

UNOFFICIAL COPY**EXHIBIT A****Legal Description****PARCEL 1**

A PARCEL OF LAND COMPRISED OF A PART OF LOTS 2 AND 3, ALL OF THE LOTS 5 AND 6, THAT PART OF VACATED COUCH PLACE WHICH LIES NORTH OF AND ADJOINING SAID LOTS 5 AND 6; TOGETHER WITH ALL OF SUB-LOT 9 AND A PART OF SUB-LOT 8, BOTH IN GEORGE SMITH'S SUBDIVISION OF ORIGINAL LOT 4; ALL, IN BLOCK 35 OF ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST RANDOLPH STREET WITH THE EAST LINE OF NORTH CLARK STREET, SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF NORTH CLARK STREET A DISTANCE OF 227.08 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF WEST RANDOLPH STREET, A DISTANCE OF 164.08 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.95 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2, SAID SOUTH LINE BEING ALSO THE NORTH LINE OF WEST COUCH PLACE; THENCE WEST ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 2.68 FEET TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF SAID LOT 6; THENCE SOUTH ALONG SAID NORTHWARD EXTENSION AND ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 199.13 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF WEST RANDOLPH STREET; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 160.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST HALF OF LOT 7, TOGETHER WITH THAT PART OF THE ORIGINAL 18 FOOT ALLEY NORTH OF AND ADJOINING SAME WHICH LIES SOUTH OF THE SOUTH LINE OF ALLEY AS NARROWED BY ORDINANCE OF THE CITY OF CHICAGO, EXCEPTING FROM PARCEL 2, THE AIR RIGHTS ACQUIRED BY THE CITY OF CHICAGO THROUGH EXERCISE OF THE POWER OF EMINENT DOMAIN IN CASE NUMBER 86L50733, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

THE NORTH 111.00 FEET OF THE EAST HALF OF LOT 7 LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.00 FEET ABOVE CHICAGO CITY DATUM, AND THE SOUTH 16.00 FEET OF THE NORTH 127.00 FEET OF THE EAST HALF OF LOT 7 LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.66 FEET ABOVE CHICAGO CITY DATUM, AND THAT PART OF THE EAST HALF OF LOT 7, EXCEPT THE NORTH 127.00 FEET THEREOF, LYING

UNOFFICIAL COPY

ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.66 FEET ABOVE CHICAGO CITY DATUM; ALL IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID; AS CREATED BY GRANT FROM THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, TO GREYHOUND LINES, INC., A CORPORATION OF CALIFORNIA, AS ESTABLISHED BY ORDER ENTERED NOVEMBER 12, 1986 IN CASE NUMBER 86LS0735, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, LAW DIVISION, A COPY OF WHICH ORDER WAS RECORDED DECEMBER 16, 1986 AS DOCUMENT NUMBER 86601353 AND BY STIPULATION ON USE OF TUNNEL ENTERED JUNE 11, 1987 IN SAID CASE, FOR PERMANENT PERMISSION AND AUTHORITY TO USE AND MAINTAIN THE TUNNEL, AS THEN CONSTRUCTED, AS A PASSAGE FOR VEHICLES UNDER AND ACROSS THAT PART OF WEST LAKE STREET LYING BETWEEN NORTH DEARBORN STREET AND NORTH CLARK STREET BEING DESCRIBED AS FOLLOWS:

THAT PART OF WEST LAKE STREET LYING BETWEEN AND ADJOINING BLOCKS 17 AND 35 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID WEST LAKE STREET AT THE INTERSECTION OF SAID LINE WITH THE EAST LINE OF NORTH GARVEY COURT, SAID EAST LINE OF NORTH GARVEY COURT BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 7 IN BLOCK 17 IN ORIGINAL TOWN OF CHICAGO AFORESAID, AND RUNNING THENCE EAST ALONG SAID NORTH LINE OF WEST LAKE STREET, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF AFORESAID BLOCK 17, A DISTANCE OF 31.35 FEET; THENCE SOUTHWESTWARDLY ALONG AN ARC OF A CIRCLE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 175.35 FEET, A DISTANCE OF 83.35 FEET TO A POINT WHICH IS 8.66 FEET WEST OF THE EAST LINE OF SAID NORTH GARVEY COURT, EXTENDED SOUTH, AND 72.86 FEET SOUTH OF SAID NORTH LINE OF WEST LAKE STREET; THENCE CONTINUING SOUTHWESTWARDLY ALONG AN ARC OF A CIRCLE, AND HAVING A RADIUS OF 33.25 FEET, A DISTANCE OF 8.26 FEET; TO INTERSECTION WITH THE SOUTH LINE OF SAID WEST LAKE STREET, AT A POINT 13.45 FEET WEST OF THE EAST LINE OF NORTH GARVEY COURT, EXTENDED SOUTH; THENCE WEST ALONG SAID SOUTH LINE OF WEST LAKE STREET, BEING ALSO THE NORTH LINE OF BLOCK 35 AFORESAID, A DISTANCE OF 68.63 FEET; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.63 FEET TO A POINT WHICH IS 56.39 FEET WEST OF SAID EAST LINE OF NORTH GARVEY COURT, EXTENDED SOUTH, AND 64.57 FEET SOUTH OF THE NORTH LINE OF SAID WEST LAKE STREET; THENCE NORTHEASTWARDLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, AND HAVING A

