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Doc#: 0717722041 Fee: \$130.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 10:55 AM Pg: 1 of 23

0345700 PH

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING MAIL TO:

GREGORY A. BRAUN, ESQ.
McCORMICK BRAUN FRIMAN, LLC
217 N. JEFFERSON, 1ST FLOOR
CHICAGO, ILLINOIS 60661

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
MADISON 901 CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION made and entered into as of the 18th day of May, 2007, by 901 Madison Development, LLC, an Illinois limited liability company, whose address is c/o McCormick Braun Friman, LLC, 217 N. Jefferson St., 1st Floor, Chicago, Illinois 60661 ("Declarant").

WITNESSETH:

A. Declarant executed a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Madison 901 Condominium Association, dated May 29th, 2007 (the "Declaration"), and recorded such Declaration with the Cook County Recorder of Deeds as Document No. 0715015054 on May 30, 2007.

B. Pursuant to the Act and the provisions of Article XII of the Declaration, Declarant desires to add-on and annex the Future Development Parcel to the Property, and to otherwise amend the Declaration as provided for herein.

NOW, THEREFORE, Declarant, for the purposes above set forth, declares as follows:

1. The Future Development Property (which is legally described on Exhibit A attached hereto and made a part hereof) is hereby added on and annexed to the Property and the Condominium.

2. Attached hereto as Exhibit B is an amendment to the Plat which reflects the boundaries of the Future Development Parcel, and delineating and describing the Units constructed on the Future Development Parcel. Exhibit B to the Declaration is substituted with the attached amended Plat.

3. Attached hereto as Exhibit C is an amended Schedule of Unit Ownership which sets forth the amended percentages of ownership interest in the Common Elements, including the Common Elements attributable to those portions of the Future Development Parcel annexed to the Property,

RECORDING FEE \$130

DATE 6-26-07 COPIES 6X

OK BY C. F.

23 PC

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allocable to every Unit, including all existing Units and additional Units, if any, added by such Amendment to Condominium Declaration.

4. Attached hereto as Exhibit D is the Legal Description of After Add-On; Both Parcels.

5. All capitalized terms used herein that are not otherwise defined will have the meanings ascribed to them in the Declaration.

IN WITNESS WHEREOF, Declarant has caused its name to be signed to this First Amendment to Declaration by its President as of the date first set forth above.

DECLARANT:

901 Madison Development, LLC, an Illinois limited liability company

By: Terrapin Properties, L.L.C., its manager

By: _____

Member

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that JAMES D. GELELO, as manager of Terrapin Properties, L.L.C., an Illinois limited liability company, manager of 901 Madison Development, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21ST day of June, 2007.



Notary Public

Commission Expires:



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EXHIBIT A TO FIRST AMENDMENT TO DECLARATION
LEGAL DESCRIPTION OF FUTURE DEVELOPMENT PARCEL

LEGAL DESCRIPTION FOR FUTURE ADD ON FOR 901-923, CHICAGO, ILLINOIS

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ADDITIONAL CONDOMINIUM PROPERTY

THAT PART OF THE PROPERTY AND SPACE COMPRISED OF ALL OF LOTS 1 AND 2 AND ALSO OF A PART OF LOTS 3 AND 14, ALL IN BLOCK 3 OF DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID PROPERTY AND SPACE ALSO COMPRISED OF LOTS 1, 2, 3, 4 AND 5 TOGETHER WITH THE VACATED ALLEY, 10 FEET WIDE LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3, AND 4, ALL IN THE RESUBDIVISION OF LOTS 15 AND 16 IN SAID LOCK 3 OF DUNCAN'S ADDITION TO CHICAGO, SAID PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 106.22 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH OF THE AFORESAID LOTS, PART OF LOTS AND VACATED ALLEY, ALL TAKEN AS A WHOLE AND CONTIGUOUS PARCEL, AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 14, BEING ALSO THE EAST LINE OF SOUTH SANGAMON STREET, WHICH POINT IS 132.66 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 IN SAID RESUBDIVISION OF LOTS 15 AND 16;

