

# UNOFFICIAL COPY



Doc#: 1120922057 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/28/2011 11:39 AM Pg: 1 of 10

THIS DOCUMENT PREPARED  
BY/  
AFTER RECORDING RETURN  
TO:

Peter A. Levy  
DLA Piper LLP  
203 North LaSalle Street  
Chicago, Illinois 60601-1293

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## MEMORANDUM OF OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT

THIS MEMORANDUM OF OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT (this "Memorandum") is made and entered into as of June 23, 2011, by and between NORTH PULLMAN 111<sup>TH</sup> INC., an Illinois corporation ("NP111"), and PULLMAN PARK DEVELOPMENT, LLC, an Illinois limited liability company ("PPD"). The following recitals form the basis of this Memorandum:

A. NP111 and PPD are parties to that certain Option and Right of First Refusal Agreement dated as of June 23, 2011 (the "Agreement"), whereby NP111 granted to PPD the right and option to purchase certain real estate located in the City of Chicago, Cook County, State of Illinois and described on Exhibit A attached hereto (the "Property").

B. NP111 and PPD desire to confirm and ratify and to provide notice of the Agreement, including, without limitation, the terms and conditions described in this Memorandum;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Subject to the covenants and conditions contained in the Agreement, NP111 has granted to PPD an option to purchase the Property. The term of PPD's option to purchase the Property shall expire on or before June 23, 2016.

2. Subject to the covenants and conditions contained in the Agreement, NP111 has granted to PPD a right of first refusal to purchase the Property. The term of PPD's right of first refusal shall expire on or before June 23, 2018.

3. This Memorandum does not alter, amend, modify, or change the Agreement in any respect. All of the provisions of the Agreement are hereby incorporated by reference in this Memorandum. In the event of any conflict between the provisions of this Memorandum and the Agreement, the provisions of the Agreement shall control.

[Signature blocks and exhibit appear on the following pages.]

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## SIGNATURE PAGE FOR

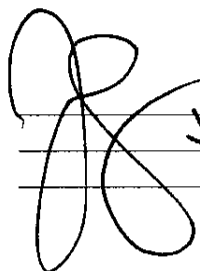
### MEMORANDUM OF OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set opposite their signatures below.

“NP111”

NORTH PULLMAN 111<sup>TH</sup> INC., an Illinois corporation

By: \_\_\_\_\_  
 Name: Jeffrey Shea  
 Title: V.P.



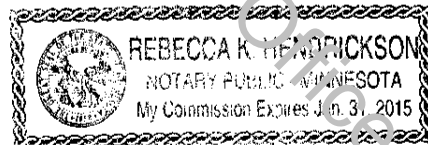
STATE OF MINNESOTA :  
 : SS  
 COUNTY OF HENNEPIN :

On July 18, 2011, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared JEFFREY W. SHEA who acknowledged himself to be the VICE PRESIDENT of North Pullman 111th Inc., and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Rebecca K. Hendrickson  
 Notary Public

My Commission Expires: 1-31-2015



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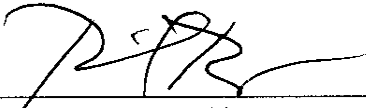
## SIGNATURE PAGE FOR

### MEMORANDUM OF OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT

“PPD”

PULLMAN PARK DEVELOPMENT, LLC, an Illinois limited liability company

By: Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation, its manager

By:   
David Doig, President


STATE OF ILLINOIS

SS.

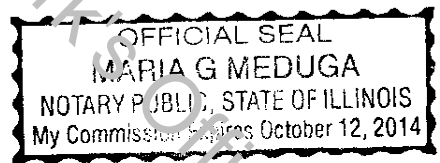
COUNTY OF COOK

On July 25th, 2011, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared David Doig, who acknowledged himself to be the President of Chicago Neighborhood Initiatives, Inc., the manager of Pullman Park Development, LLC, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