UNOFFICIAL COPY

RADIUS OF 88.15 FEET, A DISTANCE OF 32.55 FEET TO A POINT WHICH IS 31.77 FEET WEST OF SAID EAST LINE OF NORTH GARVEY COURT, EXTENDED SOUTH, AND 43.14 FEET SOUTH OF THE NORTH LINE OF WEST LAKE STREET; THENCE CONTINUING NORTHEASTWARDLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE AND HAVING A RADIUS OF 167.50 FEET, A DISTANCE OF 71.05 FEET, TO AN INTERSECTION WITH THE AFORESAID EAST LINE OF NORTH GARVEY COURT, AT A POINT 20.34 FEET NORTH OF THE NORTH LINE OF SAID WEST LAKE STREET, AND THENCE SOUTH ALONG THE SAID EAST LINE OF NORTH GARVEY COURT, SAID DISTANCE OF 20.34 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED AND SPECIFICALLY SET OUT IN THE DEVELOPMENT, OPERATION AND CROSS-EASEMENT AGREEMENT DATED NOVEMBER 17, 1989 AND RECORDED DECEMBER 1, 1989 AS DOCUMENT NUMBER 89574343 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1989 AND KNOWN AS TRUST NUMBER 114995, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1989 AND KNOWN AS TRUST NUMBER 115015 OVER AND ONTO AND UNDER SPECIFIED PORTIONS OF THE LAND DESCRIBED BELOW, AND AMENDED BY AMENDMENT TO DEVELOPMENT, OPERATION AND CROSS-EASEMENT AGREEMENT DATED DECEMBER 15, 1994 AND RECORDED DECEMBER 19, 1994 AS DOCUMENT 04056601 MADE BY AND BETWEEN CHICAGO ONE CORP., A DELAWARE CORPORATION, LASALLE NATIONAL TRUST N.A. AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1989 AND KNOWN AS TRUST NUMBER 115015, AND SECOND AMENDMENT TO DEVELOPMENT, OPERATION AND CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 29, 2002 AND RECORDED OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021204471 BY AND BETWEEN EOP-161 CLARK STREET LIMITED PARTNERSHIP (FORMERLY KNOWN AS ZML-161 CLARK STREET LIMITED PARTNERSHIP), A DELAWARE LIMITED PARTNERSHIP, AND LASALLE BANK NATIONAL ASSOCIATION, NOT PERSONALLY BUT AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1989 KNOWN AS TRUST NO. 115015) AND THIRD AMENDMENT TO DEVELOPMENT, OPERATION AND CROSS-EASEMENT AGREEMENT DATED JANUARY 3, 2006, AND RECORDED JANUARY 17, 2006, AS DOCUMENT NUMBER 0601702363 BY AND BETWEEN IL-161 CLARK STREET, L.L.C. AND 181 NORTH CLARK, LLC, AND DESCRIBED AS FOLLOWS:

(A) AN EXCLUSIVE, TEMPORARY RIGHT AND EASEMENT FOR THE PURPOSE OF DEMOLITION;

(B) A NON-EXCLUSIVE, TEMPORARY RIGHT AND EASEMENT FOR THE PURPOSE OF CONSTRUCTION;

UNOFFICIAL COPY

(C) A RIGHT AND EASEMENT FOR INCIDENTAL ENCROACHMENTS OF ELEMENTS OR CONSTRUCTING IMPROVEMENTS;

