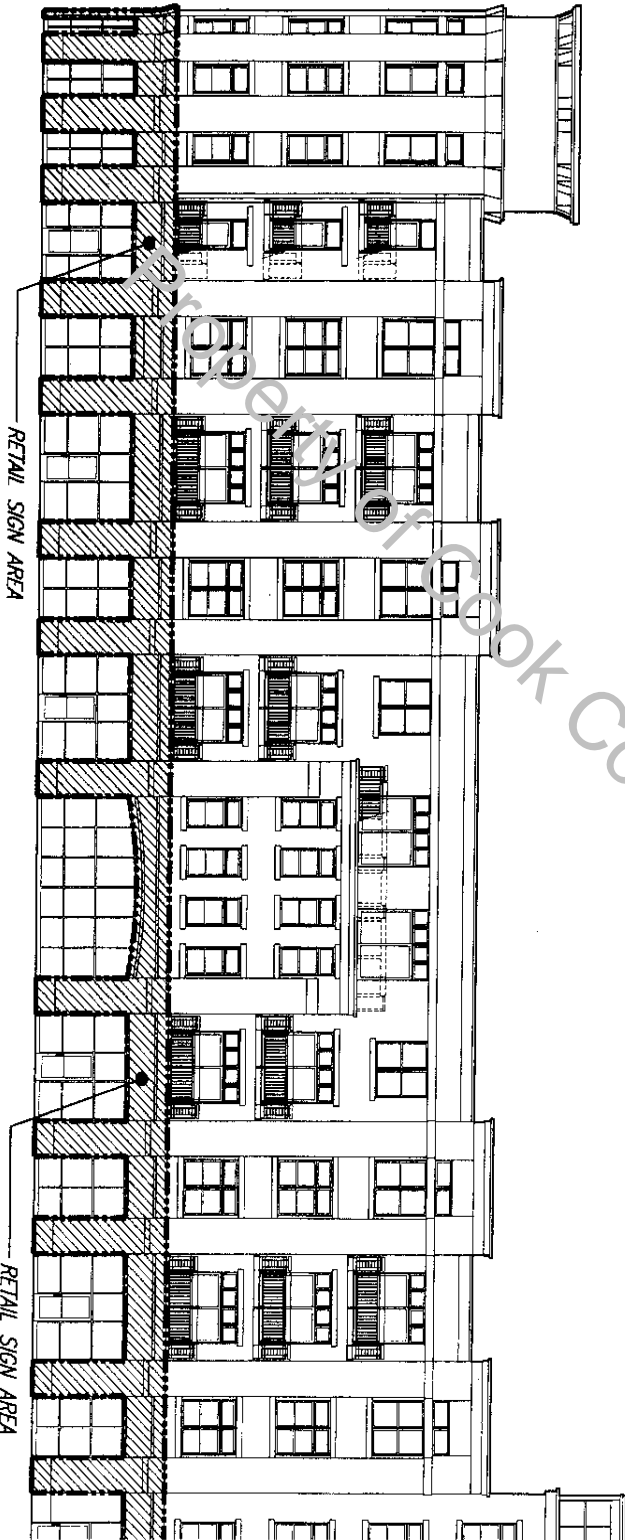
STATE STREET  
Enlarged Partial East Elevation



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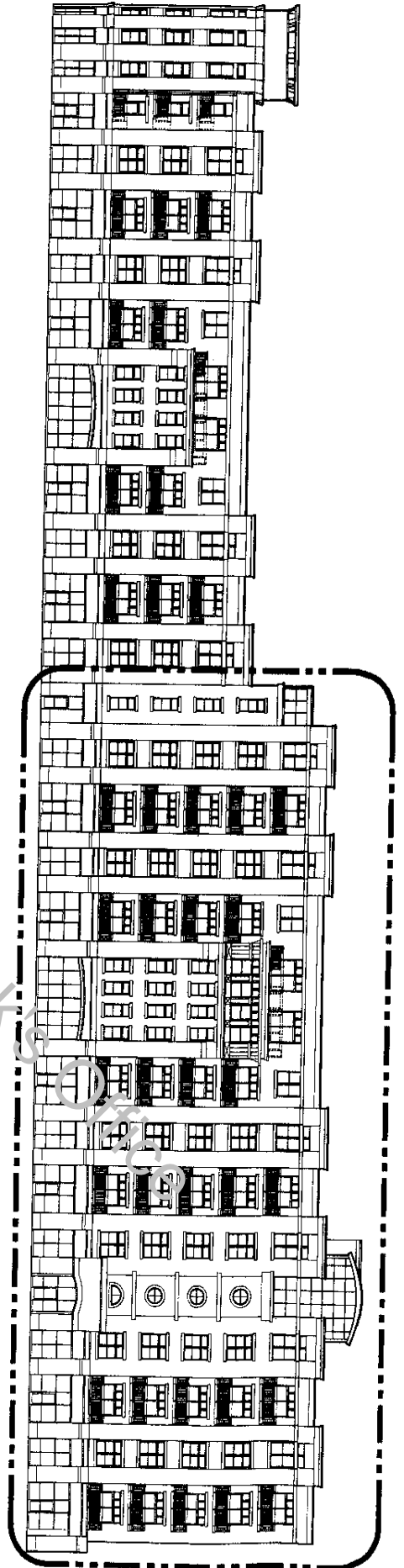


