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This document prepared by and after
Recording return to:

Dykema Gossett PLLC
180 N. LaSalle Street, Suite 2700
Chicago, Illinois 60601
Attn: Derek L. Cottier, Esq.



Doc#: 0832531034 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2008 02:47 PM Pg: 1 of 15

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") dated this 20th day of November, 2008, is made by and among 2620 WASHINGTON MASTER TENANT, LLC, an Illinois limited liability company ("Tenant"); 2620 WASHINGTON, LLC, an Illinois limited liability company ("Landlord"), and JPMORGAN CHASE BANK, N.A., a national banking association ("Mortgagee").

WHEREAS, Mortgagee has previously made a loan to Landlord in the maximum principal amount of \$8,150,000 (the "Loan"), secured by, among other things, a certain Construction Mortgage, Assignment of Rents Security Agreement and Fixture Filing dated as of July 18, 2008 from Landlord to and for the benefit of Mortgagee recorded with the Recorder of Deeds in Cook County, Illinois on July 25, 2008, as Document No. 080757023 (herein, as may from time to time be extended, amended, restated or supplemented, the "Mortgage"), covering the land (the "Land") described in Exhibit "A" which is attached hereto and incorporated herein by reference, and the improvements thereon ("Improvements") (such Land and Improvements being herein together called the "Property");

WHEREAS, Tenant is the tenant under a Master Lease from Landlord (or Landlord's predecessor in ownership of the Property) dated of even date herewith (herein, as it may from time to time be extended, amended, restated or supplemented, the "Lease"), demising the Property;

WHEREAS, Landlord and Tenant have executed and shall record with the Recorder of Deeds in Cook County, Illinois, a Memorandum of Master Lease to provide record notice of the existence of the Master Lease; and

WHEREAS, the term "Landlord" as used herein means the present landlord under the Lease or, if the landlord's interest is transferred in any manner, the successor(s) or assign(s) occupying the position of landlord under the Lease at the time in question.

NOW, THEREFORE, in consideration of the mutual agreements herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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1. Subordination. Tenant agrees and covenants, subject to the terms of this Agreement, that the Lease and the rights of Tenant thereunder, and all of Tenant's right, title and interest in and to the Property, are and shall be subject, subordinate and inferior in all respects to (a) the Mortgage and the rights of Mortgagee thereunder, and all right, title and interest of Mortgagee in the Property, and (b) all other security documents now or hereafter securing payment of any indebtedness of the Landlord (or any prior landlord) to Mortgagee (collectively, the "Security Documents"). This Agreement is not intended and shall not be construed to subordinate the Lease to any mortgage, deed of trust or other security document other than those referred to in the immediately preceding sentence, securing the indebtedness owing to Mortgagee. Without limiting the generality of the foregoing subordination provision, the Tenant hereby agrees that any of its right, title and interest in and to insurance proceeds and condemnation awards (or other similar awards arising from eminent domain proceedings) with respect to damage to or the condemnation (or similar taking) of any of the Property, shall be subject and subordinate to the Mortgagee's right, title and interest in and to such proceeds and awards pursuant to the Security Documents.

2. Non-Disturbance. Mortgagee agrees that so long as (i) the Lease is in full force and effect and Tenant is not in default in the payment of rent, additional rent or other payments due under the Lease or in the performance of any of the other terms, covenants or conditions of the Lease on Tenant's part to be performed (beyond the period, if any, specified in the Lease within which Tenant may cure such default), and (ii) Tenant is not in default in the performance of any of the terms, covenants and conditions of this Agreement on Tenant's part to be performed (beyond any period, if any, provided herein in which the Tenant may cure such default), then:

(a) Tenant's possession of the Property under the Lease shall not be disturbed or interfered with by Mortgagee in the exercise of any of its foreclosure rights under the Mortgage or in connection with the conveyance of the Property by deed in lieu of foreclosure, and

(b) Mortgagee will not join Tenant as a party defendant for the purpose of terminating Tenant's interest and estate under the Lease in any proceeding for foreclosure of the Mortgage.