(D) A RIGHT AND EASEMENT TO INSTALL AND MAINTAIN, WEATHERPROOFING MATERIAL

(E) AN EXCLUSIVE RIGHT AND EASEMENT FOR USE OF ACCESS TUNNEL (SUBJECT ONLY TO SECTION 4 (D) OF SAID AGREEMENT) FOR VEHICULAR USE AND PEDESTRIAN ACCESS TO AND FROM THE SUBSURFACE LEVELS OF THE IMPROVEMENTS ON THE EASEMENT PARCEL, (TOGETHER WITH OTHER PROPERTY SET FORTH IN SAID AGREEMENT) AND ADJOINING PUBLIC RIGHTS OF WAY;

(F) A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE COMMON HALLWAYS, CORRIDORS, ENTRANCES AND EXITS FOR PEDESTRIAN ACCESS;

(G) A TEMPORARY, NON-EXCLUSIVE RIGHT AND EASEMENT TO THE EASEMENT PARCEL AS IS NECESSARY TO MAINTAIN THE FEE PARCEL;

(H) A NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THE VEHICULAR AISLES, DRIVEWAYS, ENTRANCES AND EXITS OF SUBSURFACE PARKING GARAGE FACILITY ON EASEMENT PARCEL THE LAND:

PARCEL A:

A PARCEL OF LAND COMPRISED OF A PART OF LOTS 2 AND 3; SUB-LOTS 1, 2, 3, 4, 5, 6, 7 AND PART OF SUB-LOT 8 IN GEORGE SMITH'S SUBDIVISION OF ORIGINAL LOT 4; ALL IN BLOCK 35 OF ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF NORTH CLARK STREET, WHICH POINT IS 227.08 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF WEST RANDOLPH STREET, AND RUNNING THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF WEST RANDOLPH STREET, A DISTANCE OF 164.08 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.95 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2, SAID SOUTH LINE BEING ALSO THE NORTH LINE OF WEST COUCH PLACE; THENCE EAST ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 38.70 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 19 FEET OF THE WEST HALF OF THE EAST HALF OF SAID LOT 2, SAID LINE BEING ALSO THE WEST LINE OF A PUBLIC ALLEY, 18.00 FEET WIDE; THENCE NORTH ALONG SAID WEST LINE OF THE PUBLIC ALLEY, A DISTANCE OF 181.71 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF WEST LAKE STREET; THENCE WEST ALONG SAID SOUTH LINE OF WEST LAKE STREET, A DISTANCE OF 202.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF NORTH CLARK

UNOFFICIAL COPY

STREET; THENCE SOUTH; ALONG SAID EAST LINE OF NORTH CLARK STREET, A DISTANCE OF 153.96 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EAST 1 FOOT OF THE WEST HALF OF THE EAST HALF OF LOT 2 IN SAID BLOCK 35 AFORESAID.

PARCEL 5:

THE NON-EXCLUSIVE RIGHT TO THE USE OF THE "PEDESTRIAN TUNNEL", AS DEFINED IN THE BLOCK 35, NORTH LOOP PROJECT REDEVELOPMENT AGREEMENT DATED NOVEMBER 1, 1988 AND RECORDED NOVEMBER 15, 1988 AS DOCUMENT 8527338 AND IN THE AMENDED AND RESTATED BLOCK 35, NORTH LOOP PROJECT REDEVELOPMENT AGREEMENT DATED OCTOBER 3, 1990 AND RECORDED OCTOBER 26, 1990 AS DOCUMENT 90524174 BY AND BETWEEN THE CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION; 161 NORTH CLARK STREET LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND 181 NORTH CLARK STREET LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS DELINEATED ON THE PLAT OF SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY, DATED JUNE 13, 1995 AND REVISED JUNE 26, 1995, AS ORDER NO. 9505001, AND DESCRIBED IN SAID PLAT AS FOLLOWS;

A 22 FOOT WIDE STRIP OF LAND IN THAT PART OF NORTH CLARK STREET, LYING BETWEEN THE EAST LINE OF BLOCK 34 AND THE WEST LINE OF BLOCK 35, BOTH IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID STRIP BEING BOUNDED ON THE NORTH BY A LINE WHICH IS 137.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WESTWARD EXTENSION OF THE SOUTH LINE OF BLOCK 35 (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF WEST RANDOLPH STREET) AND BEING BOUNDED ON THE SOUTH BY A LINE WHICH IS 115 FEET NORTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SAID WESTWARD EXTENSION OF THE SOUTH LINE OF BLOCK 35; AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -4.50 FEET, CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +6.00 FEET, CHICAGO CITY, DATUM.

Property Index Numbers: 17-09-424-001
 17-09-436-015
 17-09-437-007
 17-09-437-008

Property Address: 161-71 North Clark Street, Chicago, Cook County,
 Illinois 60601