ARCHER AVENUE  
Overall Northwest Elevation

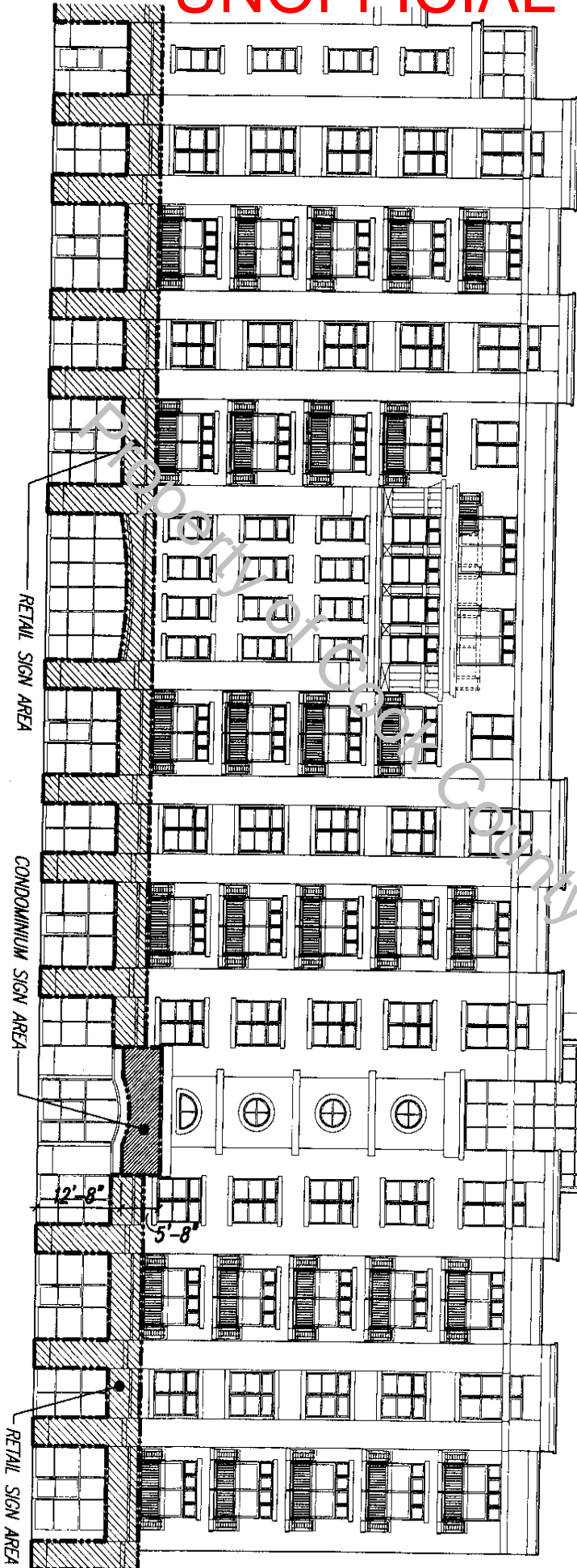


ARCHER AVENUE  
Enlarged Partial Northwest Elevation

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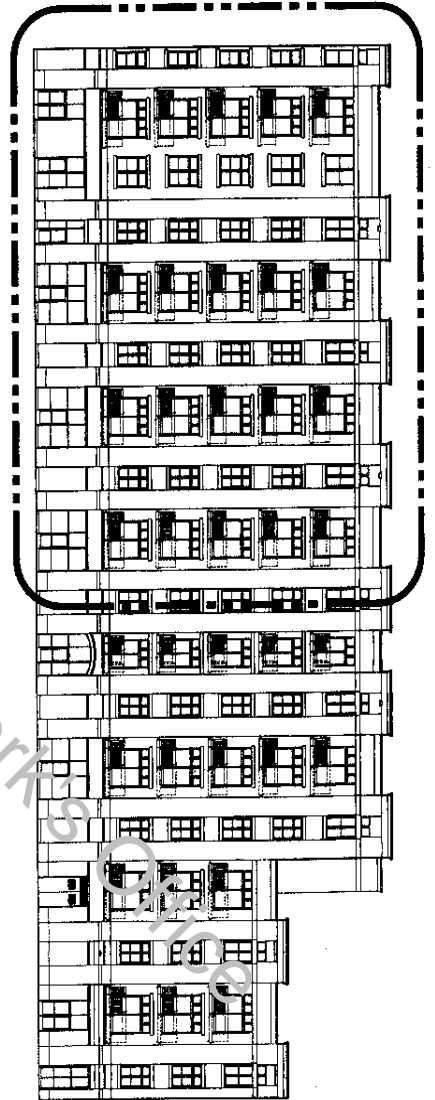


ARCHER AVENUE  
Overall Northwest Elevation

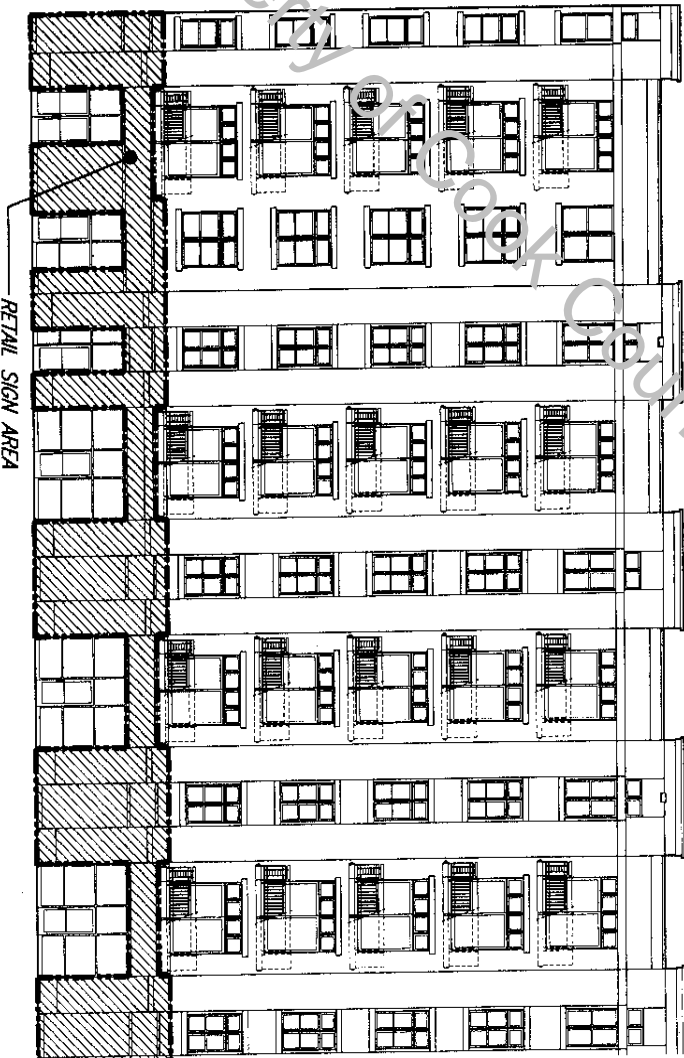


ARCHER AVENUE  
Enlarged Partial Northwest Elevation

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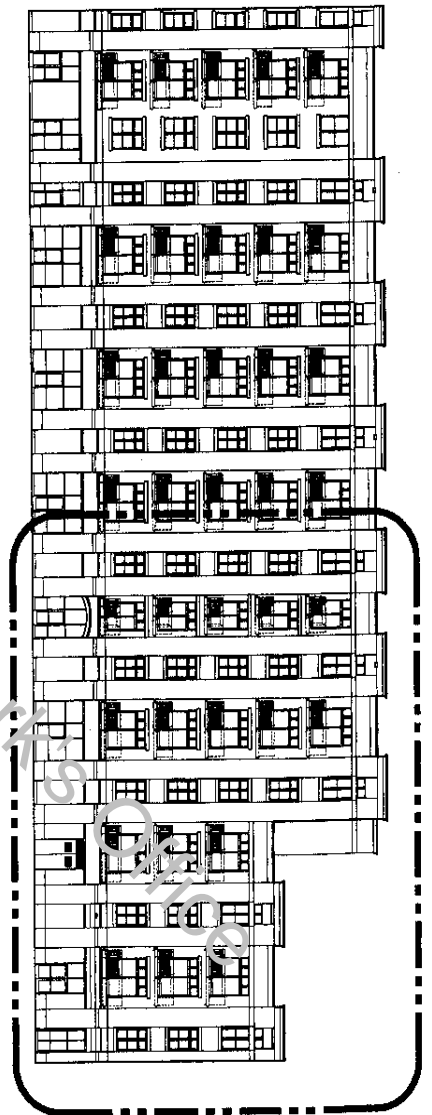
COURTYARD  
Overall Southeast Elevation