  
Notary Public

My Commission Expires: October 12, 2014



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## EXHIBIT A

### Legal Description of Property

#### PARCEL A:

A PARCEL OF LAND IN PARTS OF THE WEST HALF OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF EAST 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 444.18 FEET TO THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE BEING A CURVED LINE, CONVEXED NORTHWESTERLY, WITH A RADIUS OF 701.50 FEET, THE RADIAL LINE OF SAID CURVED LINE FORMS AN ANGLE OF 15 DEGREES 52 MINUTES 52 SECONDS, FROM EAST TO SOUTHEAST WITH SAID NORTH LINE OF EAST 111TH STREET, A DISTANCE OF 337.54 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A STRAIGHT LINE, TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 61.73 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE ON A CURVED LINE, CONVEXED SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE WITH A RADIUS OF 1281.57 FEET, A DISTANCE OF 205.93 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A CURVED LINE, CONVEXED SOUTHEASTERLY, HAVING A COMMON TANGENT TO THE LAST DESCRIBED CURVED LINE, WITH A RADIUS OF 270.04 FEET, A DISTANCE OF 90.04 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 246.16 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 15 AND THE WEST LINE OF SAID SECTION 14, AT A POINT 814.55 FEET NORTH OF THE AFORESAID NORTH LINE OF EAST 111TH STREET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING A STRAIGHT LINE, FORMING AN ANGLE OF 15 DEGREES 31 MINUTES 41 SECONDS, FROM NORTH TO EAST WITH SAID WEST LINE OF SECTION 14, A DISTANCE OF 1865.27 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID EASTERLY STRAIGHT LINE, A DISTANCE OF 155.97 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, BEING A CURVED LINE, CONVEXED NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, WITH A RADIUS OF 2731.0 FEET, A DISTANCE OF 382.62 FEET (ARC); THENCE CONTINUING ALONG SAID EASTERLY LINE, BEING A CURVED LINE, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, CONVEXED TO THE NORTHWEST, WITH A RADIUS OF 5722.0 FEET, A DISTANCE OF 341.54 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A CURVED LINE, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, CONVEXED TO THE NORTHWEST, WITH A RADIUS OF 987.0 FEET, A DISTANCE OF 82.13 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 669.50 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 00 MINUTES 40 SECONDS, FROM SOUTHWEST TO EAST WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 240.84

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FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS A DEFLECTION ANGLE OF 21 DEGREES 14 MINUTES 15 SECONDS FROM EASTERLY TO SOUTHERLY WITH THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 344.40 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE WHICH FORMS A DEFLECTION ANGLE OF 35 DEGREES 21 MINUTES 41 SECONDS FROM EASTERLY TO SOUTHERLY WITH THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 307.83 FEET; THENCE EASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 89 DEGREES 58 MINUTES 20 SECONDS, FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 182.23 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 65 DEGREES 57 MINUTES 51 SECONDS FROM WEST TO SOUTHWEST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 971.38 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE, WHICH FORMS AN ANGLE OF 87 DEGREES 48 MINUTES 30 SECONDS FROM EAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 19.80 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 269.98 FEET TO THE NORTH LINE OF AFORESAID EAST 111TH STREET, 327.08 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM LOT 4 IN PULLMAN PARK - PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2011 AS DOCUMENT 1120029049, IN COOK COUNTY, ILLINOIS.

## PARCEL B:

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF EAST 106TH STREET (BEING 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14), A DISTANCE OF 297.70 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING THE WEST LINE OF SOUTH MARYLAND AVENUE, EXTENDED SOUTH; RUNNING THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 66 FEET TO THE EAST LINE OF SOUTH MARYLAND AVENUE; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 48 FEET TO A POINT 15 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE EAST ON A LINE DRAWN PARALLEL WITH AND 15 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 350.05 FEET TO THE WESTERLY LINE OF THE AFORESAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE, CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 5752.0 FEET, THE RADIUS LINE OF SAID CURVED LINE FORMING AN ANGLE OF 25 DEGREES 15 MINUTES 53 SECONDS, FROM EAST TO SOUTH WITH THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 174.82 FEET (ARC); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, WITH A RADIUS OF 2761 FEET, A DISTANCE OF 92.08 FEET (ARC); THENCE NORTHWESTERLY ON A CURVED LINE, CONVEXED NORTHEASTERLY, AND HAVING A RADIUS OF 190 FEET, A DISTANCE OF 274.68 FEET (ARC) TO A POINT 63 FEET SOUTH OF THE AFORESAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF

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OF THE NORTHWEST QUARTER OF SECTION 14; THENCE WEST ON A STRAIGHT LINE DRAWN PARALLEL WITH SAID NORTH LINE AND TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 119.95 FEET TO THE AFORESAID WEST LINE OF SOUTH MARYLAND AVENUE, EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WESTERLY OF THE CALUMET EXPRESSWAY (SOUTH DOTY AVENUE) SERVICE DRIVE AND WEST OF SOUTH WOODLAWN AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF EAST 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14), A DISTANCE OF 327.08 FEET EAST OF THE WEST LINE OF SAID SECTION 14; RUNNING THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 108.60 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 67 DEGREES 03 MINUTES 00 SECONDS, FROM EAST TO NORTHEAST WITH SAID NORTH LINE, A DISTANCE OF 1040.43 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, FORMING AN ANGLE OF 90 DEGREES 03 MINUTES 28 SECONDS, FROM SOUTH TO EAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 872.20 FEET TO THE WESTERLY LINE OF THE SERVICE DRIVE OF SAID CALUMET EXPRESSWAY (ACQUIRED BY DOCUMENT NUMBER 17027772); THENCE NORTHEASTERLY ALONG SAID SERVICE DRIVE, WHICH IS A STRAIGHT LINE, FORMING AN ANGLE OF 103 DEGREES 54 MINUTES 57 SECONDS, FROM WEST TO NORTHEAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 67.54 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, ON A CURVED LINE, CONVEXED TO THE SOUTHEAST, WITH A RADIUS OF 300 FEET, A DISTANCE OF 72.86 FEET (ARC); THENCE CONTINUING ALONG SAID WESTERLY LINE, ON A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 2053.74 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 34.83 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE (BEING THE WESTERLY LINE OF A PARCEL OF LAND ACQUIRED BY THE COOK COUNTY HIGHWAY DEPARTMENT, KNOWN AS PARCEL S—909 AND RECORDED AS DOCUMENT NUMBER 19177293) WHICH FORMS AN ANGLE OF 167 DEGREES 41 MINUTES 47 SECONDS, FROM SOUTH TO WEST TO NORTHEAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 236.26 FEET TO A POINT ON THE WEST LINE OF SOUTH WOODLAWN AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, AS DEDICATED BY DOCUMENT NUMBER 9002353; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 1736.21 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 1042.66 FEET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE, BEING A CURVED LINE, CONVEXED NORTHEASTERLY, WITH A RADIUS OF 3262.0 FEET, THE RADIAL LINE OF WHICH FORMS AN ANGLE OF 36 DEGREES 23 MINUTES 17 SECONDS FROM EAST TO SOUTH WITH SAID NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 265.67 FEET (ARC); THENCE CONTINUING ALONG SAID EASTERLY LINE, ON A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 375.80 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, FORMING AN ANGLE OF 89

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DEGREES 00 MINUTES 40 SECONDS, FROM SOUTHWEST TO EAST WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 240.84 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS A DEFLECTION ANGLE OF 21 DEGREES 14 MINUTES 15 SECONDS, FROM EASTERLY TO SOUTHERLY WITH THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 344.40 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE WHICH FORMS A DEFLECTION ANGLE OF 35 DEGREES 21 MINUTES 41 SECONDS, FROM EASTERLY TO SOUTHERLY WITH THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 307.83 FEET; THENCE EASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 89 DEGREES 58 MINUTES 20 SECONDS, FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 182.23 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 65 DEGREES 57 MINUTES 51 SECONDS, FROM WEST TO SOUTHWEST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 971.38 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE WHICH FORMS AN ANGLE OF 87 DEGREES 48 MINUTES 30 SECONDS, FROM EAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 19.80 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 2696.98 FEET TO A POINT ON THE NORTH LINE OF AFORESAID EAST 111TH STREET, 327.08 FEET EAST OF THE WEST LINE OF SAID SECTION 14, BEING THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM ALL OF PULLMAN PARK - PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2011 AS DOCUMENT 1120029049, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPTING THEREFROM A PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A WESTERLY LINE OF LAND CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDING OF THE STATE OF ILLINOIS RECORDED OCTOBER 02, 1957, AS DOCUMENT 17027772 AND A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SOUTH DOTY AVENUE, AS DEDICATED BY DOCUMENT NUMBER 9002353 IN BOOK 212, PAGES 12 AND 13, A DISTANCE OF 640 FEET NORTHEASTERLY MEASURED ALONG SAID WESTERLY LINE FROM ITS INTERSECTION WITH THE AFORESAID NORTH LINE OF EAST 111TH STREET; THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, 285.08 FEET TO A POINT ON THE SOUTH LINE OF SOUTH DOTY AVENUE AS DEDICATED BY PULLMAN PARK - PHASE 1 SUBDIVISION; THENCE NORTH 88 DEGREES 36 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTH DOTY AVENUE, 231.81 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 120.51 FEET, ALONG THE SOUTH LINE OF SAID SOUTH DOTY AVENUE BEING THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 40 MINUTES 46 SECONDS EAST, 119.49 FEET TO A POINT ON THE WESTERLY LINE OF LAND CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDING OF THE STATE OF ILLINOIS RECORDED OCTOBER 02, 1957, AS DOCUMENT 17027772; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID LAND CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDING OF THE STATE OF ILLINOIS FOR THE NEXT THREE COURSES; (1) THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, 22.50 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY 72.82 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND WHOSE CHORD BEARS SOUTH 28 DEGREES 32 MINUTES 16 SECONDS WEST, 72.64 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 35 DEGREES 29 MINUTES 31 SECONDS WEST, 67.93 FEET TO THE POINT OF BEGINNING, IN

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COOK COUNTY, ILLINOIS.