3. Attornment.

(a) Tenant covenants and agrees that in the event of the foreclosure of the Mortgage, whether by power of sale or by court action, or upon a transfer of the Property by a deed in lieu of foreclosure (the date of any such transfer being referred to herein as the "Transfer Date") (the purchaser at foreclosure or the transferee in such deed in lieu of foreclosure, including Mortgagee or its nominee if it is such purchaser or transferee, being herein called the "New Owner"), Tenant shall attorn to the New Owner as Tenant's new landlord, and agrees that the Lease shall continue in full force and effect as a direct lease between Tenant and New Owner upon all of the terms, covenants, conditions and agreements set forth in the Lease and this Agreement, except for provisions which are impossible for New Owner to perform; provided, however, that in no event shall the New Owner be:

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(i) liable for any act, omission, default, misrepresentation, or breach of warranty, of any previous landlord (including Landlord) or obligations accruing prior to New Owner's actual ownership of the Property;

(ii) subject to any offset, defense, claim or counterclaim which Tenant might be entitled to assert against any previous landlord (including Landlord), including without limitation any offset pursuant to Section 8(f) of that certain HTC Pass-Through Agreement by and between Landlord and Tenant dated of even date herewith (the "HTC Agreement") or under any other provision of the HTC Agreement;

(iii) bound by any payment of rent, additional rent or other payments, made by Tenant to any previous landlord (including Landlord) for more than one (1) month in advance of the date when due under the Lease;

(iv) bound by any amendment or modification of the Lease hereafter made, without the written consent of Mortgagee; or

(v) liable for any deposit that Tenant may have given to any previous landlord (including Landlord) which has not been transferred to New Owner.

(b) The provisions of this Agreement regarding attornment by Tenant shall be self-operative and effective without the necessity of execution of any new lease or other document on the part of any party hereto or the respective heirs, legal representatives, successors or assigns of any such party. Tenant agrees, however, to execute and deliver upon the request of New Owner, any instrument or certificate which in the reasonable judgment of New Owner may be necessary or appropriate to evidence such attornment, including a new lease of the Property on the same terms and conditions as set forth in the Lease for the unexpired term of the Lease.

4. Acknowledgment and Agreement by Tenant. Tenant acknowledges and agrees as follows:

(a) Tenant will not amend, alter or waive any provision of or consent to the amendment, alteration or waiver of any provision of the Lease without the prior written consent of Mortgagee. Tenant shall not prepay any rents or other sums due under the lease for more than one (1) month in advance of the due date therefor. Tenant acknowledges that Mortgagee will rely upon this instrument in connection with the financing being made by Mortgagee and secured, in part, by the Mortgage.

(b) Pursuant to Section 8.2(a) of the Lease, Tenant has agreed to (i) take good care of the Property; (ii) keep the same in good order and condition; and (iii) make and perform all maintenance thereof and all necessary repairs thereto, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, of every nature, kind and description, including, without limitation, any maintenance required under the Loan Documents. Pursuant to Section 8.2(c) of the Lease, Tenant assumes "the full and sole responsibility for the condition, operation, repair, replacement, maintenance and management" of the Property upon taking possession of the Property.

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Tenant covenants and agrees with Mortgagee that, from and after the Possession Date (as defined in the Lease), Tenant shall fulfill its responsibility for the condition, operation, repair, replacement, maintenance and management of the Property in accordance with the terms, conditions and requirements of the Loan Agreement, Mortgage and other Loan Documents, including, without limitation, (i) obtaining Mortgagee's consent in all instances where such consent is required under the Loan Agreement, Mortgage or any other Loan Document, and (ii) providing and maintaining all insurance coverages required under the Loan Agreement, Mortgage or any other Loan Document in accordance with the terms and provisions of such Loan Documents. In the event (y) Tenant shall breach its covenant in this Section 4(b) to fulfill its responsibility for the condition, operation, repair, replacement, maintenance and management of the Property in accordance with the terms, conditions and requirements of the Loan Agreement, Mortgage and other Loan Documents, and (z) a failure by Landlord under the applicable provision or provisions of the Loan Documents would have been subject to a notice and/or cure provision under the Loan Documents, Tenant shall have an equivalent notice and/or cure period, which period shall be concurrent with that of Landlord under the Loan Documents if notice is not required under the Loan Documents or if any required notice is delivered concurrently to both Landlord and Tenant.