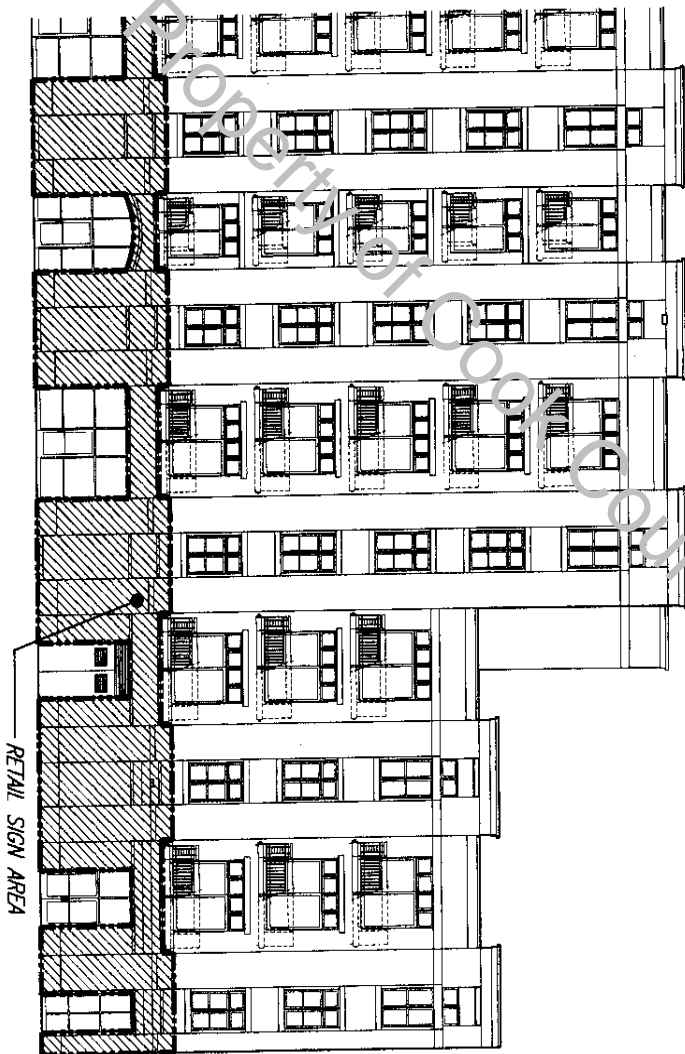
COURTYARD  
Enlarged Partial Southeast Elevation



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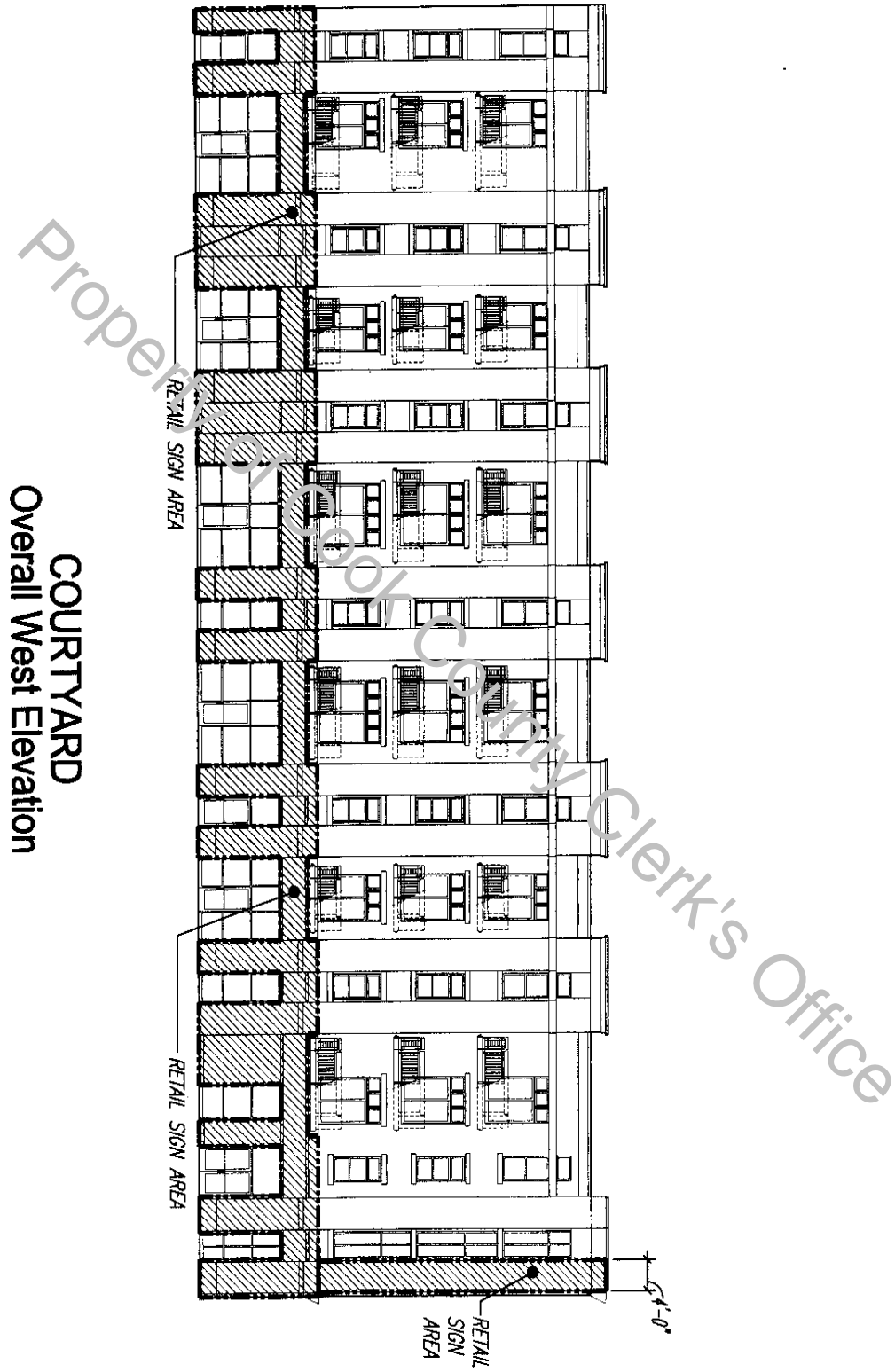
COURTYARD  
Overall Southeast Elevation



