

# UNOFFICIAL COPY



Doc#: 0932345110 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2009 02:48 PM Pg: 1 of 12

## WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

Chicago Avenue Associates, LLC, a  
Delaware limited liability company,  
having an address of 535 North Michigan  
Avenue, Suite 200, Chicago, Illinois,

for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Loyola University of Chicago, an Illinois not-for-profit corporation** ("Grantee"), having an address of 820 North Michigan Avenue, Chicago, Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit "A"

Commonly known as: part of 20-24 East Chicago Avenue, Chicago, Illinois 60611

SUBJECT TO:

See Attached Exhibit "B"

BOOK 15 Ticer 3 of 4

Permanent Index Number(s): 17-03-229-012-0000

Address(es) of Real Estate: part of 20-24 East Chicago Avenue, Chicago Illinois 60611

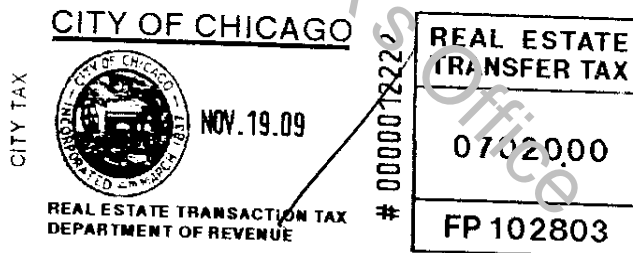
Dated November 17, 2009.

Chicago Avenue Associates, LLC

By: [Signature]

Name: Arthur Belavoules

Its: Manager



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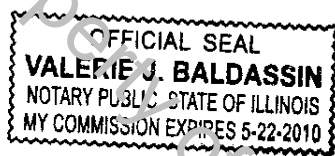
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STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY THAT Arthur Baloukos, the manager of Chicago Avenue Associates, LLC, are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of November, 2009.

Commission expires 5-22-2010



Valerie Baldassin  
Notary Public

This instrument was prepared by: Kimberly J. Sharon, 225 N. Columbus Dr., Suite 100, Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

SEND SUBSEQUENT TAX BILLS TO:

Loyola University of Chicago  
Attn: Office of the General Counsel  
820 N. Michigan Avenue, Suite 715  
Chicago, Illinois 60611

Loyola University of Chicago  
Attn: Michael Brosko  
820 N. Michigan Avenue, Suite 1420  
Chicago, Illinois 60611

EXEMPT under provisions of Paragraph (b)(3) of Section 31-45, Property Tax Code, 31 ILCS 200/31-45.

By: Wayne Magoff

Date: November 14, 2009

Empty rectangular box for signature or stamp.

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## Exhibit A

THE PARCEL CONSISTING OF THE FOLLOWING DESCRIBED PARCELS 2A, 2, 2B, 2C, 2D, 2E, 2F, 2G AND 2H:

### PARCEL 2A:

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF), IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE NORTH 0 DEGREES 21 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 99.92 FEET TO AN ANGLE CORNER IN SAID LOT; THENCE NORTH 1 DEGREE 48 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 15.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 1 DEGREE 48 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 1.15 FEET TO THE SOUTH LINE OF THE NORTH 102.1 FEET OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS WEST, ALONG THE SAID SOUTH LINE, 3.76 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, 1.14 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.80 FEET TO THE POINT OF BEGINNING, IN COCK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 48.50 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET, CHICAGO CITY DATUM, EXCEPTING THEREFROM THE FOLLOWING TWO DESCRIBED PARCELS:

#### PARCEL 1A:

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 11.37 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID AND A LINE DRAWN 6.08 FEET (AS

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MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 9.17 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.37 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.17 FEET TO A POINT, SAID POINT BEING 6.04 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.37 FEET TO THE POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 48.50 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET, CHICAGO CITY DATUM;

AND

PART OF PARCEL 2A:

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE NORTH 0 DEGREES 21 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 99.92 FEET TO AN ANGLE CORNER IN SAID LOT; THENCE NORTH 1 DEGREE 48 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 15.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 1 DEGREE 48 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 1.15 FEET TO THE SOUTH LINE OF THE NORTH 102.1 FEET OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS WEST, ALONG THE SAID SOUTH LINE, 3.76 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, 1.14 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.80 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 48.50 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

## PARCEL 2B:

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 10.79 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID AND A LINE DRAWN 1.15 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 5.82 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 12.83 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 6.32 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 6.83 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 12.15 FEET TO A POINT, SAID POINT BEING 1.03 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 19.67 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 106.00 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

## **PARCEL 2C:**

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 43.00 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID AND A LINE DRAWN 15.99 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 34.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 73.37 FEET TO THE SOUTH LINE OF THE NORTH 102.1 FEET OF LOT 2 AFORESAID (AS MEASURED ON THE WEST LINE THEREOF); THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 102.1 FEET AFORESAID, 34.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST 73.45 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 109.67 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

## **PARCEL 2D:**

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 57.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 06 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 116.35 FEET TO THE SOUTH LINE OF THE NORTH 102.10 FEET OF LOT 2 AFORESAID (AS MEASURED ON THE WEST LINE THEREOF); THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 102.1 FEET AFORESAID, 1.17 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, 112.26 FEET TO A POINT, SAID POINT BEING 1.37 FEET (AS MEASURED PERPENDICULARLY) EAST OF THE WEST LINE OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.50 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.43 FEET TO A POINT, SAID POINT BEING 0.88 FEET (AS MEASURED PERPENDICULARLY) EAST OF THE WEST LINE OF LOT 2 AFORESAID AND 0.67 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, ALONG A LINE 0.67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 55.33 FEET TO A POINT, SAID POINT BEING 1.16 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 2.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.05 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 96.28 FEET TO A POINT, SAID POINT BEING 0.61 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.57 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.51 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.70 FEET TO THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 1 DEGREE 48 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE, 15.43 FEET TO AN ANGLE CORNER IN SAID LOT; THENCE SOUTH 0 DEGREES 21 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF LOT 2 AFORESAID, 99.92 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 95.67 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

## PARCEL 2E:

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 11.65 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID AND A LINE DRAWN 14.57 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG A LINE

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PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 3.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 97.04 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

**PARCEL 2F:**

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 18.61 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID AND A LINE DRAWN 16.22 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 4.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 4.50 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 4.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 4.50 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 95.21 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

**PARCEL 2G:**

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 81.25 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID AND A LINE DRAWN 0.72 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID, 15.03 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 17.67 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.03 FEET TO A POINT, SAID POINT BEING 0.61 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 17.67 FEET TO

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THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 109.67 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

**PARCEL 2H:**

THAT PART OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF) IN LAPPIN AND OTHERS' SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION BY COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE NORTH 0 DEGREES 21 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 99.92 FEET TO AN ANGLE CORNER IN SAID LOT; THENCE NORTH 1 DEGREE 48 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 15.43 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, 0.70 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 2.49 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 14.46 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.61 FEET TO THE SOUTH LINE OF THE NORTH 102.1 FEET OF LOT 2 AFORESAID (AS MEASURED ON THE WEST LINE THEREOF); THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST, ALONG THE SAID SOUTH LINE, 11.36 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, 1.14 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.10 FEET TO THE POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 92.71 FEET AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION (+) 112.67 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

APPURTENANT EASEMENTS FOR THE BENEFIT OF THE AFORESAID "LOYOLA PARCEL":

THOSE EASEMENTS GRANTED BY CHICAGO AVENUE ASSOCIATES, LLC, TO LOYOLA UNIVERSITY OF CHICAGO IN ARTICLES II, V, VI AND VIII(A) OF THE EASEMENT AGREEMENT BETWEEN SAID PARTIES RECORDED 11/19/08 AS DOCUMENT NO. ~~0932345110~~, AS MORE PARTICULARLY SET FORTH THEREIN.

0932345111

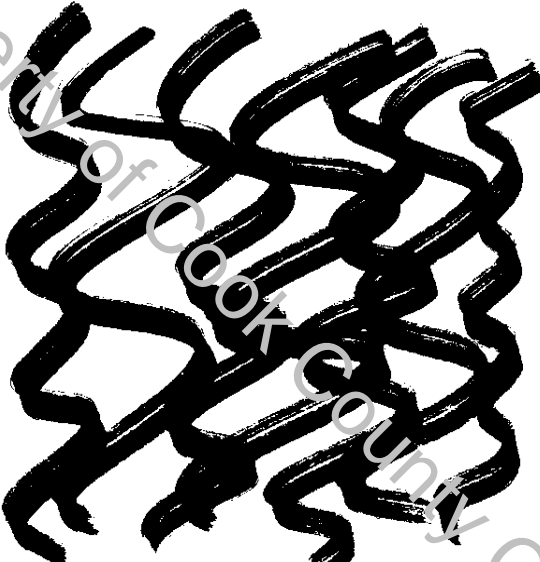
PERPETUAL EASEMENT FOR THE BENEFIT OF THE AFORESAID "LOYOLA PARCEL" OVER THE NORTH 16 FEET OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF), IN LAPPIN AND OTHERS' SUBDIVISION, AFORESAID, TO BE USED AS AN ALLEYWAY AND FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AS CONVEYED BY WARRANTY DEED FROM SUSAN P. CAMPBELL TO IRENE MAYBECK BEIL RECORDED NOVEMBER 9, 1908 AS DOCUMENT NO. 4286016 AND AS AMENDED BY EASEMENT AGREEMENT DATED APRIL 18, 1990 AND RECORDED MAY 25, 1990 AS DOCUMENT NO. 90245795, BY AND BETWEEN LOYOLA UNIVERSITY OF CHICAGO AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1983 AND KNOWN AS TRUST



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NUMBER 57792, AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

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## EXHIBIT B PERMITTED EXCEPTIONS:

1. TAXES FOR THE YEAR(S) 2009 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
2. PERPETUAL EASEMENT OVER THE NORTH 16 FEET OF LOT 2 (EXCEPT THE NORTH 102.1 FEET THEREOF MEASURED ON THE WEST LINE THEREOF), IN LAPPIN AND OTHERS' SUBDIVISION, AFORESAID, TO BE USED AS AN ALLEY, CONVEYED BY WARRANTY DEED FROM SUSAN P. CAMPBELL TO IRENE MAYBECK BEIL RECORDED NOVEMBER 9, 1908 AS DOCUMENT NO. 4286016. AMENDED BY EASEMENT AGREEMENT DATED APRIL 18, 1990 AND RECORDED MAY 25, 1990 AS DOCUMENT NO. 90245795, BY AND BETWEEN LOYOLA UNIVERSITY OF CHICAGO AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1983 AND KNOWN AS TRUST NUMBER 57792, AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

NOTE: PARTIAL RELEASE OF SAID EASEMENT RECORDED 11/19/09 AS DOCUMENT NO. 0932345106, RELEASING AS TO CERTAIN OTHER PREMISES DESCRIBED THEREIN.

0932345106

3. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW); EASEMENTS; SHARED COSTS AND LIEN THEREOF; REAL ESTATE TAXES; RIGHT OF FIRST OFFER BY EACH PARTY TO THE OTHER; REDEVELOPMENT PROVISIONS; AIR RIGHTS PARCEL PROVISIONS, ETC., MORE PARTICULARLY SET FORTH IN THE EASEMENT AGREEMENT BETWEEN CHICAGO AVENUE ASSOCIATES, LLC, AND LOYOLA UNIVERSITY OF CHICAGO RECORDED 11/19/09 AS DOCUMENT NO. ~~0932345107~~ 0932345111
4. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED IN SCHEDULE A AS APPURTENANT EASEMENTS FOR THE BENEFIT OF THE AFORESAID "LOYOLA PARCEL" CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

5. THE LEGAL DESCRIPTIONS IN SCHEDULE A ARE THOSE WHICH ARE DESCRIBED AND DEPICTED (WITH OTHERS) ON PLAT OF SURVEY NO. N-127724 (REVISED SEPTEMBER 29, 2009) BY NATIONAL SURVEY SERVICE, INC. (SHEETS 1 THROUGH 6). SAID PLAT OF SURVEY BEARS THE FOLLOWING THREE PARTICULAR LEGENDS:

1. "HORIZONTAL BOUNDARIES OF THE PARCELS AS DELINEATED HEREON ARE THE VERTICAL PLANES FORMED BY THE INTERIOR AND EXTERIOR FACES AND CENTERLINES OF PROPOSED WALLS, ARBITRARY VERTICAL PLANES, AS WELL AS THE VERTICAL PROJECTIONS OF THE EXISTING PERIMETER BOUNDARIES; VERTICAL BOUNDARIES OF THE PARCELS ARE THE HORIZONTAL PLANES FORMED BY THE PROPOSED TOP OF CONCRETE FLOORS, OR BY

# UNOFFICIAL COPY

ARBITRARY HORIZONTAL PLANES, EXCEPT FOR PARCELS MARKED THUS: "\*" WHICH ARE PARTIALLY OR NOT BOUNDED ON ALL SIDES BY PHYSICAL STRUCTURES AND REPRESENT EITHER AIR RIGHTS PARCELS OR SUBTERRANEAN PARCELS, AS DEFINED BY THE HERewith POSTED ELEVATION LIMITS."

2. "IMPROVEMENTS NOT SHOWN PER CLIENTS REQUEST."

3. "PARCEL LINES ARE BASED ON ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING PREPARED BY SOLOMON CORDWELL BUENZ PROJECT NO. 2008006.000 DATED FEBRUARY 20, 2009."

Property of Cook County Clerk's Office

# STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 17, 2009

Chicago Avenue Associates LLC, a Delaware limited liability company

Signature: [Signature] (Grantor or Agent)  
Its Manager

Subscribed and sworn to before me by the

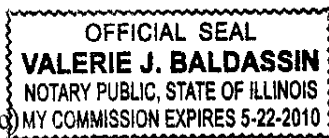
said Arthur Balardus

this 17<sup>th</sup> day of November

2009

[Signature]

(Notary Public)



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated NOVEMBER 17, 2009

Signature: [Signature] (Grantee or Agent)

Subscribed and sworn to before me by the

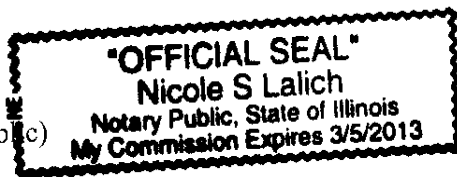
said Wayne Magdziarz

this 17<sup>th</sup> day of November

2009.

[Signature]

(Notary Public)



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of the Illinois Real Estate Transfer Tax Act.]