(c) Any action by Tenant under Section 15.1 of the Lease requiring the consent of Landlord shall also require the consent of Mortgagee. Tenant shall not enter into any sublease of any portion of the Property without the prior written consent of Mortgagee if such sublease, were it a direct lease of a portion of the Property by Landlord, would require the consent of Mortgagee under the Loan Agreement or any other Loan Document.

(d) Mortgagee shall have the right to cure any default by Landlord under the Lease as provided under Article 21 of the Lease; provided, however, that Mortgagee shall have no duty or obligation to cure or remedy any default. It is specifically agreed that Tenant shall not, as to Mortgagee, require cure of any such default which is personal to Landlord, and therefore not susceptible to cure by Mortgagee.

(e) In the event that Mortgagee notifies Tenant of a default under the Mortgage or Security Documents and demands that Tenant pay its rent and all other sums due under the Lease directly to Mortgagee, Tenant shall honor such demand and pay the full amount of its rent and all other sums due under the Lease directly to Mortgagee, without offset, or as otherwise required pursuant to such notice beginning with the payment next due after such notice of default, without inquiry as to whether a default actually exists under the Mortgage or other Security Documents, and notwithstanding any contrary instructions of or demands from Landlord.

(f) Tenant has no right or option of any nature whatsoever, whether pursuant to the Lease or otherwise, to purchase the Property, or any portion thereof or any interest therein, and to the extent that Tenant has had, or hereafter acquires, any such right or option, the same is hereby acknowledged to be subject and subordinate to the Mortgage and is hereby waived and released as against Mortgagee and New Owner.

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(g) Mortgagee and any New Owner shall have no obligation nor incur any liability with respect to the erection or completion of any improvements on the Property or any improvements for Tenant's use and occupancy, either at the commencement of the term of the Lease or upon any renewal or extension thereof.

(h) Mortgagee and any New Owner shall have no obligation nor incur any liability with respect to any warranties of any nature whatsoever, whether pursuant to the Lease or otherwise, including, without limitation, any warranties respecting use, compliance with zoning, Landlord's title, Landlord's authority, habitability, fitness for purpose or possession; provided, that to the extent that the breach of any such warranty shall give the Tenant the right to terminate the Lease pursuant to the terms of the Lease, Tenant shall retain such right to terminate pursuant to the terms of the Lease.

(i) In the event that Mortgagee or any New Owner shall acquire title to the Property, Mortgagee or such New Owner shall have no obligation, nor incur any liability, beyond Mortgagee's or New Owner's then equity interest, if any, in the Property, and Tenant shall look exclusively to such equity interest of Mortgagee or New Owner, if any, for the payment and discharge of any obligations imposed upon Mortgagee or New Owner hereunder or under the Lease or for recovery of any judgment from Mortgagee, or New Owner, and in no event shall Mortgagee, New Owner, nor any of their respective officers, directors, shareholders, agents, representatives, servants, employees or partners ever be personally liable for such judgment.

5. Joint Agreements of Tenant and Landlord. Tenant and Landlord covenant and agree to:

(a) Upon the occurrence of the Possession Date, as defined in the Lease, deliver to Mortgagee an acknowledgment and agreement, executed by both Landlord and Tenant, of the occurrence of, and the date of, the Possession Date.