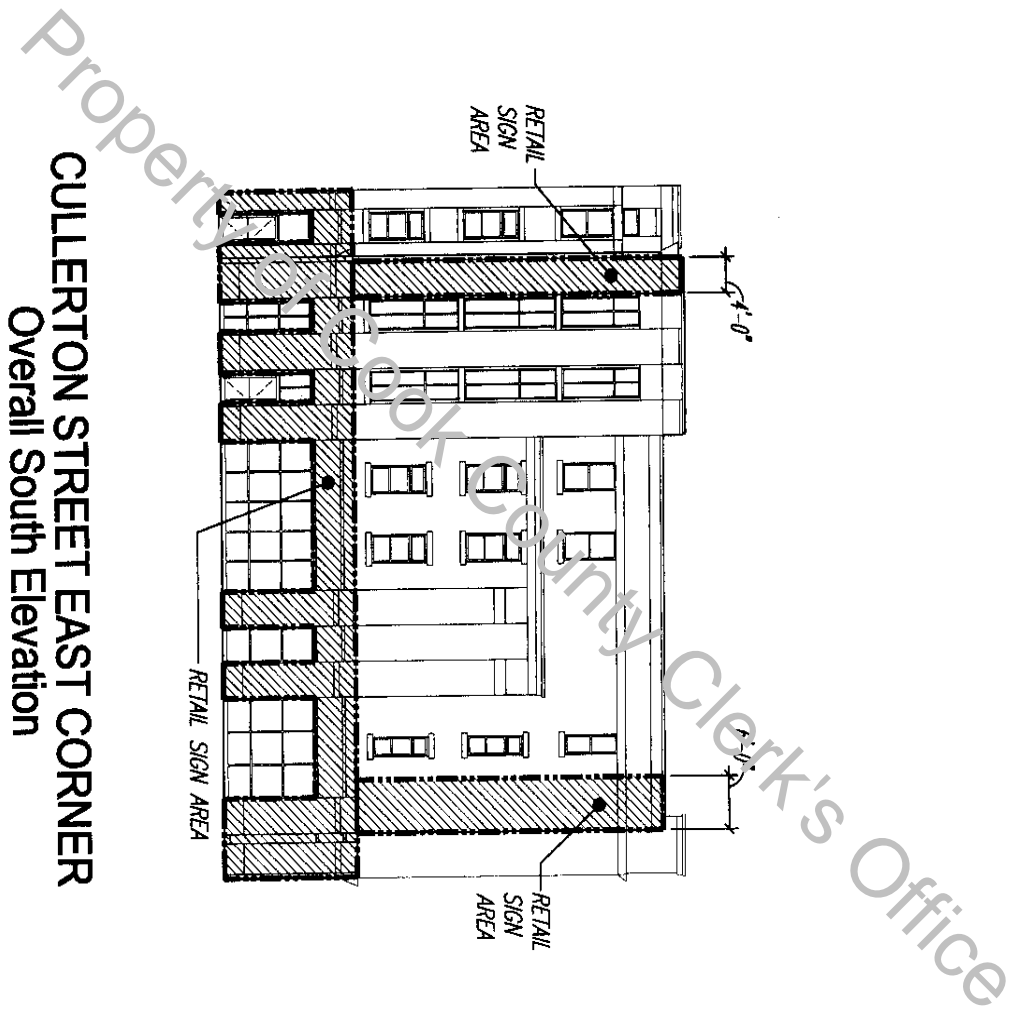
COURTYARD  
Enlarged Partial Southeast Elevation

RETAIL SIGN AREA

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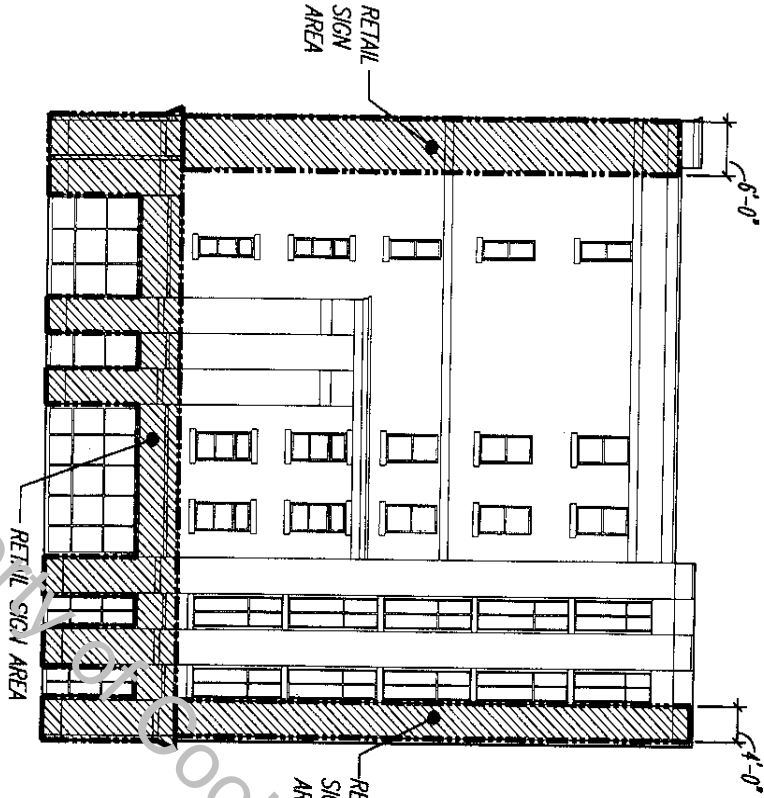