THENCE EAST ALONG A LINE PERPENDICULAR TO THE EAST LINE OF SOUTH SANGAMON STREET, A DISTANCE OF 202.00 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.66 FEET;

THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 49.92 FEET TO A POINT ON THE EAST LINE OF LOT 4 IN BLOCK 3 OF DUNCAN'S ADDITION, SAID EAST LINE BEING ALSO THE WEST LINE OF SOUTH PEORIA STREET, WHICH POINT IS 161.51 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 IN DUNCAN'S ADDITION AFORESAID.

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EXHIBIT B TO FIRST AMENDMENT TO DECLARATION
FIRST AMENDMENT TO PLAT

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EXHIBIT C TO FIRST AMENDMENT TO DECLARATION
FIRST AMENDMENT TO SCHEDULE OF UNIT OWNERSHIP

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901 Madison Development, LLC

<u>Unit</u>	<u>% Ownership</u>
401	0.61%
402	0.62%
403	0.62%
404	0.64%
405	0.62%
406	0.69%
407	0.91%
408	0.80%
409	0.79%
410	0.85%
411	0.75%
412	0.75%
413	0.76%
414	0.75%
415	0.75%
416	0.75%
417	0.99%
418	1.03%
419	1.02%
420	1.16%
421	0.69%
422	0.62%
501	0.59%
502	0.60%
503	0.60%
504	0.62%
505	0.75%
506	0.66%
507	0.92%
508	0.81%
509	0.80%
510	0.86%
511	0.76%
512	0.76%
513	0.77%
514	0.76%
515	0.76%
516	0.76%
517	0.99%
518	1.04%
519	1.03%
520	1.17%
521	0.66%
522	0.75%
601	0.60%
602	0.61%
603	0.61%
604	0.63%
605	0.76%
606	0.68%
607	0.93%
608	0.82%
609	0.81%
610	0.87%

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901 Madison Development, LLC

Unit	% Ownership
611	0.77%
612	0.77%
613	0.78%
614	0.77%
615	0.77%
616	0.77%
617	1.00%
618	1.05%
619	1.04%
620	1.18%
621	0.68%
622	0.76%
701	0.61%
702	0.62%
703	0.62%
704	0.54%
705	0.77%
706	0.65%
707	0.94%
708	0.83%
709	0.82%
710	0.88%
711	0.78%
712	0.78%
713	0.79%
714	0.78%
715	0.78%
716	0.78%
717	1.01%
718	1.06%
719	1.05%
720	1.19%
721	0.69%
722	0.77%
801	0.62%
802	0.63%
803	0.63%
804	0.65%
805	0.78%
806	0.70%
807	0.95%
808	0.84%
809	0.83%
810	0.89%
811	0.79%
812	0.79%
813	0.80%
814	0.79%
815	0.79%
816	0.79%
817	1.02%
818	1.07%
819	1.06%
820	1.20%
821	0.70%
822	0.78%
P1	0.07%
P2	0.07%
P3	0.07%
P4	0.07%
P5	0.07%
P6	0.07%
P7	0.07%
P8	0.07%
P9	0.07%
P10	0.07%
P11	0.07%
P12	0.07%
P13	0.07%
P14	0.07%
P15	0.07%
P16	0.07%
P17	0.07%
P18	0.07%

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901 Madison Development, LLC

<u>Unit</u>	<u>% Ownership</u>
P19	0.07%
P20	0.07%
P21	0.07%
P22	0.07%
P23	0.07%
P24	0.07%
P25	0.07%
P26	0.07%
P27	0.07%
P28	0.07%
P29	0.07%
P30	0.07%
P31	0.07%
P32	0.07%
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P36	0.07%
P37	0.07%
P38	0.07%
P39	0.08%
P40	0.08%
P41	0.08%
P42	0.08%
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P46	0.08%
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P76	0.08%
P77	0.08%
P78	0.08%
P79	0.08%
P80	0.08%
P81	0.08%
P82	0.08%
P83	0.08%
P84	0.08%
P85	0.08%
P86	0.08%
P87	0.08%
P88	0.08%
P89	0.08%

