



## Exhibit "A" Legal Description

All that Condominium Unit situated in the County of Cook, State of Illinois, being known and designated as Unit 312 and G-23 in Pointe 1900 on State Condominium, as delineated on a survey of the following described tract of land:

A portion of 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 2-5 on Block 32 in Canal Trustees New Subdivision of Blocks in the East fractional Southeast  $\frac{1}{4}$  of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document # 0421739021; together with their undivided percentage interest in the common elements in Cook County, Illinois.

SUBJECT ONLY TO: (I) Non delinquent real estate taxes; (II) Applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) Encroachments onto the property, if any; (IV) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) Covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) Easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) Terms, conditions, and restrictions of the Declaration; (VIII) Roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois. ("Act").

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of Condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Tax ID: 17-21-414-009-1032

168828 - 1

Page 5 of 7

Issued At: Registered Title Insurance Agent:  
NationalLink  
400 Corporation Drive  
Aliquippa, PA 15001