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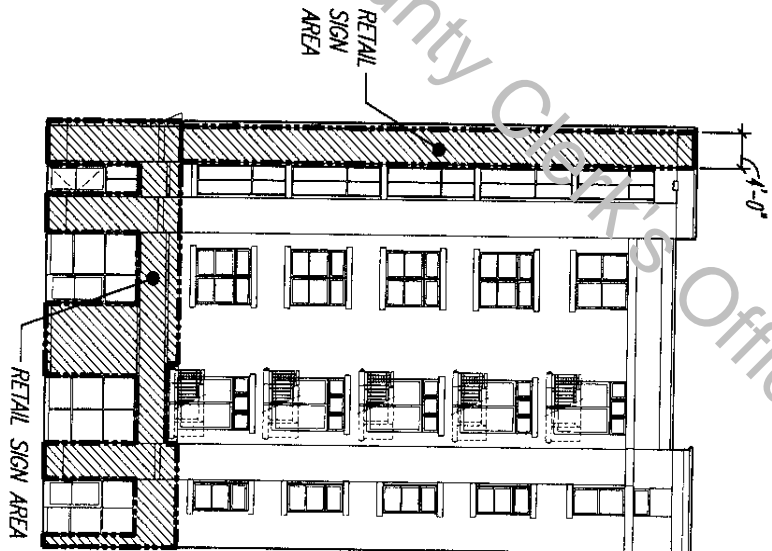


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CULLERTON STREET WEST CORNER  
Overall South Elevation

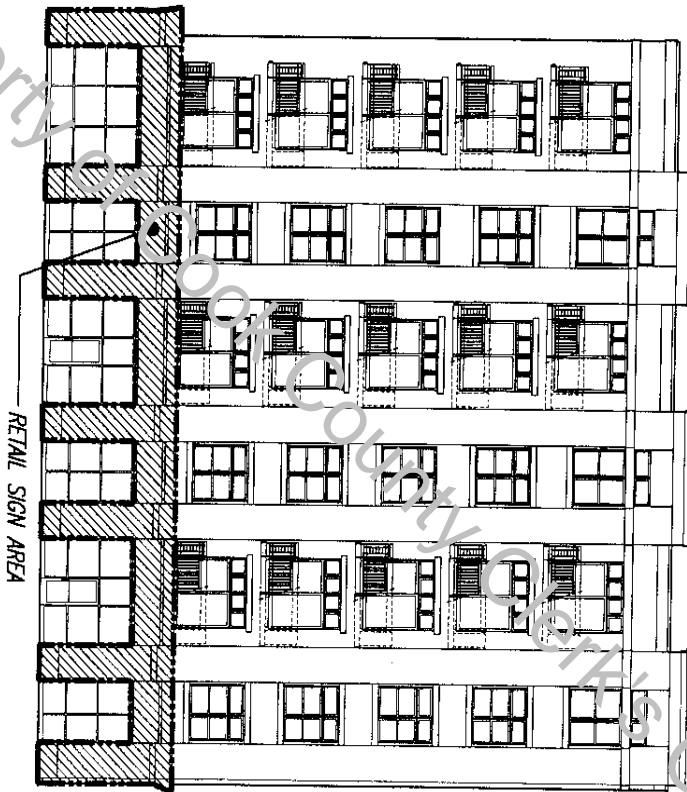


COURTYARD  
Overall East Elevation

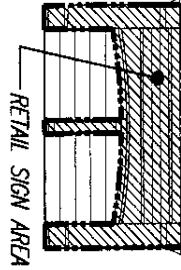


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DEARBORN STREET  
Overall West Elevation



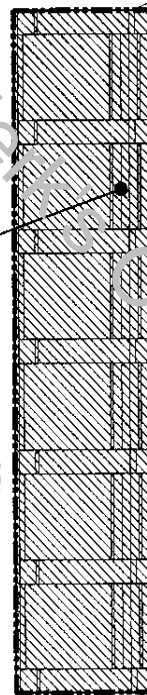
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RETAIL SIGN AREA

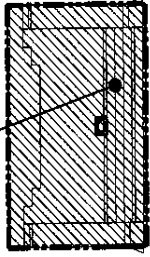
HEADHOUSE  
South Elevation

RETAIL SIGNAGE MAY BE  
INSTALLED AND  
MAINTAINED ON ROOF  
OF HEADHOUSE, TYPICAL



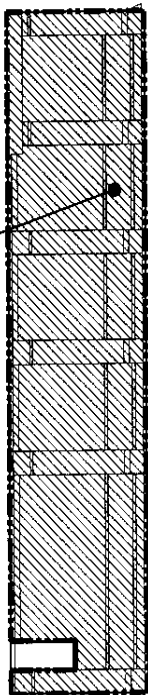
RETAIL SIGN AREA

HEADHOUSE  
East Elevation



RETAIL SIGN AREA

HEADHOUSE  
North Elevation



RETAIL SIGN AREA

HEADHOUSE  
West Elevation



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## SCHEDULE 1.21

### List of Condominium Easement Facilities

1. Cables, conduits, pipes and wiring (including ancillary accessories) (collectively, the “**Lines**”), as well as ductwork, located on the Retail Property as part of the initial construction of the Building. Except as otherwise provided in this Agreement, the Owner of the Condominium Property shall have the non-exclusive right to subsequently install additional Lines in those locations of the Retail Property where similar Lines benefiting the Condominium Property currently exist (the “**Existing Locations**”), provided that: (i) the Owner of the Condominium Property gives prior written notice thereof to the Owner of the Retail Property; (ii) space is available in such locations; (iii) such installation will not unreasonably interfere with the reasonable use and enjoyment of the Retail Property by the Owner thereof; and (iv) the Owner of the Condominium Property is responsible for all costs relating to the installation, maintenance and removal of the additional Lines (including, without limitation, repairing any damage resulting therefrom). Subject to **Section 24.15**, the Owner of the Condominium Property may not install Lines in any locations of the Retail Property (other than the Existing Locations) without the prior written consent of the Owner of the Retail Property, such consent not to be unreasonably withheld or delayed.
2. Electrical switchgear, distribution panels, and ancillary accessories, located within Electrical Room (Room 115), from a point of connection to the TVSS (Transient Voltage Surge Suppression) Device in Switchboard Section 2, including: all of Section 3, containing the Condominium’s main 3000 amp switch; all of Section 4, containing a 1600 amp CT and 400 amp and 800 amp Condominium house switches; and four (4) 600 amp switches in Section 5 (excess service capacity contained in Section 5’s 800 amp switch and the 17.5 inch spare space above it are reserved for the exclusive use of the Retail Owner pursuant to **Section 2.2(K)(vi)**).
3. Security system devices, junction boxes, equipment supports and Lines located at the exterior walls within the sign band above the first floor exterior entrance to the Retail corridor and to the north of the first floor exterior entrance to the Condominium Building at the Condominium vestibule (Room 103).