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901 Madison Development, LLC

<u>Unit</u>	<u>% Ownership</u>
P90	0.08%
P91	0.08%
P92	0.08%
P93	0.08%
P94	0.08%
P95	0.08%
P96	0.08%
P97	0.08%
P98	0.08%
P99	0.08%
P100	0.08%
P101	0.08%
P102	0.08%
P103	0.08%
P104	0.08%
P105	0.08%
P106	0.08%
P107	0.08%
P108	0.08%
P109	0.08%
P110	0.08%
P111	0.08%
P112	0.08%
P113	0.08%
P114	0.08%
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P116	0.08%
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P119	0.08%
P120	0.08%
P121	0.08%
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P123	0.08%
P124	0.08%
P125	0.08%
P126	0.08%
P127	0.08%
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P136	0.08%
P137	0.08%
P138	0.08%
P139	0.08%
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P141	0.08%
P142	0.08%
P143	0.08%
P144	0.08%
P145	0.08%
P146	0.08%
P147	0.08%
P148	0.08%
P149	0.08%
P150	0.08%
P151	0.08%
P152	0.08%
Total	100.00%

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APPENDIX D

LEGAL DESCRIPTION

[See attached]

**PIN: 17-17-207-001 thru 006,
17-17-207-007 (part); 17-17-207-015,
17-17-207-016 (part); and 17-17-207-017 (part)**

Commonly known as: 901-923 W. Madison, Chicago, IL 60607

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THAT PART OF THE LAND PROPERTY AND SPACE COMPRISED OF ALL OF LOTS 1 AND 2 AND ALSO OF A PART OF LOTS 3 AND 14, ALL IN BLOCK 3 OF DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID LAND PROPERTY AND SPACE ALSO COMPRISED OF LOTS 1, 2, 3, 4 AND 5 TOGETHER WITH THE VACATED ALLEY, 10 FEET WIDE, LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3 AND 4 ALL IN THE RESUBDIVISION OF LOTS 15 AND 16 IN SAID BLOCK 3 OF DUNCAN'S ADDITION TO CHICAGO; SAID LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 106.22 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH OF AFORESAID LOTS, PART OF LOTS AND VACATED ALLEY, ALL TAKEN AS A WHOLE AND CONTIGUOUS PARCEL AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 14, BEING ALSO THE EAST LINE OF SOUTH SANGAMON STREET, WHICH POINT IS 132.66 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN SAID RESUBDIVISION OF LOTS 15 AND 16;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF SOUTH SANGAMON STREET, A DISTANCE OF 202.00 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.66 FEET;

THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 49.92 FEET TO A POINT ON THE EAST LINE OF LOT 4 IN BLOCK 3 OF DUNCAN'S ADDITION, SAID EAST LINE BEING ALSO THE WEST LINE OF SOUTH PEORIA STREET, WHICH IS 151.51 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 OF DUNCAN'S ADDITION AFORESAID;

EXCEPTING FROM THE ABOVE DESCRIBED THAT PORTION OF SAID LAND, PROPERTY AND SPACE LYING BELOW HORIZONTAL AND INCLINED PLANES OF VARIOUS ELEVATIONS (AS HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PORTION OF SAID LAND, PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF W. MADISON STREET WITH THE EAST LINE OF S. SANGAMON STREET (SAID INTERSECTION BEING ALSO THE NORTHWEST CORNER OF SAID LAND PROPERTY AND SPACE);

THENCE SOUTH ALONG SAID EAST LINE OF S. SANGAMON STREET A DISTANCE OF 54.34 FEET;