(b) Provide Mortgagee with a copy of the written agreement of each subtenant required under the second sentence of Section 15.4 of the Lease stating that the subtenant will attorn to the Landlord, as defined in the Lease, at such Landlord's option and request, in the event the Lease terminates prior to the expiration of the sublease. Such agreement shall, with respect to residential subleases, be in a standard form which form shall have been approved by Mortgagee prior to the commencement of residential subleasing.

6. Acknowledgment and Agreement by Landlord. Landlord, as landlord under the Lease and grantor under the Mortgage, acknowledges and agrees for itself and its heirs, representatives, successors and assigns, that: (a) this Agreement does not constitute a waiver by Mortgagee of any of its rights under the Mortgage or any of the other Security Documents, or in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Mortgage and the other Security Documents; (b) the provisions of the Mortgage and the other Security Documents remain in full force and effect and must be complied with by Landlord; and (c) Tenant is hereby authorized to pay its rent and all other sums due under the Lease directly to Mortgagee upon receipt of a notice as set forth in

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paragraph 4(e) above from Mortgagee and that Tenant is not obligated to inquire as to whether a default actually exists under the Mortgage or any of the other Security Documents. Landlord hereby releases and discharges Tenant of and from any liability to Landlord resulting from Tenant's payment to Mortgagee in accordance with this Agreement. Landlord represents and warrants to Mortgagee that a true and complete copy of the Lease has been delivered by Landlord to Mortgagee.

7. Waivers. Tenant expressly and unconditionally waives (i) notice of any of the matters referred to above, (ii) all notices which may be required by statute, rule of law or otherwise, now or hereafter in effect, to preserve intact any rights against Tenant, including, without limitation, any demand, presentment and protest, proof of notice of non-payment under any of the Security Documents and notice of any Event of Default (as defined in the Mortgage) or any failure on the part of the Landlord to perform or comply with any covenant, agreement, term or condition of any of the Security Documents, (iii) any right to the enforcement, assertion or exercise against the Landlord of any right or remedy conferred under any of the Security Documents, (iv) any requirement of diligence on the part of any person or entity, (v) any requirement on the part of the Mortgagee to exhaust any remedies or to mitigate the damages resulting from any default under any of the Security Documents, and (vi) any notice of any sale, transfer or other disposition of any right, title or interest of the Mortgagee under any of the Security Documents. Tenant agrees that the performance hereunder on behalf of Tenant shall not be subject to any counterclaim, set-off, abatement, deferment or defense based upon any claim that Tenant may have against Mortgagee or the Landlord (except as expressly set forth herein), or any other person or entity, and shall remain in full force and effect without regard to, and shall not be released, discharged or affected in any way by, any circumstance or condition (whether or not Tenant shall have any knowledge thereof), including without limitation:

- (i) any lack of validity or enforceability of any of the Security Documents;
- (ii) any termination, amendment, modification or other change in any of the Security Documents, including, without limitation, any modification of the interest rate(s) described therein;
- (iii) any furnishing, exchange, substitution or release of any collateral securing repayment of the Loan, or any failure to perfect any lien in such collateral;
- (iv) any failure, omission or delay on the part of the Landlord or the Mortgagee to conform or comply with any term of any of the Security Documents or any failure of the Mortgagee to give notice of any Event of Default (as defined in the Mortgage);
- (v) any waiver, compromise, release, settlement or extension of time of payment or performance or observance of any of the obligations or agreements contained in any of the Security Documents;
- (vi) any action or inaction by the Mortgagee under or in respect of any of the Security Documents, any failure, lack of diligence, omission or delay on the part of the Mortgagee to perfect, enforce, assert or exercise any lien, security interest, right, power

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or remedy conferred on it in any of the Security Documents, or any other action or inaction on the part of the Mortgagee;

(vii) any voluntary or involuntary bankruptcy, insolvency, reorganization, arrangement, readjustment, assignment for the benefit of creditors, composition, receivership, liquidation, marshalling of assets and liabilities or similar events or proceedings with respect to the Landlord or any of its property or creditors, or any action taken by any trustee or receiver or by any court in any such proceeding;