PARCEL D:

A STRIP OF LAND 30 FEET WIDE, BEING THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD (PULLMAN RAILROAD), RUNNING THROUGH SECTIONS 14 AND 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF AND CONCENTRIC WITH THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF EAST 111TH STREET (SAID LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15), A DISTANCE OF 475.32 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 731.50 FEET, A DISTANCE OF 360.50 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 61.73 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID RIGHT OF WAY BEING A CURVED LINE CONVEXED SOUTHEASTERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 1251.57 FEET, A DISTANCE OF 201.11 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED SOUTHEASTERLY, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE WITH A RADIUS OF 240.04 FEET, A DISTANCE OF 80.04 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 354.13 FEET TO THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE CONTINUING ALONG LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 367.30 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTHEASTERLY ALONG SAID LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 1381.68 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 164.19 FEET; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY, TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 2761.0 FEET, A DISTANCE OF 386.81 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG A CURVED LINE, CONVEXED NORTHWESTERLY, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE WITH A RADIUS OF 5752.0 FEET, A DISTANCE OF 158.28 FEET (ARC), TO THE NORTH LINE OF SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID LAST DESCRIBED CURVED LINE, A DISTANCE OF 185.05 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 1017.0 FEET, A DISTANCE OF 84.63 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 1045.30 FEET; THENCE NORTHEASTERLY ON A CURVED LINE CONVEXED NORTHWESTERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A DISTANCE OF 3292 FEET, A DISTANCE OF 244.64 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 667.57 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 IN COOK COUNTY, ILLINOIS.



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## PARCEL E

THAT PART OF THE SOUTHWEST FACTIONAL QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF EAST 111TH STREET AND WESTERLY OF SOUTH DOTY AVENUE, AS WIDENED, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTH LINE OF EAST 111TH STREET WHICH IS A LINE DRAWN 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 14, A DISTANCE OF 435.59 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 88 DEGREES 36 MINUTES 34 SECONDS EAST, ALONG THE SAID NORTH LINE OF EAST 111<sup>TH</sup> STREET, 308.70 FEET; THENCE NORTH 43 DEGREES 36 MINUTES 34 SECONDS EAST, 10.20 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID EAST 111<sup>TH</sup> STREET, 503.79 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID EAST 111<sup>TH</sup> STREET, 95.31 FEET; THENCE SOUTH 21 DEGREES 40 MINUTES 33 SECONDS WEST, 555.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: Vacant land at 111th and Doty, Chicago, Illinois

Permanent Index Number(s): 25-14-300-008-0000,  
 25-14-300-010-0000,  
 25-14-300-011-0000,  
 25-14-100-046-0000

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## EXHIBIT A

### Legal Description of Property

#### PARCEL A:

A PARCEL OF LAND IN PARTS OF THE WEST HALF OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF EAST 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 444.18 FEET TO THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE BEING A CURVED LINE, CONVEXED NORTHWESTERLY, WITH A RADIUS OF 701.50 FEET, THE RADIAL LINE OF SAID CURVED LINE FORMS AN ANGLE OF 15 DEGREES 52 MINUTES 52 SECONDS, FROM EAST TO SOUTHEAST WITH SAID NORTH LINE OF EAST 111TH STREET, A DISTANCE OF 337.54 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A STRAIGHT LINE, TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 61.73 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE ON A CURVED LINE, CONVEXED SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE WITH A RADIUS OF 1281.57 FEET, A DISTANCE OF 205.93 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A CURVED LINE, CONVEXED SOUTHEASTERLY, HAVING A COMMON TANGENT TO THE LAST DESCRIBED CURVED LINE, WITH A RADIUS OF 270.04 FEET, A DISTANCE OF 90.04 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 246.16 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 15 AND THE WEST LINE OF SAID SECTION 14, AT A POINT 814.55 FEET NORTH OF THE AFORESAID NORTH LINE OF EAST 111TH STREET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING A STRAIGHT LINE, FORMING AN ANGLE OF 15 DEGREES 31 MINUTES 41 SECONDS, FROM NORTH TO EAST WITH SAID WEST LINE OF SECTION 14, A DISTANCE OF 1865.27 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID EASTERLY STRAIGHT LINE, A DISTANCE OF 155.87 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, BEING A CURVED LINE, CONVEXED NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, WITH A RADIUS OF 2731.0 FEET, A DISTANCE OF 382.62 FEET (ARC); THENCE CONTINUING ALONG SAID EASTERLY LINE, BEING A CURVED LINE, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, CONVEXED TO THE NORTHWEST, WITH A RADIUS OF 5722.0 FEET, A DISTANCE OF 341.54 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A CURVED LINE, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, CONVEXED TO THE NORTHWEST, WITH A RADIUS OF 987.0 FEET, A DISTANCE OF 82.13 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY LINE, ON A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 669.50 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 00 MINUTES 40 SECONDS, FROM SOUTHWEST TO EAST WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 240.84