THENCE ALONG LINES WHICH ARE PERPENDICULAR TO OR PARALLEL WITH SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES AND DISTANCES:

EAST 35.60 FEET;

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NORTH 4.85 FEET;
 EAST 9.31 FEET;
 SOUTH 2.67 FEET;
 EAST 6.90 FEET;
 NORTH 2.67 FEET;
 EAST 9.67 FEET;
 SOUTH 20.28 FEET;
 EAST 110.68 FEET;
 SOUTH 31.25 FEET;
 WEST 25.25 FEET;
 NORTH 2.03 FEET;
 WEST 9.53 FEET;
 SOUTH 8.05 FEET;
 EAST 46.92 FEET;
 SOUTH 3.05 FEET;
 EAST 7.10 FEET;
 NORTH 3.05 FEET;
 EAST 15.75 FEET;
 SOUTH 5.91 FEET;
 EAST 0.33 FEET;
 SOUTH 2.20 FEET;
 EAST 3.95 FEET;
 SOUTH 15.69 FEET;
 EAST 1.50 FEET;
 SOUTH 8.15 FEET;
 WEST 5.69 FEET;
 SOUTH 22.34 FEET TO AN INTERSECTION WITH THE MOST SOUTHERLY
 LINE OF THE HERETOFORE DESCRIBED LAND, PROPERTY AND SPACE;
 THENCE EAST ALONG A LINE PERPENDICULAR WITH SAID EAST LINE OF
 S. SANGAMON STREET, A DISTANCE OF 44.67 FEET TO AN INTERSECTION
 WITH THE WEST LINE OF S. PEORIA STREET, SAID INTERSECTION BEING
 161.51 FEET, AS MEASURED ALONG SAID WEST LINE, SOUTH OF SAID
 SOUTH LINE OF W. MADISON STREET;
 THENCE NORTH ALONG SAID WEST LINE OF S. PEORIA STREET, A
 DISTANCE OF 46.59 FEET;
 THENCE ALONG LINES WHICH ARE PERPENDICULAR TO OR PARALLEL
 WITH SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING
 COURSES AND DISTANCES:
 WEST 16.81 FEET;
 NORTH 1.68 FEET;
 WEST 0.67 FEET;
 NORTH 5.81 FEET;
 EAST 17.48 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S.
 PEORIA STREET;
 THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 107.43 FEET TO
 SAID SOUTH LINE OF W. MADISON STREET;

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THENCE WEST ALONG SAID SOUTH LINE OF W. MADISON STREET, A DISTANCE OF 44.83 FEET;

THENCE ALONG LINES PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES AND DISTANCES:

SOUTH 24.42 FEET;

EAST 0.59 FEET;

SOUTH 3.00 FEET;

WEST 0.59 FEET;

SOUTH 22.22 FEET;

EAST 0.59 FEET;

SOUTH 21.00 FEET;

WEST 28.67 FEET;

NORTH 6.74 FEET;

WEST 7.52 FEET;

NORTH 17.03 FEET;

WEST 4.05 FEET;

NORTH 46.84 FEET TO THE SOUTH LINE OF SAID W. MADISON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. MADISON STREET, A DISTANCE OF 167.40 FEET TO THE POINT OF BEGINNING;

SAID EXCEPTION TO THE LAND, PROPERTY AND SPACE LYING BELOW HORIZONTAL AND INCLINED PLANES OF VARIOUS ELEVATIONS, (SAID HORIZONTAL AND INCLINED PLANES FORMING THE LOWER SURFACE OF THE CONCRETE FLOOR SLAB OF THE SECOND FLOOR) SAID HORIZONTAL AND INCLINED PLANES MORE PARTICULARLY DESCRIBED IN THE PARTS AS FOLLOWS:

PART A) A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.22 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PORTION OF SAID LAND PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INTERSECTION OF THE SOUTH LINE OF W. MADISON STREET WITH THE EAST LINE OF S. SANGAMON STREET;

THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 54.34 FEET;

THENCE ALONG LINES PERPENDICULAR TO OR PARALLEL WITH SAID EAST LINE OF S. SANGAMON STREET, THE FOLLOWING COURSES AND DISTANCES:

EAST 35.60 FEET;

NORTH 4.85 FEET;

EAST 9.31 FEET;

SOUTH 2.67 FEET;

EAST 6.90 FEET;

NORTH 2.67 FEET;

EAST 9.67 FEET;

SOUTH 20.28 FEET;

EAST 38.80 FEET;

NORTH 69.84 FEET TO SAID SOUTH LINE OF W. MADISON STREET;

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THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 100.28 FEET TO THE POINT OF BEGINNING.

PART B) AN INCLINED PLANE HAVING AN ELEVATION OF 29.22 FEET ABOVE CHICAGO CITY DATUM ALONG THE WEST LINE OF THE HEREINAFTER DESCRIBED LATERAL BOUNDARIES AND INCLINED DOWNWARD TO AN ELEVATION OF 26.25 FEET ABOVE CHICAGO CITY DATUM ALONG THE EAST LINE OF SAID LATERAL BOUNDARIES, SAID LATERAL BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID SOUTH LINE OF W. MADISON STREET WHICH IS 100.28 FEET, AS MEASURED ALONG SAID SOUTH LINE, EAST OF SAID EAST LINE OF S. SANGAMON STREET;

THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 62.84 FEET;

EAST 53.66 FEET;

NORTH 69.88 FEET TO SAID SOUTH LINE OF W. MADISON STREET;

THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 53.66 FEET TO THE POINT OF BEGINNING

PART C) A HORIZONTAL PLANE HAVING AN ELEVATION OF 26.25 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY OF THAT PORTION OF SAID LAND, PROPERTY AND SPACE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF SAID SOUTH LINE OF W. MADISON STREET WHICH IS 153.94 FEET, AS MEASURED ALONG SAID SOUTH LINE, EAST OF SAID EAST LINE OF S. SANGAMON STREET;

THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES AND DISTANCES:

SOUTH 69.88 FEET;

EAST 25.03 FEET;

NORTH 6.01 FEET;

WEST 7.52 FEET;

NORTH 17.03 FEET;

WEST 4.05 FEET;

NORTH 46.84 FEET TO THE SOUTH LINE OF W. MADISON STREET;

THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 13.46 FEET TO THE POINT OF BEGINNING.

PART D) A HORIZONTAL PLANE HAVING AN ELEVATION OF 26.25 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY OF THAT PORTION OF SAID LAND, PROPERTY AND SPACE DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF SAID SOUTH LINE OF W. MADISON STREET WITH THE WEST LINE OF S. PEORIA STREET;

THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 44.83 FEET;

THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES

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AND DISTANCES:

SOUTH 24.42 FEET;

EAST 0.59 FEET;

SOUTH 3.00 FEET;

WEST 0.59 FEET;

SOUTH 22.22 FEET;

EAST 0.59 FEET;

SOUTH 3.14 FEET;

EAST 24.45 FEET;

SOUTH 33.00 FEET;

EAST 19.80 FEET TO SAID WEST LINE OF S. PEORIA STREET;

THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 85.82 FEET TO THE POINT OF BEGINNING.

PART E) AN INCLINED PLANE HAVING AN ELEVATION OF 26.25 FEET ABOVE CHICAGO CITY DATUM ALONG THE NORTH LINE OF THE HEREINAFTER DESCRIBED LATERAL BOUNDARIES AND INCLINED DOWNWARD TO AN ELEVATION OF 25.00 FEET ABOVE CHICAGO CITY DATUM ALONG THE SOUTH LINE OF SAID LATERAL BOUNDARIES, SAID LATERAL BOUNDARIES DESCRIBED AS FOLLOWS:

COMMENCING AT SAID INTERSECTION OF THE SOUTH LINE OF W. MADISON STREET WITH THE WEST LINE OF S. PEORIA STREET;

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 52.82 FEET;

THENCE WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON STREET A DISTANCE OF 19.79 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID INCLINED PLANE;

THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28.00 FEET;

WEST 26.18 FEET;

NORTH 10.14 FEET;

EAST 1.72 FEET;

NORTH 17.86 FEET;

EAST 24.45 FEET TO THE POINT OF BEGINNING.