(viii) any merger or consolidation of the Landlord into or with any entity, or any sale, lease or transfer of any of the assets of the Landlord to any other person or entity;

(ix) any change in the ownership of the Landlord or any change in the relationship between the Landlord and the Tenant or any termination of any such relationship

(x) any release or discharge by operation of law of the Landlord or Tenant from any obligation or agreement contained in any of the Security Documents; or

(xi) any other occurrence, circumstance, happening or event, whether similar or dissimilar to the foregoing and whether foreseen or unforeseen, which otherwise might constitute a legal or equitable defense or discharge of the liabilities of a guarantor or surety or which otherwise might limit recourse against the Landlord or Tenant to the fullest extent permitted by law.

8. Lease Status. Landlord and Tenant represent and warrant to Mortgagee that neither Landlord nor Tenant has knowledge of any default on the part of the other under the Lease, that the Lease is bona fide and contains all of the agreements of the parties thereto with respect to the letting of the Property and that all of the agreements and provisions therein contained are in full force and effect.

9. Notices. All notices, requests, consents, demands and other communications required or which any party desires to give hereunder shall be in writing and shall be deemed sufficiently given or furnished if delivered by personal delivery, by expedited delivery service with proof of delivery, or by registered or certified United States mail, postage prepaid, at the addresses specified at the end of this Agreement (unless changed by similar notice in writing given by the particular party whose address is to be changed). Any such notice or communication shall be deemed to have been given either at the time of personal delivery or, in the case of delivery service or mail, as of the date of first attempted delivery at the address and in the manner provided herein. Notwithstanding the foregoing, no notice of change of address shall be effective except upon receipt by the parties hereto other than the particular party whose address is to be changed. This Paragraph 7 shall not be construed in any way to affect or impair any waiver of notice or demand provided in this Agreement or in the Lease or in any document evidencing, securing or pertaining to the loan secured by the Mortgage or to require giving of notice or demand to or upon any person in any situation or for any reason.

10. Miscellaneous.

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- (a) This Agreement supersedes any inconsistent provision of the Lease.
- (b) Nothing contained in this Agreement shall be construed to derogate from or in any way impair, or affect the lien, security interest or provisions of the Mortgage or the other Security Documents.
- (c) This Agreement shall inure to the benefit of the parties hereto, their respective successors and permitted assigns, and any New Owner, and its heirs, personal representatives, successors and assigns; provided, however, that in the event of the assignment or transfer of the interest of Mortgagee, all obligations and liabilities of the assigning Mortgagee under this Agreement shall terminate, and thereupon all such obligations and liabilities shall be the responsibility of the party to whom Mortgagee's interest is assigned or transferred.
- (d) THIS AGREEMENT AND ITS VALIDITY, ENFORCEMENT AND INTERPRETATION SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS AND APPLICABLE UNITED STATES FEDERAL LAW EXCEPT ONLY TO THE EXTENT, IF ANY, THAT THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED NECESSARILY CONTROL.
- (e) The words "herein", "hereof", "hereunder" and other similar compounds of the word "here" as used in this Agreement refer to this entire Agreement and not to any particular section or provision.
- (f) This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.
- (g) If any provision of the Agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not apply to or affect any other provision hereof, but this Agreement shall be construed as if such invalidity, illegality, or unenforceability did not exist.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and sealed as of the date first above written.

ADDRESS OF MORTGAGEE:

Chase Tower
10 South Dearborn Street
Chicago, Illinois 60670
Attention: Benjamin Glispie
Department 111-0953

MORTGAGEE:

JPMORGAN CHASE BANK, N.A., a national banking association

By: Benjamin Glispie
Name: Benjamin Glispie
Title: Vice President

ADDRESS OF TENANT:

2620 Washington Master Tenant, LLC
461 West Melrose
Chicago, Illinois 60657
Attn: Steve Olsher

TENANT:

2620 WASHINGTON MASTER TENANT, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: Authorized Signatory

ADDRESS OF LANDLORD:

2620 Washington, LLC
461 West Melrose
Chicago, Illinois 60657
Attn: Steve Olsher

LANDLORD:

2620 WASHINGTON, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: Authorized Signatory

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and sealed as of the date first above written.