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## SCHEDULE 1.43 List of Gross Square Footages

Building	Gross Square Footage (see breakdown below)	Percentage of Total Gross Square Footage
Retail Building:	38,049	15 %
Condominium Building:	214,286	85 %
<b>Total</b>	<b>252,167</b>	<b>100 %</b>

BREAKDOWN					
Description	Condo Building	Shared Facilities Easement Area in Condo Building	Retail Building	Shared Facilities Easement Area in Retail Building	Total
Basement	52,608	2,020	0	0	54,628
009 Telephone Room		65			
010 Mechanical Room		200			
012 Mechanical Room		1,755			
First Floor	3,941	2,027	38,049	493	44,510
110 Trash Compactor Room		519			
112 Service Corridor		297			
114 Transformer Vault		503			
115 Electrical Room				493	
129 Loading Vestibule/Service Corridor		359			
130 Trash Compactor Room		349			
Second Floor	40,795		0		40,795
Third Floor	40,795		0		40,795
Fourth Floor	50,510		0		40,510
Fifth Floor	18,127		0		18,127
Sixth Floor	17,342	31	0		17,373
630 Gas Meter Room		31			
Roof (Stair 4)	168				168
<b>Total</b>	<b>214,286</b>	<b>4,078</b>	<b>38,049</b>	<b>493</b>	<b>256,906</b>

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No.	Description	Date
<b>Site Plans and Special Plans</b>		
A0.0	Title Sheet and Drawing Index	03/30/06
Survey	Plat of Survey	11/11/04
ERS.1	Earth Retention Plan and Section	02/11/05
L1.1	Landscape Plan	02/11/05
<b>Civil</b>		
C1.0	Existing Conditions and Demolition Plan	06/09/05
C2.0	Site Dimensioning Plan	06/09/05
C3.0	Grading and Erosion Control Plan	06/09/05
C4.0	Utility Plan	06/09/05
C5.0	Notes and Details	03/02/05
<b>Architectural</b>		
A0.1	Accessibility Notes / Zoning & Building Code Data	02/11/05
A0.2	Site Plan	02/11/05
A1.0	Code Compliance Floor Plan Basement	03/30/06
A1.1	Code Compliance Floor Plan 1st Floor	03/30/06
A1.2	Code Compliance Floor Plan 2nd Floor	03/30/06
A1.3	Code Compliance Floor Plan 3rd Floor	03/30/06
A1.4	Code Compliance Floor Plan 4th Floor	03/30/06
A1.5	Code Compliance Floor Plan 5th Floor	03/30/06
A1.6	Code Compliance Floor Plan 6th Floor	03/30/06
A2.0	Overall Floor Plan - Basement	02/11/05
A2.0c	Partial Enlarged Floor Plan Basement Area C	02/11/05
A2.0d	Partial Enlarged Floor Plan Basement Area D	03/30/06
A2.1	Overall Floor Plan - 1st Floor	02/11/05
A2.1c	Partial Enlarged Floor Plan 1st Floor Area C	02/11/05
A2.1d	Partial Enlarged Floor Plan 1st Floor Area D	03/30/06
A2.2	Overall Floor Plan - 2nd Floor	02/11/05
A2.2c	Residential Level Partial Enlarged Floor Plans, 2nd and 3rd Floor Area C	02/11/05
A2.2d	Residential Level Partial Enlarged Floor Plans, 2nd and 3rd Floor Area D	03/30/06
A2.3	Overall Floor Plan - 3rd Floor	02/11/05
A2.3c	Residential Level Partial Enlarged Floor Plans, 3rd Floor Area C	02/11/05
A2.3d	Residential Level Partial Enlarged Floor Plans, 3rd Floor Area D	03/30/06
A2.4	Overall Floor Plan - 4th Floor	02/11/05
A2.4c	Residential Level Partial Enlarged Floor Plans, 4th Floor Area C	02/11/05
A2.4d	Residential Level Partial Enlarged Floor Plans, 4th Floor Area D	03/30/06
A2.5	Overall Floor Plan - 5th Floor	02/11/05
A2.5c	Residential Level Partial Enlarged Floor Plans, 5th Floor Area C	02/11/05
A2.5d	Residential Level Partial Enlarged Floor Plans, 5th Floor Area D	03/30/06
A2.6	Overall Floor Plan - 6th Floor	02/11/05
A2.6c	Residential Level Partial Enlarged Floor Plans, 6th Floor Area C	02/11/05
A2.6d	Residential Level Partial Enlarged Floor Plans, 6th Floor Area D	03/30/06
A2.7	Roof Plan	02/11/05
A4.0	Exterior Elevations	02/11/05
A4.1	Enlarged Exterior Elevations	02/11/05
A4.2	Enlarged Exterior Elevations	02/11/05
A5.0	Building Sections	02/11/05
A6.0	Typical Wall Sections	02/11/05
A6.1	Typical Wall Sections	02/11/05
A6.2	Enlarged Balcony Elevations & Details	02/11/05

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No.	Description	Date
A6.3	Exterior Details	02/11/05
A6.4	Exterior Details	02/11/05
A6.5	Roof Details	02/11/05
A6.6	Typical Wall Sections	02/11/05
A6.7	Typical Wall Sections	02/11/05
A7.0	Partition Types	02/11/05
A8.1	Building Expansion Joint Sections & Details	02/11/05
A8.2	Accessible Bathroom Plans & Elevations	02/11/05
A8.3	Accessible Kitchen Plans & Elevations	02/11/05
A8.4	Accessible Kitchen Plans & Elevations	02/11/05
A9.1	Overall Reflected Ceiling Plan - 1st Floor	02/11/05
A9.2	Overall Reflected Ceiling Plan - 2nd Floor	02/11/05
A9.3	Overall Reflected Ceiling Plan - 3rd Floor	02/11/05
A9.4	Overall Reflected Ceiling Plan - 4th Floor	02/11/05
A9.5	Overall Reflected Ceiling Plan - 5th Floor	02/11/05
A9.6	Overall Reflected Ceiling Plan - 6th Floor	02/11/05
A10.0	Enlarged Stair Plans & Sections	02/11/05
A10.1	Enlarged Stair Plans & Sections	07/08/05
A10.2	Enlarged Stair Plans & Sections	02/11/05
A11.0	Door & Window Schedule	03/30/06
A11.1	Aluminum Frame Sections	02/11/05
<b>Structural</b>		
S2.0c	Partial Foundation Plan Area C	06/14/05
S2.0d	Partial Foundation Plan Area D	06/14/05
S2.1c	Partial 1st Floor Framing Plan Area C	06/14/05
S2.1d	Partial 1st Floor Framing Plan Area D	06/14/05
S2.2c	Partial 2nd Floor Framing Plan Area C	02/11/05
S2.2d	Partial 2nd Floor Framing Plan Area D	02/11/05
S2.3c	Partial 3rd & 4th Floor Framing Plan Area C	02/11/05
S2.3d	Partial 3rd & 4th Floor Framing Plan Area D	02/11/05
S2.4c	Partial 5th Floor Framing Plan Area C	02/11/05
S2.4d	Partial 5th Floor Framing Plan Area D	02/11/05
S2.5c	Partial 6th Floor Framing Plan Area C	02/11/05
S2.5d	Partial 6th Floor Framing Plan Area D	02/11/05
S2.6c	Partial Roof Framing Plan Area C	02/11/05
S2.6d	Partial Roof Framing Plan Area D	02/11/05
S5.0	General Notes	02/11/05
S6.0	Schedules & Foundation Details	02/11/05
S7.0	Foundation Details	06/14/05
S8.0	Framing Details	06/14/05
S9.0	Framing Details	06/14/05
S10.0	Framing Details	02/11/05
S11.0	Framing Details	02/11/05
S12.0	Framing Details	06/14/05
<b>Mechanical</b>		
M1.1	HVAC Symbols, Abbreviation, Notes & Schedules	02/11/05
M1.2	HVAC Schedules	02/11/05
M1.3	HVAC Schedules	02/11/05
M2.1	Basement Floor (Area C & D) HVAC Plan	02/11/05
M2.2	1st Floor (Area C & D) HVAC Riser Plan	02/11/05

