

# UNOFFICIAL COPY



Doc#: 1125229058 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2011 03:10 PM Pg: 1 of 9

## QUIT CLAIM DEED

THIS DOCUMENT PREPARED BY  
AND AFTER RECORDING SHOULD  
BE RETURNED TO:

Jeffrey P. Gray  
Wildman, Harrold, Allen & Dixon  
225 W. Wacker Dr.  
Chicago, IL 60606

THIS SPACE FOR RECORDER'S USE ONLY

GRANTOR, ELSTON DEVELOPMENT L.L.C., a Delaware limited liability company whose address is c/o Warren Baker, 2222 North Elston Avenue, Chicago, Illinois 60614, for the consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable consideration paid, by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby CONVEY AND QUIT CLAIM unto ED MEZZANINE LLC, a Delaware limited liability company whose address is c/o Warren Baker, 2222 North Elston Avenue, Chicago, Illinois 60614, FOREVER, all of Grantor's interest in that certain real estate situated in the County of Cook and State of Illinois, and legally described as:

See Exhibit A attached hereto and made a part hereof for Legal Description.

Permanent Tax Nos. 14-31-211-030-0000; 14-31-211-031-0000; 14-31-211-032-0000;  
14-31-211-038-0000; 14-31-211-039-0000; 14-31-211-042-0000;  
14-31-211-043-0000; 14-31-211-044-0000; 14-31-211-045-0000;  
14-31-211-046-0000; 14-31-211-047-0000; 14-31-219-047-0000;  
14-31-219-048-0000; 14-31-219-049-0000

Property Address: Approximately 9.92 acres located at 2100-2196 North Elston Avenue, Chicago, Illinois

I HEREBY DECLARE THAT THE ATTACHED DEED  
REPRESENTS A TRANSACTION EXEMPT FROM  
TAXATION UNDER THE CHICAGO TRANSACTION  
TAX ORDINANCE BY PARAGRAPH (E) OF  
SECTION 200.1-286 OF SAID ORDINANCE.

Exempt under provisions of Paragraph (E) 35  
ILCS 200/31-45 of the Real Estate Transfer Law

Buyer, Seller or Representation

Date

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Quit Claim Deed as of this 7 day of September, 2011.

## ELSTON DEVELOPMENT L.L.C.

By: Baker Development Corporation., an Illinois corporation, its Manager

By:

Name: Warren H. Baker

Its: President

STATE OF ILLINOIS )

SS

COUNTY OF COOK )

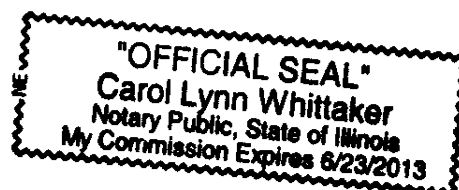
I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Warren H. Baker, president of Baker Development Corporation, an Illinois corporation, which is the manager of Elston Development L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of said corporation appeared before me this day in person, and acknowledged that he signed, sealed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7<sup>th</sup> day of September, 2011.

Notary Public

My commission expires on

6/23/2013



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## EXHIBIT A

### LEGAL DESCRIPTION

#### FEE PARCELS:

##### PARCEL A:

THAT PART OF VARIOUS LOTS, VACATED STREETS AND ALLEYS, IN VARIOUS SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 118.0 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST 148.52 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 38 SECONDS WEST 85.75 FEET TO THE EAST LINE OF NORTH WOOD STREET; THENCE NORTH 00 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE 183.50 FEET TO THE SOUTH LINE OF NORTH WEBSTER AVENUE; THENCE SOUTH 89 DEGREES 14 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE 104.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

##### PARCEL D1:

THAT PART OF LOT 19 IN PARTRIDGE'S SUBDIVISION OF LOT 12 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 159.92 FEET TO THE NORTH MOST CORNER OF LOT 4 IN PARTRIDGE'S SUBDIVISION, AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 4, A DISTANCE OF 118.50 FEET TO THE WEST MOST CORNER THEREOF; THENCE SOUTH 20 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG THE WESTERLY LINE OF LOTS 2, 3 AND 4 IN PARTRIDGE'S SUBDIVISION AFORESAID, A DISTANCE OF 83.07 FEET TO THE NORTHERLY LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529; THENCE SOUTH 75 DEGREES 29 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529, A DISTANCE OF 28.02 FEET TO THE SOUTHEAST CORNER OF LOT 19, BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 19, A DISTANCE OF 22.81 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST 24.27 FEET TO THE EASTERLY LINE OF LOT 19; THENCE SOUTH 17 DEGREES 52 MINUTES 12 SECONDS EAST, ALONG THE EASTERLY LINE OF LOT 19, A DISTANCE OF 18.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