PART F) A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY OF THAT PART OF SAID LAND, PROPERTY AND SPACE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID WEST LINE OF S. PEORIA STREET WHICH IS 85.82 FEET, AS MEASURED ALONG SAID WEST LINE, SOUTH OF SAID LINE OF W. MADISON STREET;

THENCE CONTINUING SOUTH ALONG SAID WEST LINE, A DISTANCE OF 21.61 FEET;

THENCE ALONG LINES WHICH ARE PERPENDICULAR TO OR PARALLEL WITH SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES AND DISTANCES:

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WEST 17.48 FEET;
 SOUTH 5.81 FEET;
 EAST 0.67 FEET;
 SOUTH 1.68 FEET;
 EAST 16.81 FEET TO SAID WEST LINE OF S. PEORIA STREET;
 THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 46.59 FEET TO
 THE SOUTHEAST CORNER OF SAID LAND, PROPERTY AND SPACE;
 THENCE ALONG THE SOUTH LINE OF SAID LAND, PROPERTY AND SPACE,
 A DISTANCE OF 44.67 FEET;
 THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR
 TO SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES
 AND DISTANCES:

NORTH 22.34 FEET;
 EAST 5.52 FEET;
 NORTH 8.15 FEET;
 WEST 1.50 FEET;
 NORTH 15.69 FEET;
 WEST 3.95 FEET;
 NORTH 2.20 FEET;
 WEST 0.33 FEET;
 NORTH 5.91 FEET;
 WEST 1.23 FEET;
 NORTH 26.40 FEET;
 EAST 26.18 FEET;
 SOUTH 5.00 FEET;
 EAST 19.80 FEET TO THE POINT OF BEGINNING.

PART G) AN INCLINED PLANE HAVING AN ELEVATION OF 25.00 FEET
 ABOVE CHICAGO CITY DATUM ALONG THE EAST LINE OF THE
 HEREINAFTER DESCRIBED LATERAL BOUNDARIES AND INCLINED
 DOWNWARD TO AN ELEVATION OF 12.80 FEET ABOVE CHICAGO CITY
 DATUM ALONG THE EAST LINE OF SAID LATERAL BOUNDARIES, SAID
 LATERAL BOUNDARIES DESCRIBED AS FOLLOWS:

COMMENCING AT SAID INTERSECTION OF THE SOUTH LINE OF W.
 MADISON STREET WITH THE WEST LINE OF S. PEORIA STREET;
 THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 70.68 FEET;
 THENCE WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF S.
 SANGAMON STREET, A DISTANCE OF 45.98 FEET TO THE POINT OF
 BEGINNING AT THE NORTHEAST CORNER OF SAID LAND, PROPERTY AND
 SPACE;

THENCE ALONG LINES WHICH ARE PERPENDICULAR TO OR PARALLEL
 WITH SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING
 COURSES AND DISTANCES:

WEST 26.95 FEET;
 NORTH 0.73 FEET;
 WEST 6.81 FEET;
 SOUTH 31.25 FEET;