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No.	Description	Date
M2.3	Typical 2nd & 3rd Floor (Area C & D) HVAC Riser Plan	02/11/05
M2.4	Typical 4th & 5th Floor (Area C & D) HVAC Riser Plan	02/11/05
M2.5	6th Floor (Area C & D) HVAC Riser Plan	02/11/05
M2.6	Roof (Area C & D) HVAC Riser Plan	02/11/05
M3.3	Typical 2nd & 3rd Floor (Area C & D) Residential Furnace Systems	02/11/05
M3.4	Typical 4th & 5th Floor (Area C & D) Residential Furnace Systems	02/11/05
M3.5	6th Floor (Area C & D) Residential Furnace Systems	02/11/05
M4.1	HVAC Details & Diagrams	02/11/05
M4.2	HVAC Details & Diagrams	02/11/05
M4.3	HVAC Details & Diagrams	02/11/05
<b>Plumbing</b>		
P1.1	Plumbing General Notes and Details	02/11/05
P1.2	Plumbing Schedules	02/11/05
P2.0	Underground (Area C & D) Plumbing Plan	02/11/05
P2.1	Basement Floor (Area C & D) Plumbing Plan	07/07/05
P2.2	1st Floor (Area C & D) Plumbing Plan	07/07/05
P2.3	Typical 2nd and 3rd Floor (Area C & D) Plumbing Plan	02/11/05
P2.4	Typical 4th and 5th Floor (Area C & D) Plumbing Plan	02/11/05
P2.5	6th Floor (Area C & D) Plumbing Plan	02/11/05
P2.6	Roof (Area C & D) Plumbing Plan	02/11/05
P3.1	Sanitary Waste & Vent Riser Diagrams	02/11/05
P3.2	Sanitary Waste & Vent Riser Diagrams	02/11/05
P3.3	Water Riser Diagrams	02/11/05
P3.4	Water Riser Diagrams	02/11/05
<b>Electrical</b>		
E1.1	Electrical Symbol List & General Notes	02/11/05
E2.1	Basement Floor (Area C & D) Electrical Plan	03/30/06
E2.2	1st Floor (Area C & D) Electrical Plan	03/30/06
E2.3	Typical 2nd and 3rd Floor (Area C & D) Electrical Plan	03/30/06
E2.4	Typical 4th and 5th Floor (Area C & D) Electrical Plan	03/30/06
E2.5	6th Floor (Area C & D) Electrical Plan	03/30/06
E2.6	Roof (Area C & D) Electrical Plan	02/11/05
E3.1	Electrical Schedules & Details	02/11/05
E3.2	Electrical Diagrams & Details	02/11/05
E3.3	Typical Unit Electrical Layout Plans	02/11/05
E4.1	Electrical Distribution Diagram	03/30/06
E4.2	Electrical Schedules and Diagrams	02/11/05
E4.3	Electrical Schedules	03/30/06
E4.4	Electrical Schedules	03/30/06

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## SCHEDULE 1.64 List of Retail Easement Facilities

1. Cables, conduits, pipes and wiring (including ancillary accessories) (collectively, the **"Lines"**), as well as ductwork, located on the Condominium Property as part of the initial construction of the Building. The Owner of the Retail Property shall have the non-exclusive right to subsequently install additional Lines in those locations of the Condominium Property where similar Lines benefiting the Retail Property currently exist (the **"Existing Locations"**), provided that: (i) the Owner of the Retail Property gives prior written notice thereof to the Owner of the Condominium Property; (ii) space is available in such locations; (iii) such installation will not unreasonably interfere with the reasonable use and enjoyment of the Condominium Property by the Owner thereof; and (iv) the Owner of the Retail Property is responsible for all costs relating to the installation, maintenance and removal of the additional Lines (including, without limitation, repairing any damage resulting therefrom). Except as otherwise provided in this Agreement, the Owner of the Retail Property may not install Lines in any locations of the Condominium Property (other than the Existing Locations) without the prior written consent of the Owner of the Condominium Property, such consent not to be unreasonably withheld or delayed.
2. Retail HVAC packaged heating and cooling units located or to be located (as part of the initial occupancy of the Retail Building) on the Upper Roof, and related curbs, equipment supports, supply and return ductwork connections, fresh air duct extensions and Lines.
3. Retail communications equipment located or to be located (as part of the initial occupancy of the Retail Building) on the Upper Roof, including equipment supports and Lines.
4. Retail HVAC supply, return, and exhaust ductwork; electrical conduit; and electrical power, temperature control, and communications wiring servicing the first floor Retail, running vertically within shafts from the first floor ceiling up to the Upper Roof.
5. Retail water meter located within Mechanical Room (Room 012), and associated domestic water piping beginning at meter and then splitting into two (2) lines: the first running along the Condominium Parking Property ceiling connecting first floor exterior wall hydrants and the second connected to the landscaping irrigation system.
6. Gas piping located in Mechanical Room (Room 012), beginning at a point of connection at main gas service in Mechanical Room (Room 012), running along the Condominium Parking Property ceiling, then splitting into three (3) lines: the first continuing along the Condominium Parking Property ceiling, then vertically in the **"Shared Shaft"** north of the Condominium Building Elevator 1, and terminating at retail gas meters in Gas Meter Room (Room 499); the second continuing along the Condominium Parking Property ceiling running southerly parallel to State Street; and the third continuing along the Condominium Parking Property ceiling southwesterly parallel to Archer Avenue and then vertically in the **"Shared Shaft"** southeast of Stair 4 and then horizontally along the underside of the 6<sup>th</sup> floor roof and terminating at retail gas meters in Gas Meter Room (Room 630).



