

# UNOFFICIAL COPY

RECORDING REQUESTED BY:  
WHEN RECORDED RETURN TO:



Gould & Associates  
875 N. Michigan Ave.  
Suite 1800  
Chicago, Illinois 60611  
Hilary Gould, Esq.

Doc#: 1135616055 Fee: \$72.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/22/2011 12:18 PM Pg: 1 of 19

(Space Above this Line for County Recorder's Use Only)

## QUITCLAIM DEED

THE GRANTOR **CJUF III MCCAFFERY ROOSEVELT RETAIL LLC**, a Delaware limited liability company ("**Grantor**"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEYS AND QUITCLAIMS to **CJUF III MCCAFFERY ROOSEVELT RESIDENTIAL I LLC**, a Delaware limited liability company ("**Residential I Grantee**"), whose address is c/o McCaffery Interests, Inc., 875 N. Michigan Avenue, Suite 1800, Chicago, Illinois 60611, all of its right, title and interest in and to that portion of the freight tunnel described in Exhibit A attached hereto and made a part hereof (the "**Freight Tunnel**") lying within the real estate owned by Residential I Grantee described in Exhibit B attached hereto and made a part hereof.

For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Grantor further CONVEYS AND QUITCLAIMS to **CJUF III MCCAFFERY ROOSEVELT RESIDENTIAL II LLC**, a Delaware limited liability company ("**Residential II Grantee**"), whose address is c/o McCaffery Interests, Inc., 875 N. Michigan Avenue, Suite 1800, Chicago, Illinois 60611, all of its right, title and interest in and to that portion of the Freight Tunnel lying within the real estate owned by Residential II Grantee described in Exhibit C attached hereto and made a part hereof.

Nothing in these grants is intended to convey any part of the Freight Tunnel lying within any real estate owned by Grantor, and Grantor hereby retains such portion of the Freight Tunnel lying within Grantor's real estate described on Exhibit D attached hereto and made a part hereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-16-416-014, 17-16-416-015 and 17-16-416-016

Property Address: 1115 S. Wells Street, Chicago, Illinois

This transfer is exempt from real estate transfer taxes pursuant to paragraph (e) of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45).

[SIGNATURE FOLLOWS ON NEXT PAGE]

**Box 400-CTCC**

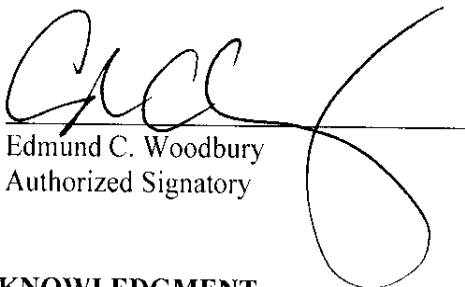
88860971acc 82 AS

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of June 2, 2011.

**GRANTOR:**

**CJUF III MCCAFFERY ROOSEVELT RETAIL, LLC,**  
a Delaware limited liability company

By:   
Edmund C. Woodbury  
Authorized Signatory

Property of Cook County Clerk's Office

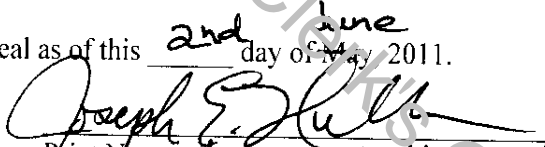
**ACKNOWLEDGMENT**

STATE OF IL )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY THAT**, Edmund C. Woodbury, as Authorized Signatory of CJUF III McCaffery Roosevelt Retail LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and acknowledged to me that, being so duly authorized, he signed and delivered the foregoing document as his free and voluntary act and as the free and voluntary act of such CJUF III McCaffery Roosevelt Retail LLC, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 2nd day of June, 2011.