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WEST 25.25 FEET;
 NORTH 2.03 FEET;
 WEST 9.53 FEET;
 SOUTH 8.05 FEET;
 EAST 46.92 FEET;
 SOUTH 3.05 FEET;
 EAST 7.10 FEET;
 NORTH 3.05 FEET;
 EAST 14.52 FEET;
 NORTH 36.54 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED LAND, PROPERTY AND SPACE THOSE CERTAIN PARTS LYING ABOVE AN INCLINED PLANE, (SAID INCLINED PLANE FORMING THE UPPER SURFACE OF A CERTAIN PART OF THE CONCRETE RAMP LOCATED MOSTLY AT THE FIRST FLOOR) AND LYING BELOW AN INCLINED PLANE WHICH IS 8.12 FEET, MEASURED PERPENDICULARLY, ABOVE SAID CONCRETE RAMP, SAID CERTAIN PARTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART H) LYING ABOVE AN INCLINED PLANE HAVING AN ELEVATION OF 16.63 FEET ABOVE CHICAGO CITY DATUM ALONG THE WEST LINE OF THE HEREINAFTER DESCRIBED LATERAL BOUNDARIES AND INCLINED UPWARD TO AN ELEVATION OF 21.06 FEET ABOVE CHICAGO CITY DATUM ALONG THE EAST LINE OF SAID LATERAL BOUNDARIES, AND LYING BELOW AN INCLINED PLANE HAVING AN ELEVATION OF 24.76 FEET ABOVE CHICAGO CITY DATUM ALONG SAID WEST LINE OF THE LATERAL BOUNDARIES AND INCLINED UPWARD TO AN ELEVATION OF 29.19 FEET ABOVE CHICAGO CITY DATUM ALONG SAID EAST LINE OF THE LATERAL BOUNDARIES, ALL LYING WITHIN SAID LATERAL BOUNDARIES, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF S. SANGAMON STREET WHICH IS 89.47 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE SOUTH LINE OF W. MADISON STREET;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 46.61 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PROPERTY AND SPACE;

THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON, THE FOLLOWING COURSES AND DISTANCES:

NORTH 19.00 FEET;
 EAST 78.81 FEET;
 SOUTH 19.00 FEET;
 WEST 78.81 FEET TO THE POINT OF BEGINNING.

PART I) LYING ABOVE AN INCLINED PLANE HAVING AN ELEVATION OF 15.94 FEET ABOVE CHICAGO CITY DATUM ALONG THE WEST LINE OF THE HEREINAFTER DESCRIBED LATERAL BOUNDARIES AND INCLINED UPWARD TO AN ELEVATION OF 21.06 FEET ABOVE CHICAGO CITY DATUM ALONG THE EAST LINE OF SAID LATERAL BOUNDARIES, AND LYING

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BELOW AN INCLINE PLANE HAVING AN ELEVATION OF 24.07 FEET ABOVE CHICAGO CITY DATUM ALONG THE WEST LINE OF SAID LATERAL BOUNDARIES AND INCLINED UPWARD TO AN ELEVATION OF 29.19 FEET ABOVE CHICAGO CITY DATUM ALONG SAID EAST LINE OF THE LATERAL BOUNDARIES, ALL LYING WITHIN SAID LATERAL BOUNDARIES, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON SAID EAST LINE OF S. SANGAMON STREET WHICH IS 111.47 FEET SOUTH OF SAID SOUTH LINE OF W. MADISON STREET;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 32.20 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED PROPERTY AND SPACE;

THENCE ALONG LINES WHICH ARE PARALLEL WITH OR PERPENDICULAR TO SAID EAST LINE OF S. SANGAMON STREET THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19.50 FEET;
EAST 93.22 FEET;
NORTH 19.50 FEET;
WEST 93.22 FEET TO THE POINT OF BEGINNING.

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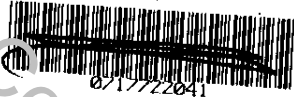
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EXHIBIT

0717722041
6-26-07

ATTACHED TO

Property of Cook County Clerk's Office



Doc# 0717722041 Fee: \$130.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 10:56 AM Pg: 1 of 23



DOCUMENT

20 - PG
3 - X

23 - TOTAL

SEE PLAT INDEX