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## **SCHEDULE 1.68 List of Shared Facilities**

1. Sanitary piping system, including hangars, fittings, and other ancillary accessories, beginning at the point of connection at the manhole structure in State Street, and entering building within Mechanical Room (Room 012), and then extending southerly along the "Bench Area" at State Street and southwesterly along the "Bench Area" and continuing along the Condominium Parking Property at Archer Avenue, Dearborn Street, and Cullerton Street to points of connection at tee-fittings for first floor Retail sanitary connections. The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said sanitary piping system.
2. Vent piping system, including hangars, fittings, and other ancillary accessories, located at the ceiling of the first floor beginning at points of connection at tee-fitting for first floor Retail vent piping connections, and running along first floor ceiling and up through Condominium Property to Upper Roof. The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said vent piping system.
3. Domestic water piping system, including hangars, fittings, and other ancillary accessories, beginning at the point of connection at the shut-off valve at Archer Avenue, and entering building within Mechanical Room (Room 012), and terminating at points of connection within Mechanical Room (Room 012) at the Condominium water meter, Retail water meter, and the meter for the Condominium fire protection sprinkler system serving the basement, Headhouse, and risers in the Condominium trash chutes. The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said domestic water piping system.
4. Landscape irrigation sprinkler system and exterior wall hydrants serving the exterior landscape planters at State Street and Cullerton Street public sidewalks and the Retail Parking Lot including timer control equipment and devices; electrical power and control wiring; back-flow prevention plumbing device(s); wall hydrants, sprinkler heads; and a complete system of interior and exterior piping beginning at a point of connection at the Retail water meter located within Mechanical Room (Room 012), running along the basement ceiling, with one (1) branch exiting building at Cullerton Street and distributing below sidewalks to planters at State Street and Cullerton Street, and the other branch extending up to the first floor and connecting to wall hydrants mounted at the first floor exterior walls at Archer Avenue, State Street, and the east and west walls of the building in the Retail Parking Lot. The Owner of the Retail Property shall be responsible for the operation and Maintenance of said landscape irrigation sprinkler system and exterior wall hydrants. The costs of such Maintenance shall be allocated 49% to the Owner of the Condominium Property and 51% to the Owner of the Retail Property.
5. Primary electrical service transformer equipment wiring located in Transformer Vault (Room 114), including primary feeder conduits and wiring to transformer equipment from electrical manhole in Archer Avenue and entering building and running southeasterly along the Condominium Parking Property ceiling, encased in a concrete duct bank, and running up into Transformer Vault (Room 114); and including grounding system wiring from the Transformer Vault (Room 114) down through the Condominium

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Parking Property to below the basement slab and secondary feeder conduits and wiring from transformer equipment into Electrical Room (Room 115). The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said wiring. The costs of such Maintenance shall be allocated 52% to the Owner of the Condominium Property and 48% to the Owner of the Retail Property.

6. Main electrical service system beginning at a point of connection at the electrical utility company's transformer equipment within Transformer Vault (Room 114), running into Electrical Room (Room 115), connecting to Switchboard Section 2, and terminating at points of connection after the TVSS (Transient Voltage Surge Suppression) Device; and equipment, including all of Switchboard Section 2, containing main 4000 amp switch, Customer Meter (including microprocessor monitoring device), and TVSS Device; and all other ancillary accessories. The Owner of the Retail Property shall be responsible for the operation and Maintenance of said electrical service system. The costs of such Maintenance shall be allocated 52% to the Owner of the Condominium Property and 48% to the Owner of the Retail Property.
7. Main natural gas service equipment beginning at a point of connection at the entrance into the building from State Street into Mechanical Room (Room 012), and including main valves and regulators, and terminating at points of connection at Condominium house gas meter, Condominium Parking Property gas meter, and at header connection to gas main up to fourth floor Gas Meter Room (Room 499), and at points of connection at the Condominium house gas meter and retail header connection at the sixth floor Gas Meter Room (Room 630). The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said equipment.
8. Transformer Vault (Room 114) exhaust system, including ductwork beginning at point of connection at northeast wall of Transformer Vault (Room 114), running northwesterly within service corridor (Room 112), southwesterly within Retail Property and Stair 6, and vertically in the shaft to the southwest of Stair 6; to a curb-mounted exhaust fan located on the Upper Roof over Stair 3, including fire dampers, duct insulation, access panels, electrical power wiring and devices, and all other ancillary accessories. The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said exhaust system. The costs of such Maintenance shall be allocated 52% to the Owner of the Condominium Property and 48% to the Owner of the Retail Property.
9. Exhaust system serving Electrical Room (Room 115), including ductwork running vertically in the shaft to the southwest of Stair 3; to a curb-mounted exhaust fan located on the Upper Roof over Stair 3, including fire dampers, access panels, electrical power and control wiring, and electrical devices. The Owner of the Retail Property shall be responsible for the operation and Maintenance of said exhaust system. The costs of such Maintenance shall be allocated 52% to the Owner of the Condominium Property and 48% to the Owner of the Retail Property.
10. Main telephone service system, including pull-boxes, wiring, termination devices, and conduit beginning at point of connection in Cullerton Street manhole structure, and entering the basement at Cullerton Street, running in conduit along basement ceiling and into Telephone Room (Room 009), and terminating at termination devices for distribution

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to respective Condominium and Retail Properties. The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said telephone service system.

11. Main cable and high-speed internet service system including pull-boxes; termination devices; ancillary accessories; and conduit and wiring beginning at point of connection in Cullerton Street manhole structure, and entering the basement at Cullerton Street, running in conduit along basement ceiling and into Telephone Room (Room 009), then running in two branches, the first running in conduit and sleeves up in conduit and terminating at termination blocks in Tel/Cable Rooms (Rooms 211, 311, and 411) for distribution to respective Condominium Property and Retail Property, and the second running in conduit along the basement ceiling and up in conduit and terminating at termination blocks in Tel/Cable Rooms (Rooms 231, 331, 431, 531, and 631). The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said cable and high-speed internet service system.
12. Make-Up Air HVAC units located on Upper Roof, and associated duct risers running down through the shared shaft north of the Condominium Building Elevator, and supplying make-up air to the Condominium corridors and lobbies on the first, second, third and fourth floors as well as the management office (Room 111). The Owner of the Condominium Property shall be responsible for the operation and Maintenance of said Make-Up Air HVAC unit. The costs of such Maintenance shall be allocated 95% to the Owner of the Condominium Property and 5% to the Owner of the Retail Property.

Unless otherwise expressly stated above or elsewhere in this Agreement, (i) a Shared Facility benefits the Condominium Property and Retail Property, and (ii) the costs of Maintenance shall be allocated between the Owners in accordance with their respective Gross Square Footage allocations.