ADDRESS OF MORTGAGEE:

Chase Tower
10 South Dearborn Street
Chicago, Illinois 60670
Attention: Benjamin Glispie
Department JL1-0953

MORTGAGEE:

JPMORGAN CHASE BANK, N.A., a national banking association

By: _____
Name: _____
Title: _____

ADDRESS OF TENANT:

2620 Washington Master Tenant, LLC
461 West Melrose
Chicago, Illinois 60657
Attn: Steve Olsher

TENANT:

2620 WASHINGTON MASTER TENANT, LLC, an Illinois limited liability company

By: _____
Name: *Steve Olsher*
Its: Authorized Signatory

ADDRESS OF LANDLORD:

2620 Washington, LLC
461 West Melrose
Chicago, Illinois 60657
Attn: Steve Olsher

LANDLORD:

2620 WASHINGTON, LLC, an Illinois limited liability company

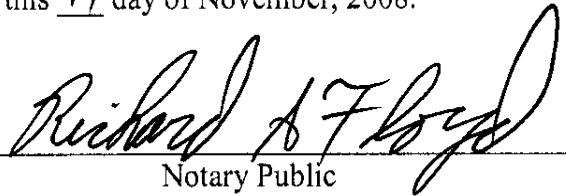
By: _____
Name: *Steve Olsher*
Its: Authorized Signatory

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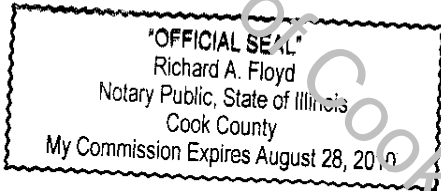
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that *Benjamin Glispie* the *vicepresident* of JPMORGAN CHASE BANK, N.A., a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day 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 said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19 day of November, 2008.



Notary Public



My Commission Expires:

8-28-10

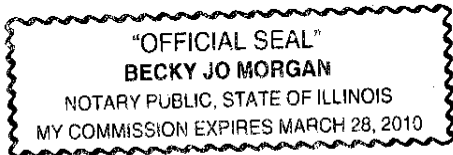
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stew Osher, the Authorized Signatory of 2620 WASHINGTON MASTER TENANT, LLC, an Illinois limited liability company ("Tenant"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day 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 Tenant, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of November, 2008.

Becky Jo Morgan
Notary Public



My Commission Expires:

3-28-2010

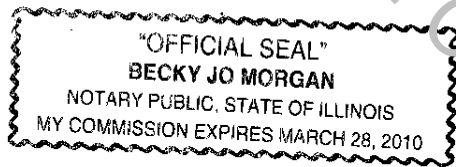
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Osher, the Authorized Signatory of 2620 WASHINGTON, LLC, an Illinois limited liability company ("Landlord"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day 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 Landlord, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of November, 2008.

Becky Jo Morgan
Notary Public



My Commission Expires:

3-28-2010

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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

(see attached)

Property of Cook County Clerk's Office



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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

THAT PART OF LOT 2 IN THE PARTITION BY MAURICE WAKEMAN AND OTHERS OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WASHINGTON BOULEVARD AS WIDENED, WITH THE EAST LINE OF TALMAN AVENUE, WHICH POINT IS 25.00 FEET EAST AT RIGHT ANGLES FROM THE WEST LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF WASHINGTON BOULEVARD, 100.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF TALMAN AVENUE TO THE SOUTH LINE OF PARK AVENUE; THENCE WEST ALONG THE SOUTH LINE OF PARK AVENUE TO THE EAST LINE OF TALMAN AVENUE; THENCE SOUTH ALONG THE EAST LINE OF TALMAN AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.