##### PARCEL D2:

THAT PART OF A PUBLIC ALLEY LYING WESTERLY OF LOTS 2 AND 3 AND EASTERLY OF LOT 19 IN PARTRIDGE'S SUBDIVISION OF LOT 12 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 159.92 FEET TO THE NORTH MOST CORNER OF LOT 4 IN PARTRIDGE'S SUBDIVISION, AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 4, A DISTANCE OF 118.50 FEET TO THE WEST MOST CORNER THEREOF; THENCE SOUTH 20 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG THE WESTERLY LINE OF LOTS 3 AND 4, A DISTANCE OF 49.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG THE WESTERLY LINE OF LOTS 2 AND 3, A DISTANCE OF 33.64 FEET TO THE NORTHERLY LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529; THENCE SOUTH 75 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG THE NORTHERLY

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LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529, A DISTANCE OF 28.02 FEET TO THE SOUTHEAST CORNER OF LOT 19; THENCE NORTH 17 DEGREES 52 MINUTES 12 SECONDS WEST, ALONG THE EASTERLY LINE OF LOT 19, A DISTANCE OF 18.41 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST 29.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL F1:

THAT PART OF LOT 'A' IN THE CONSOLIDATION OF PARTS OF ORIGINAL BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 260.66 FEET TO THE SOUTHEASTERLY LINE OF LOT 1 IN PARTRIDGE'S SUBDIVISION OF LOT 12 IN BLOCK 21, AFORESAID, BEING ALSO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 1 AND THE SOUTHEASTERLY LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529, A DISTANCE OF 174.02 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 20 AND THE SOUTH LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529, A DISTANCE OF 77.66 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST 72.70 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 38 SECONDS WEST 42.21 FEET TO THE EAST LINE OF NORTH WOOD STREET; THENCE SOUTH 00 DEGREES 54 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF NORTH WOOD STREET, 75.00 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTH 50 DEGREES 35 MINUTES 30 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 639.65 FEET; THENCE NORTH 44 DEGREES 12 MINUTES 45 SECONDS EAST 175.14 FEET; THENCE NORTH 45 DEGREES 03 MINUTES 01 SECONDS EAST 146.52 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 356.51 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST 30.00 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST 20.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST 30.00 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 223.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL F2:

LOTS 1 AND 2 AND THAT PART OF LOT 3 IN PARTRIDGE'S SUBDIVISION OF LOT 12 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 204.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 55.78 FEET TO THE EAST MOST CORNER OF LOT 1; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 153.06 FEET TO THE SOUTHERLY MOST CORNER THEREOF; THENCE NORTH 44 DEGREES 52 MINUTES 15 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 25.18 FEET TO THE WEST MOST CORNER THEREOF; THENCE NORTH 20 DEGREES 27 MINUTES 26 SECONDS WEST, ALONG THE WESTERLY LINE OF LOTS 2 AND 3, A DISTANCE OF 33.64 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST 139.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL F3:

THAT PART OF VACATED PUBLIC ALLEY PER DOCUMENT 11899529 LYING WESTERLY OF LOT 1 AND EASTERLY OF LOT 20 IN PARTRIDGE'S SUBDIVISION OF LOT 12 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD



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PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 260.66 FEET TO THE EAST MOST CORNER OF LOT 1; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 153.06 FEET TO THE SOUTH MOST CORNER THEREOF, BEING THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID VACATED ALLEY, 20.96 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID VACATED ALLEY, 30.47 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID VACATED ALLEY, 25.17 FEET; THENCE NORTH 75 DEGREES 29 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID VACATED ALLEY, 28.02 FEET; THENCE SOUTH 44 DEGREES 52 MINUTES 15 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID VACATED ALLEY, 25.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL F4:

THAT PART OF LOT 20 IN PARTRIDGE'S SUBDIVISION OF LOT 12 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 159.92 FEET TO THE NORTH MOST CORNER OF LOT 4 IN PARTRIDGE'S SUBDIVISION, AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 4, A DISTANCE OF 118.50 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTH 20 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG THE WESTERLY LINE OF LOTS 2, 3 AND 4 IN PARTRIDGE'S SUBDIVISION, AFORESAID, A DISTANCE OF 83.07 FEET TO THE NORTHERLY LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529; THENCE SOUTH 75 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG THE NORTHERLY LINE OF AN ALLEY VACATION PER DOCUMENT NO. 11899529, A DISTANCE OF 28.02 FEET TO THE NORTHEAST CORNER OF LOT 20, BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS WEST, ALONG THE EAST LINE OF LOT 20, A DISTANCE OF 25.17 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 20, A DISTANCE OF 47.20 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST 35.05 FEET TO THE NORTH LINE OF LOT 20; THENCE SOUTH 89 DEGREES 05 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF LOT 20, A DISTANCE OF 22.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL G:

THAT PART OF LOT 'A' IN THE CONSOLIDATION OF PARTS OF ORIGINAL BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 919.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 03 MINUTES 01 SECONDS WEST 316.20 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE NORTH 50 DEGREES 35 MINUTES 39 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 55.89 FEET; THENCE NORTH 44 DEGREES 12 MINUTES 45 SECONDS EAST 175.14 FEET; THENCE NORTH 45 DEGREES 03 MINUTES 01 SECONDS EAST 146.52 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 58.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL H1:

THAT PART OF LOT 'A' IN THE CONSOLIDATION OF PARTS OF ORIGINAL BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD

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PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 919.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 03 MINUTES 01 SECONDS WEST 316.20 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTH 50 DEGREES 35 MINUTES 39 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 42.30 FEET TO THE NORTHWESTERLY LINE OF VACATED NORTH HOBSON AVENUE; THENCE NORTH 45 DEGREES 03 MINUTES 01 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF VACATED NORTH HOBSON AVENUE, 312.07 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 42.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL H2:

THAT PART OF KILLICK'S SUBDIVISION OF LOTS 29, 30 AND 31 IN THE RESUBDIVISION OF LOTS 2 TO 5, LOTS 7 TO 11 AND LOTS 13 TO 18 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VARIOUS VACATED STREETS AND ALLEYS AND OTHER PARTS OF BLOCK 21, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 961.35 FEET TO THE NORTHWESTERLY LINE OF VACATED NORTH HOBSON AVENUE, BEING THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 23.50 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, 30.00 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, 20.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST, 30.00 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 138.80 FEET TO THE SOUTHEASTERLY LINE OF KILLICK'S SUBDIVISION; THENCE SOUTH 44 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF KILLICK'S SUBDIVISION, 264.06 FEET; THENCE SOUTH 07 DEGREES 24 MINUTES 17 SECONDS WEST, ALONG THE EASTERLY LINE OF KILLICK'S SUBDIVISION, 45.37 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE NORTHWESTERLY 27.63 FEET, ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 3538.26 FEET, AND WHOSE CHORD BEARS NORTH 45 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 27.63 FEET; THENCE NORTH 48 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 183.40 FEET TO THE NORTHWESTERLY LINE OF VACATED NORTH HOBSON AVENUE; THENCE NORTH 45 DEGREES 03 MINUTES 01 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF VACATED NORTH HOBSON AVENUE, 312.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL H3:

THAT PART OF HURFORD'S SUBDIVISION OF LOT 1 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VARIOUS VACATED STREETS AND ALLEYS, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 1143.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF HURFORD'S SUBDIVISION, AFORESAID, 264.06 FEET; THENCE SOUTH 07 DEGREES 24 MINUTES 17 SECONDS WEST, ALONG THE WESTERLY LINE OF HURFORD'S SUBDIVISION, 45.37 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTHEASTERLY 181.60

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FEET, ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 3538.26 FEET, AND WHOSE CHORD BEARS SOUTH 44 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 181.58 FEET TO THE WEST MOST CORNER OF LOT 34 IN HURFORD'S SUBDIVISION, AFORESAID; THENCE NORTH 44 DEGREES 53 MINUTES 04 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 76.98 FEET TO THE NORTHERLY MOST CORNER THEREOF; THENCE SOUTH 43 DEGREES 13 MINUTES 46 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF LOT 34, A DISTANCE OF 34.88 FEET TO THE EASTERLY MOST CORNER THEREOF; THENCE SOUTH 44 DEGREES 53 MINUTES 04 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF LOT 34, 77.51 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTHEASTERLY 95.17 FEET ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 3538.26 FEET, AND WHOSE CHORD BEARS SOUTH 41 DEGREES 18 MINUTES 39 SECONDS EAST, A DISTANCE OF 95.17 FEET TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF WEST ARMITAGE AVENUE, 144.37 FEET TO THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE NORTH 16 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 59.15 FEET TO THE SOUTHWESTERLY LINE OF LOT 14 IN HURFORD'S SUBDIVISION, AFORESAID; THENCE NORTH 43 DEGREES 13 MINUTES 46 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF LOT 14, A DISTANCE OF 89.50 FEET TO THE WESTERLY MOST CORNER THEREOF; THENCE NORTH 44 DEGREES 54 MINUTES 46 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 14, A DISTANCE OF 45.83 FEET TO THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE NORTH 16 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 278.43 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 56.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCELS D1, D2, F1, F2, F3, F4, G, H1, H2 AND H3 ALSO KNOWN AS:

THAT PART OF VARIOUS LOTS, VACATED STREETS AND ALLYS IN VARIOUS SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WEBSTER AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 44 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 204.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, 100.75 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 38 SECONDS WEST, 42.21 FEET TO THE EAST LINE OF NORTH WOOD STREET; THENCE SOUTH 00 DEGREES 54 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF NORTH WOOD STREET, 75.00 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTH 50 DEGREES 35 MINUTES 39 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 737.83 FEET TO A BEND THEREIN; THENCE SOUTH 48 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 183.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 209.23 FEET ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 3538.26 FEET, CONCAVE TO THE SOUTHWESTERLY AND WHOSE CHORD BEARS SOUTH 44 DEGREES 20 MINUTES 26 SECONDS EAST, A DISTANCE OF 209.20 FEET TO THE WEST MOST CORNER OF LOT 34 IN HURFORD'S SUBDIVISION OF LOT 1 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN SAID SECTION 31; THENCE NORTH 44 DEGREES 53 MINUTES 04 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 34, AFORESAID, 76.98 FEET TO THE NORTHERLY MOST CORNER THEREOF; THENCE SOUTH 43 DEGREES 13 MINUTES 46 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF LOT 34, AFORESAID, 34.88 FEET TO THE EASTERLY MOST CORNER THEREOF; THENCE SOUTH 44 DEGREES 53 MINUTES 04 SECONDS WEST, ALONG THE



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SOUTHEASTERLY LINE OF LOT 34, AFORESAID, 77.51 FEET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTHEASTERLY 95.17 FEET ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 3538.26 FEET, CONCAVE TO THE SOUTHWESTERLY AND WHOSE CHORD BEARS SOUTH 41 DEGREES 18 MINUTES 39 SECONDS EAST, A DISTANCE OF 95.17 FEET TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF WEST ARMITAGE AVENUE, 144.37 FEET TO THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE NORTH 16 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 59.15 FEET TO THE SOUTHWESTERLY LINE OF LOT 14 IN HURFORD'S SUBDIVISION, AFORESAID; THENCE NORTH 43 DEGREES 13 MINUTES 46 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF LOT 14, AFORESAID, 29.30 FEET TO THE WESTERLY MOST CORNER THEREOF; THENCE NORTH 44 DEGREES 54 MINUTES 46 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 14, AFORESAID, 45.83 FEET TO THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE NORTH 16 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, 278.43 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 195.29 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, 30.00 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, 20.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST, 30.00 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 480.28 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, 30.00 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, 20.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 01 SECONDS EAST, 30.00 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 44 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, 279.69 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## EASEMENT PARCEL 1:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF FEE PARCEL A AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 14, 2005 AND RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525810098 MADE BY AND BETWEEN ELSTON DEVELOPMENT L.L.C. AND ELSTON DEVELOPMENT SIGNS LLC FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING.



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## 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 title to real estate under the laws of the State of Illinois.

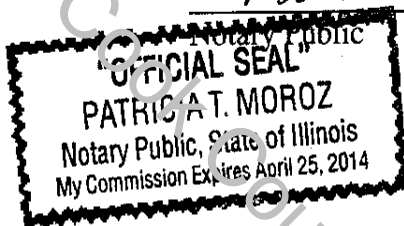
Dated: September 7, 2011

Signature: \_\_\_\_\_

Grantor or Agent

SUBSCRIBED AND SWORN to before me this 7 day of September 2011.

My Commission Expires:



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: September 7, 2011

Signature: \_\_\_\_\_

Grantee or Agent

SUBSCRIBED AND SWORN to before me this 7 day of September 2011.

Patricia T. Moroz  
Notary Public

My Commission Expires:

