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STREET ADDRESS: 1823-1855 WEST WEBSTER

CITY: CHICAGO

COUNTY: COOK *Ephraim H*

TAX NUMBER: 14-31-210-001-0000

LEGAL DESCRIPTION:**PARCEL 1:**

ALL THAT PART OF THE GIRARD STREET (NOW VACATED) WEST OF AND ADJOINING THE WEST LINE OF LOT 11 AND THE WEST LINE OF SAID LOT 11, PRODUCED SOUTH TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, AND NORTHWESTERN RAILROAD (WISCONSIN DIVISION) AND EAST OF AND ADJOINING THE EAST LINE OF SAID LOT 12, ALSO ALL THAT PART OF THE 40 FEET PUBLIC ALLEY (NOW VACATED) RUNNING IN A NORTHWESTERLY DIRECTION SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 11, LYING NORTH OF THE SOUTH LINE OF SAID LOT 11 PRODUCED WEST AND EAST OF THE WEST LINE OF SAID LOT 11 PRODUCED SOUTH IN BLOCK 30 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PART OF SAID STREET BEING FURTHER DESCRIBED AS ALL THAT PART OF GIRARD STREET LYING BETWEEN THE SOUTH LINE OF WEBSTER AVENUE AND THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (WISCONSIN DIVISION) AND SAID PART OF SAID ALLEY BEING FURTHER DESCRIBED AS ALL THAT PART OF THE 40 FOOT PUBLIC ALLEY RUNNING IN A NORTHWESTERLY DIRECTION LYING NORTH OF THE NORTH LINE OF THE EAST AND WEST PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEBSTER AVENUE THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (WISCONSIN DIVISION) NORTH WOOD STREET AND GIRARD STREET.

PARCEL 2:

LOTS 9, 10, 11 AND 12 IN BLOCK 30 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 64 AND 65 TAKEN AS A TRACT (EXCEPT THE EAST 12.5 FEET THEREOF) IN TRACY M. OVIATTS RESUBDIVISION OF LOTS 45 TO 52 INCLUSIVE IN BLOCK 30 IN SHEFFIELDS ADDITION TO CHICAGO (TOGETHER WITH ALL THAT PART OF THE NORTHWESTERLY AND SOUTHEASTERLY 40 FOOT PUBLIC ALLEY (NOW VACATED) TOGETHER WITH ALL THAT PART OF THE EAST AND WEST PUBLIC ALLEY (NOW VACATED) LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 64 AND 65), LYING NORTHEASTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 64 AND 65), LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY AND LYING WESTERLY OF AND ADJOINING THE WEST LINE OF EAST 12.5 FEET OF SAID LOT 64 PRODUCED SOUTH TO THE NORTHEASTERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY IN TRACY H. OVIATTS RESUBDIVISION AFORESAID LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 11 BOTH INCLUSIVE AND THE SOUTH LINE OF SAID LOT PRODUCED WEST TO THE WEST LINE OF SAID LOT 11 PRODUCED SOUTH TO THE NORTHEASTERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 9 PRODUCED SOUTH 15.6 FEET ALL IN BLOCK 30 SUBDIVISION OF BLOCKS 17, 18, 20 AND 21 (EXCEPT LOTS 1, 5 AND 12 IN SAID BLOCKS 21, 23, 28, 29, 30, 31 AND 32) (EXCEPT LOTS 1, 2, 3, 6 AND 7, 33, 38, 39, 40 AND 41 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 65 IN TRACY H. OVIATT'S RESUBDIVISION AFOREMENTIONED ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1953 AS DOCUMENT NO. 15721281 IN BOOK 416 OF PLATS, PAGE 41.

PARCEL 4:

THE WEST 3.4 OF LOT 6, ALL OF LOTS 5, 7 AND 8 IN BLOCK 30 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALL THAT PART OF THE EAST AND WEST 15.6 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 6 TO 8 BOTH INCLUSIVE IN BLOCK 30 OF SUBDIVISION OF BLOCKS 17, 18, 20 AND 21 (EXCEPT THE LOTS 1, 6 AND 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31 AND 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7), 33, 38, 39, 40 AND 41 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 65 IN TRACY H. OVIATT'S RESUBDIVISION OF LOTS 45 TO 52 IN BLOCK 30 OF SHEFFIELD'S ADDITION

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TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE WEST LINE OF LOT 8 PRODUCED SOUTH 15.6 FEET IN BLOCK 30 OF SUBDIVISION OF BLOCKS 17, 18, 20 AND 21 AFOREMENTIONED AND LYING WEST OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 65 SAID POINT BEING 12.5 FEET WEST OF THE ORIGINAL NORTHEAST CORNER OF SAID LOT IN TRACY H. OVIATT'S RESUBDIVISION AFOREMENTIONED TO THE INTERSECTION OF THE SOUTH LINE OF LOT 6 AND A LINE 3.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 6 IN BLOCK 30 OF SUBDIVISION OF BLOCKS 17, 18, 20 AND 21 AFOREMENTIONED.


PARCEL 5:

LOTS 60 AND 61 IN OVIATT'S SUBDIVISION OF LOTS 45 TO 52 BOTH INCLUSIVE IN BLOCK 30 OF SHEFFIELD'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 58 AND 59 IN TRACY H. OVIATT'S RESUBDIVISION OF LOTS 45 TO 52 IN BLOCK 30 IN SHEFFIELD'S ADDITION TO SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<p>STATE OF ILLINOIS</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STATE TAX</p>  </div> <div style="text-align: center;"> <p>FEB.-3.10</p> </div> </div> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p>REAL ESTATE TRANSFER TAX</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>01125.00</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>FP 103024</p> </div>
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<p>COOK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>COUNTY TAX</p>  </div> <div style="text-align: center;"> <p>FEB.-3.10</p> </div> </div> <p>REVENUE STAMP</p>	<p>REAL ESTATE TRANSFER TAX</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>0056250</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>FP 103022</p> </div>
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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Encroachment of the building located mainly on Parcel 4, onto public property north and adjoining by .17 feet and east and adjoining, at the southeast corner, by .09 feet.
3. Encroachment of the building located mainly on Parcel 2, onto public property north and adjoining by .17 feet.
4. Encroachment of the building located mainly on Parcel 2, onto property southwesterly and adjoining by .31 to .39 feet.
5. Encroachment of the building located mainly on Parcel 3, onto property southwesterly and adjoining by .05 feet.
6. Encroachment of the building located on Parcel 1 over the Commonwealth Edison Company easement recorded as document 15745668.
7. Encroachment of concrete ramps located mainly on Parcel 3, onto the public alley lying east and adjoining by 17.08 feet.
8. Encroachment of the chain link fence east of and adjoining Parcel 3, onto the public alley by 12.5 feet.
9. Encroachment of the retaining wall located mainly on Parcel 3, onto public property northeasterly and adjoining by .17 feet and onto property southeasterly and adjoining by .26 feet.
10. Easement in favor of Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded October 16, 1953 as document 15745868 and filed August 2, 1954 as document LR1538560 as follows:

Over that part of the east and west and northwesterly and southeasterly public alleys lying south of and adjoining Lots 9 to 11 both inclusive and the south line of said lots extended west; east of the west line of said Lot 11 extended south; west of the east line of said Lot 9 extended south all in Block 30 and lying north of and adjoining Lot 65 and the north line of said Lot 65 extended west in Oviatt's subdivision aforesaid.