  
Print Name: JOSEPH E. HUDSON  
Title: Notary Public

My Commission expires: 1-7-2012

This Special Warranty Deed was prepared by:	Subsequent tax bills should be sent to:
John M. Valentine Pircher, Nichols & Meeks 900 N. Michigan Avenue, Suite 1050 Chicago, Illinois 60611	<b>CJUF III MCCAFFERY ROOSEVELT RETAIL LLC</b> c/o McCaffery Interests, Inc. 875 N. Michigan Avenue, Suite 1800 Chicago, Illinois 60611

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF FREIGHT TUNNEL

That certain freight tunnel originally conveyed by the City of Chicago to Roosevelt Collection Retail Owner, L.L.C. in deed recorded on September 21, 2007 as document 0726439122 in the Office of the Cook County, Illinois Recorder of Deeds, the center line of which freight tunnel is described as follows:

The center line of the North-South Northwesterly-Southeasterly and Northerly-Southerly freight tunnel located in original Blocks 105 and 106 in School Section Addition to Chicago of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the North line of W. Taylor Street and the Centerline of S. Wells Street; thence South 69.94 feet, more or less, to the point of beginning, thence Southeasterly along said center line forming an angle of 150 degrees with the last described straight line, measured from North to Southeast a distance of 134.39 feet, more or less, to a point; thence Southerly along said center line forming an angle of 24°22' to the right of a Southerly extension of the last described center line a distance of 693 feet to its intersection with the North line of W. Roosevelt Road being the Southern terminus of this description, except the portion of said freight tunnel located between the center line of S. Wells Street and the East line of S. Wells Street, in Cook County, Illinois.

# UNOFFICIAL COPY

## EXHIBIT B

### LEGAL DESCRIPTION OF REAL ESTATE OF CJUF III MCCAFFERY ROOSEVELT RESIDENTIAL I LLC

#### RESIDENTIAL I AREA PARCELS

##### PARCEL 1 (RESIDENTIAL I LOFT)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING BELOW AN ELEVATION OF 21.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 272.25 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 1.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 50.42 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 14.75 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.17 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 105.42 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 14.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 130.68 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 43.98 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 3.58 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 2.00 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 5.75 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.23 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 8.80 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 163.56 FEET; THENCE SOUTH 06 DEGREES, 54 MINUTES, 22 SECONDS EAST, 17.05 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 27.44 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 236.50 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 13.67 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 2.93 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 12 SECONDS WEST, 7.17 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 26.07 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 15.33 FEET; THENCE SOUTH 83 DEGREES, 07 MINUTES, 38 SECONDS WEST, 27.58 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 91.12 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 143.88 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 132.93 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.85 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 97.75 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.91 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 69.67 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.46 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 4.21 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 30.37 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 84.38 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 30.08 FEET; TO THE POINT OF BEGINNING,

EXCLUDING FROM PARCEL 1 THE FOLLOWING: (RETAIL OWNER ELEVATORS 3 AND 4) COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 246.42 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 334.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 6.92 FEET, THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS

# UNOFFICIAL COPY

EAST, 17.33 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 6.92 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 17.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RESIDENTIAL I OWNER ELEVATORS 7 AND 8 AND LOBBY AT LEVEL P3)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING BELOW AN ELEVATION OF 21.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 232.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS EAST, 31.58 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 33.08 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 33.08 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.33 FEET; TO THE POINT OF BEGINNING.

PARCEL 3 (RESIDENTIAL I OWNER ELEVATORS 7 AND 8 AT LEVEL P2)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 21.0 FEET AND BELOW AN ELEVATION OF 30.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 232.09 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 44.99 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.67 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.33 FEET; TO THE POINT OF BEGINNING.

PARCEL 4 (RESIDENTIAL I OWNER ELEVATORS 1 AND 2 AND OPEN AREA AT LEVEL P2)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 21.0 FEET AND BELOW AN ELEVATION OF 30.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 226.47 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 336.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 8.50 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 20.08 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 16.33 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 20.08 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 38.25 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 117.37 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 13.67 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 2.93 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 7.17 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 26.07 FEET; THENCE SOUTH 83 DEGREES, 06 MINUTES, 01 SECONDS WEST, 42.28 FEET; THENCE NORTH 06 DEGREES, 55 MINUTES, 25 SECONDS WEST, 88.34 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (RESIDENTIAL I OWNER ELEVATORS 7 AND 8 AT LEVEL P1)

# UNOFFICIAL COPY

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 30.0 FEET AND BELOW AN ELEVATION OF 43.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 232.09 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 44.99 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.67 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.33 FEET; TO THE POINT OF BEGINNING.

PARCEL 6 (RESIDENTIAL I OWNER ELEVATORS 1 AND 2 AT LEVEL P1)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 30.0 FEET AND BELOW AN ELEVATION OF 43.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 247.43 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 342.72 FEET TO THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 16.33 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 17.83 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 16.33 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 17.83 FEET TO THE POINT OF BEGINNING.

PARCEL 7 (RESIDENTIAL I ELEVATORS 7 AND 8 AND LOBBY AT RETAIL I LEVEL)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 43.75 FEET AND BELOW AN ELEVATION OF 60.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 250.42 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 62.65 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 11.08 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.87 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 2.76 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.12 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 10.50 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.82 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 7.71 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 18.13 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 21.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 46.25 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 24.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.44 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.30 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (RESIDENTIAL I ELEVATORS 1 AND 2 AND LOBBY AT RETAIL I LEVEL)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS

# UNOFFICIAL COPY

DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 43.75 FEET AND BELOW AN ELEVATION OF 60.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 264.36 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 322.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 45.21 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 9.54 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 25.77 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 27.54 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 52.85 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 19.33 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 18.54 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 6.17 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 15.13 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 11.10 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 15.52 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 12.82 FEET, TO THE POINT OF BEGINNING.

PARCEL 9 (RESIDENTIAL | ELEVATORS 7 AND 8 ON RETAIL LEVEL 2)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 60.75 FEET AND BELOW AN ELEVATION OF 77.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 235.67 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 18.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 26.25 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 3.54 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 46.25 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 22.87 FEET TO THE POINT OF BEGINNING.

PARCEL 10 (RESIDENTIAL | ELEVATORS 1 AND 2 ON RETAIL LEVEL 2)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 60.75 FEET AND BELOW AN ELEVATION OF 77.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 259.50 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 341.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 46.98 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 25.69 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 3.00 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 4.29 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 43.99 FEET; THENCE NORTH 06 DEGREES, 55 MINUTES, 39 SECONDS WEST, 29.98 FEET; TO THE POINT OF BEGINNING.

PARCEL 11 (RESIDENTIAL I)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 77.75 FEET, CITY OF CHICAGO DATUM, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

# UNOFFICIAL COPY

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 450.67 FEET TO THE POINT OF BEGINNING OF THE AFORESAID LINE; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 192.84 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 13 SECONDS EAST, 197.57 FEET TO THE EAST LINE OF SAID LOT 1 AND THE TERMINUS OF SAID LINE, ALL IN COOK COUNTY, ILLINOIS.

## EASEMENT PARCEL 1 FOR RESIDENTIAL I AREA:

NONEXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 11 DESCRIBED ABOVE, AS CREATED BY THE GRANTS OF EASEMENT MADE BY ROOSEVELT COLLECTION RETAIL OWNER, L.L.C. (OWNER A) TO ROOSEVELT COLLECTION RESIDENTIAL I OWNER (OWNER B), L.L.C. IN ARTICLE 3 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED OCTOBER 2, 2007 AS DOCUMENT 0727533137 FOR THE PURPOSE OF INGRESS AND EGRESS AND USE, OPERATION AND MAINTENANCE OF FACILITIES INCLUDING INGRESS AND EGRESS FOR PERSONS AND USE IN AND THROUGH THE (A) COMMON STAIRWELLS AND THE RETAIL CORRIDORS AS DEFINED IN SAID DECLARATION; INGRESS AND EGRESS FOR PERSONS AND VEHICLES ACROSS THE P3 LEVEL SERVICE DRIVE, THE WEST LOADING DOCK SERVICE CORRIDOR AND THE OWNER A PROPERTY ADJOINING THE P3 LEVEL SERVICE DRIVE FOR INGRESS AND EGRESS TO THE OWNER B LOADING DOCKS, OWNER B TRASH COMPACTOR, OWNER B TRASH CONTAINERS, OWNER B BICYCLE STORAGE AREA, OWNER B ELEVATORS, OWNER B ELEVATOR SHAFTS, AND OWNER B ELEVATOR LOBBY WEST; EXCLUSIVE EASEMENT FOR PERSONS AND VEHICLES FOR USE AND MAINTENANCE OF THE OWNER B LOADING DOCKS AND OWNER B TRASH CONTAINERS, ALL AS DEFINED IN SAID DECLARATION; STRUCTURAL SUPPORT; USE OF FACILITIES; AN EXCLUSIVE EASEMENT FOR ACCESS TO, MAINTENANCE AND USE OF EASEMENTS; SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF COMMON WALLS, CEILINGS AND FLOORS; UTILITIES; ENCROACHMENTS; EXTERIOR MAINTENANCE; FOR THE EXISTENCE, ATTACHMENT AND MAINTENANCE OF OWNED FACILITIES; FOR USE AND OPERATION AND ACCESS THERETO OF SHARED FACILITIES; AND OVER THE FOLLOWING DESCRIBED LAND:

THE OWNER A PARCEL (RETAIL PARCEL) DESCRIBED ON EXHIBIT A OF SAID DECLARATION.

## EASEMENT PARCEL 2 FOR RESIDENTIAL I AREA:

NONEXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 11 DESCRIBED ABOVE, AS CREATED BY THE GRANTS OF EASEMENT MADE BY ROOSEVELT COLLECTION RESIDENTIAL II OWNER, L.L.C. (OWNER C) TO ROOSEVELT COLLECTION RESIDENTIAL I OWNER, L.L.C. (OWNER B) IN ARTICLE 3 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED OCTOBER 2, 2007 AS DOCUMENT 0727533137 FOR THE PURPOSE OF INGRESS AND EGRESS AND USE, OPERATION AND MAINTENANCE OF FACILITIES; STRUCTURAL SUPPORT; USE OF FACILITIES; AN EXCLUSIVE EASEMENT FOR ACCESS TO, MAINTENANCE AND USE OF EASEMENTS; SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF COMMON WALLS, CEILINGS AND FLOORS; UTILITIES; ENCROACHMENTS; FOR THE EXISTENCE, ATTACHMENT AND MAINTENANCE OF OWNED FACILITIES; FOR USE AND OPERATION AND ACCESS THERETO OF SHARED FACILITIES; AND OVER THE FOLLOWING DESCRIBED LAND:

THE OWNER C PARCEL (RESIDENTIAL II) DESCRIBED ON EXHIBIT C OF SAID DECLARATION.

PERMANENT INDEX NUMBER: 17-16-416-014

COMMON ADDRESS: 1011, 1135 and 1136 S. Delano Ct., Chicago, Illinois and 1115 S. Wells St., Chicago, Illinois



# UNOFFICIAL COPY

## EXHIBIT C

### LEGAL DESCRIPTION OF REAL ESTATE OF CJUF III MCCAFFERY ROOSEVELT RESIDENTIAL II LLC

#### RESIDENTIAL II AREAS

PARCEL 1: (RESIDENTIAL II PROPERTY IN P2 AND P3 LEVELS) THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING BELOW AN ELEVATION OF 30.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 150.75 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.74 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.08 FEET; THENCE SOUTH 03 DEGREES, 28 MINUTES, 23 SECONDS EAST, 76.18 FEET; THENCE SOUTH 86 DEGREES, 30 MINUTES, 25 SECONDS WEST, 28.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.50 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 120.44 FEET TO THE EAST LINE OF WELLS STREET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 91.24 FEET; TO THE POINT OF BEGINNING.

PARCEL 2 (RESIDENTIAL II PROPERTY ON P1 LEVEL)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 30.00 FEET AND BELOW AN ELEVATION OF 43.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 150.75 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.74 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 10.42 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.73 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, 165.47 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 3.44 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 158.53 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 175.05 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.64 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.42 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 10.17 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 58.25 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.25 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 149.87 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 10.88 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 121.85 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 4.50 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 15.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 192.28 FEET TO THE EAST LINE OF WELLS STREET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 556.91 FEET TO THE POINT OF BEGINNING.

EXCLUDING FROM SAID PARCEL 2 THE FOLLOWING; (RETAIL ELEVATOR 11; RETAIL ELEVATOR 5 AND MACHINE ROOM)  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02

# UNOFFICIAL COPY

MINUTES, 24 SECONDS WEST, 704.17 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.90 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.08 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.17 FEET, THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 23.08 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.17 FEET TO THE POINT OF BEGINNING,

ALSO EXCLUDING FROM SAID PARCEL 2 THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 731.41 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 254.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS, EAST, 20.08 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 15.50 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 20.08 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 15.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (RESIDENTIAL II PROPERTY AT AND ABOVE FLOOR LEVEL OF SECOND FLOOR RETAIL) THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 60.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 125.50 FEET, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 91.03 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 125.44 FEET TO THE EAST LINE OF WELLS STREET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 91.24 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL 1 FOR RESIDENTIAL II AREA

NONEXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 ABOVE AS CREATED BY THE GRANTS OF EASEMENT MADE BY ROOSEVELT COLLECTION RESIDENTIAL I OWNER, L.L.C. (OWNER B) TO ROOSEVELT COLLECTION RESIDENTIAL II OWNER, L.L.C. (OWNER C) IN ARTICLE 4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED OCTOBER 2, 2007 AS DOCUMENT 0727533137 FOR THE PURPOSE OF INGRESS AND EGRESS AND USE OPERATION AND MAINTENANCE OF FACILITIES STRUCTURAL SUPPORT; USE OF FACILITIES AN EXCLUSIVE EASEMENT FOR ACCESS TO, MAINTENANCE AND USE OF EASEMENTS; SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF COMMON WALLS, CEILINGS AND FLOORS; UTILITIES; ENCROACHMENTS; FOR THE EXISTENCE, ATTACHMENT AND MAINTENANCE OF OWNED FACILITIES; FOR USE AND OPERATION AND ACCESS THERETO OF SHARED FACILITIES; AND TEMPORARY CONSTRUCTION EASEMENT OVER THE FOLLOWING DESCRIBED LAND: THE OWNER B PARCEL (RESIDENTIAL I) DESCRIBED ON EXHIBIT B OF SAID DECLARATION.

EASEMENT PARCEL 2 FOR RESIDENTIAL II AREA

NONEXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 DESCRIBED ABOVE, AS CREATED BY THE GRANTS OF EASEMENT MADE BY ROOSEVELT COLLECTION RETAIL OWNER, L.L.C. (OWNER A) TO ROOSEVELT COLLECTION RESIDENTIAL II OWNER, L.L.C. (OWNER C) IN ARTICLE 4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED OCTOBER 2, 2007 AS DOCUMENT 0727533137 FOR THE PURPOSE OF INGRESS AND EGRESS AND USE, OPERATION AND MAINTENANCE OF FACILITIES INCLUDING INGRESS AND EGRESS FOR PERSONS THROUGH THE 'AC' COMMON STAIRWELLS AND THE RETAIL CORRIDORS AS DEFINED IN SAID DECLARATION; INGRESS AND EGRESS FOR PERSONS AND USE IN, OVER AND THROUGH THE PLAZA VEHICULAR

# UNOFFICIAL COPY

DRIVE AND PARKING GARAGE RAMP TO AND FROM THE OWNER C PARKING AREA; AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR PERSONS AND USE IN OVER AND THROUGH THE RETAIL 1 LEVEL OF THE OWNER A PROPERTY TO THE EXTENT REASONABLY NECESSARY FOR THE USE, OPERATION AND MAINTENANCE OF THE OWNER C ELEVATORS AND THE OWNER C ELEVATOR SHAFTS, ALL AS DEFINED IN SAID DECLARATION; A TEMPORARY EASEMENT IN THE AIR RIGHTS OVER THE OWNER A BUILDING, SOLELY FOR THE OPERATION OF A CONSTRUCTION CRANE AS IS REASONABLY REQUIRED FOR CONSTRUCTION OF THE ADDITIONAL FLOORS CONSTRUCTION ALL AS DEFINED IN SAID DECLARATION; STRUCTURAL SUPPORT; USE OF FACILITIES; AN EXCLUSIVE EASEMENT FOR ACCESS TO, MAINTENANCE AND USE OF EASEMENTS; SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF COMMON WALLS, CEILINGS AND FLOORS; UTILITIES; ENCROACHMENTS; EXTERIOR MAINTENANCE; FOR THE EXISTENCE, ATTACHMENT AND MAINTENANCE OF OWNED FACILITIES; FOR USE AND OPERATION AND ACCESS THERETO OF SHARED FACILITIES; AND TEMPORARY CONSTRUCTION EASEMENT OVER THE FOLLOWING DESCRIBED LAND:

THE OWNER A PARCEL (RETAIL) DESCRIBED ON EXHIBIT A OF SAID DECLARATION.

PERMANENT INDEX NUMBER: 17-16-416-016

COMMON ADDRESS: 1011, 1135 and 1136 S. Delano Ct., Chicago, Illinois and 1115 S. Wells St., Chicago, Illinois

# UNOFFICIAL COPY

## EXHIBIT D

### LEGAL DESCRIPTION OF REAL ESTATE OF CJUF III MCCAFFERY ROOSEVELT RETAIL LLC

#### RETAIL PARCEL

LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING 14 EXCEPTION PARCELS:

EXCEPTION PARCEL 1 (PARCEL 1 OF RESIDENTIAL II OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING BELOW AN ELEVATION OF 30.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, ALONG SAID NORTH LINE OF SAID LOT 1, A DISTANCE OF 150.75 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.74 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.08 FEET; THENCE SOUTH 03 DEGREES, 28 MINUTES, 23 SECONDS EAST, 76.18 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 25 SECONDS WEST, 28.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.50 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 125.44 FEET TO THE EAST LINE OF WELLS STREET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 91.24 FEET; TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 2 (PARCEL 2 OF RESIDENTIAL II OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 30.00 FEET AND BELOW AN ELEVATION OF 43.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, ALONG SAID NORTH LINE OF SAID LOT 1, A DISTANCE OF 150.75 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.74 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 10.42 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.73 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, 165.47 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 3.44 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 158.53 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 175.05 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.64 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.42 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 10.17 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 58.25 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.25 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 149.87 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 10.88 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 121.85 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 4.50 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 15.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST

# UNOFFICIAL COPY

192.28 FEET TO THE EAST LINE OF WELLS STREET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 556.91 FEET TO THE POINT OF BEGINNING.

EXCLUDING FROM EXCEPTION PARCEL 2 THE FOLLOWING;  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 704.17 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.90 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.08 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.17 FEET, THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 23.08 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.17 FEET TO THE POINT OF BEGINNING,

ALSO EXCLUDING FROM EXCEPTION PARCEL 2 THAT PART DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 731.41 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 254.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 20.08 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 15.50 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 20.08 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 15.50 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 3 (PARCEL 3 OF RESIDENTIAL II OWNER)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 60.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE SOUTH 89 DEGREES, 54 MINUTES, 22 SECONDS EAST, ALONG SAID NORTH LINE OF LOT 1 A DISTANCE OF 125.50 FEET, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 91.03 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 125.44 FEET TO THE EAST LINE OF WELLS STREET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 91.24 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 4 (PARCEL 1 OF RESIDENTIAL I OWNER)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING BELOW AN ELEVATION OF 21.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 272.25 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 1.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 50.42 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 14.75 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.17 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 105.42 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 14.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 130.68 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 43.98 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 3.58 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 2.00 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 5.75 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.23 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 8.80 FEET; THENCE NORTH 83

# UNOFFICIAL COPY

DEGREES, 03 MINUTES, 14 SECONDS EAST, 163.56 FEET; THENCE SOUTH 06 DEGREES, 54 MINUTES, 22 SECONDS EAST, 17.05 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 27.44 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 236.50 FEET, THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST 13.67 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 2.93 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 12 SECONDS WEST, 7.17 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 26.07 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 15.33 FEET; THENCE SOUTH 83 DEGREES, 07 MINUTES, 38 SECONDS WEST, 27.58 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 91.12 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 143.88 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 132.93 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.83 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 97.75 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.91 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 69.67 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.46 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 4.21 FEET; THENCE NORTH, 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 30.37 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 84.38 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 30.08 FEET; TO THE POINT OF BEGINNING.

EXCLUDING FROM EXCEPTION PARCEL 4 THE FOLLOWING:  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 246.42 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 334.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 6.92 FEET, THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 17.33 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 6.92 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 17.33 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 5 (PARCEL 2 OF RESIDENTIAL I OWNER)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING BELOW AN ELEVATION OF 21.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 232.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS EAST, 31.58 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 33.08 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 33.08 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.33 FEET; TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 6 (PARCEL 3 OF RESIDENTIAL I OWNER)  
THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 21.0 FEET AND BELOW AN ELEVATION OF 30.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 232.09 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 44.99 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00

# UNOFFICIAL COPY

MINUTES, 00 SECONDS EAST, 19.67 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.33 FEET; TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 7 (PARCEL 4 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 21.0 FEET AND BELOW AN ELEVATION OF 30.0 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 226.47 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 336.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 8.50 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 20.08 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 16.33 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 20.08 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 38.25 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 117.37 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 13.67 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 2.93 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 7.17 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 26.07 FEET; THENCE SOUTH 83 DEGREES, 06 MINUTES, 01 SECONDS WEST, 42.78 FEET; THENCE NORTH 06 DEGREES, 55 MINUTES, 25 SECONDS WEST, 88.34 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 8 (PARCEL 5 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 30.0 FEET AND BELOW AN ELEVATION OF 43.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 232.09 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 44.99 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.67 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.67 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 19.33 FEET; TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 9 (PARCEL 6 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 30.0 FEET AND BELOW AN ELEVATION OF 43.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 247.43 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 342.72 FEET TO THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 16.33 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 17.83 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 16.33 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 17.83 FEET TO THE POINT OF BEGINNING.

# UNOFFICIAL COPY

## EXCEPTION PARCEL 10 (PARCEL 7 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 43.75 FEET AND BELOW AN ELEVATION OF 60.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 250.42 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 62.65 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 11.08 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.87 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 2.76 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.12 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 10.50 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.82 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 7.71 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 18.13 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 21.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 46.25 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 24.33 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.44 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.30 FEET TO THE POINT OF BEGINNING.

## EXCEPTION PARCEL 11 (PARCEL 8 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 43.75 FEET AND BELOW AN ELEVATION OF 60.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 264.36 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 322.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 45.21 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 9.54 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 25.77 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 27.54 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 52.85 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 19.33 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 18.54 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 6.17 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 15.13 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 11.10 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 15.52 FEET; THENCE NORTH 06 DEGREES, 56 MINUTES, 46 SECONDS WEST, 12.82 FEET, TO THE POINT OF BEGINNING.

## EXCEPTION PARCEL 12 (PARCEL 9 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 60.75 FEET AND BELOW AN ELEVATION OF 77.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 235.67 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 18.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 26.25 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 3.54 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.33 FEET; THENCE NORTH 90



# UNOFFICIAL COPY

DEGREES, 00 MINUTES, 00 SECONDS WEST, 46.25 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 22.87 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 13 (PARCEL 10 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 60.75 FEET AND BELOW AN ELEVATION OF 77.75 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 259.50 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 36 SECONDS EAST, 341.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 03 MINUTES, 14 SECONDS EAST, 46.98 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS EAST, 25.69 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 3.00 FEET; THENCE SOUTH 06 DEGREES, 56 MINUTES, 46 SECONDS, EAST, 4.29 FEET; THENCE SOUTH 83 DEGREES, 03 MINUTES, 14 SECONDS WEST, 43.99 FEET; THENCE NORTH 06 DEGREES, 55 MINUTES, 39 SECONDS WEST, 29.98 FEET; TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 14 (PARCEL 11 OF RESIDENTIAL I OWNER)

THAT PART OF LOT 1 IN ROOSEVELT COLLECTION SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734503151, LYING ABOVE AN ELEVATION OF 77.75 FEET, CITY OF CHICAGO DATUM, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ROOSEVELT ROAD, AND THE EAST LINE OF WELLS STREET, PER DOCUMENT NUMBER 0021366616; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 450.67 FEET TO THE POINT OF BEGINNING OF THE AFORESAID LINE; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 192.84 FEET; THENCE NORTH 83 DEGREES, 03 MINUTES, 13 SECONDS EAST, 197.57 FEET TO THE EAST LINE OF SAID LOT 1 AND THE TERMINUS OF SAID LINE.

EASEMENT PARCEL 1 FOR RETAIL AREA:

NONEXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF THE RETAIL PARCEL DESCRIBED ABOVE, AS CREATED BY THE GRANTS OF EASEMENT MADE BY ROOSEVELT COLLECTION RESIDENTIAL I OWNER, L.L.C. (OWNER B) TO ROOSEVELT COLLECTION RETAIL OWNER, L.L.C. (OWNER A) IN ARTICLE 2 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED OCTOBER 2, 2007 AS DOCUMENT 0727533137 FOR THE PURPOSE OF INGRESS AND EGRESS AND USE, OPERATION AND MAINTENANCE OF FACILITIES INCLUDING INGRESS AND EGRESS FOR PERSONS AND USE IN AND THROUGH THE 'AB' COMMON STAIRWELLS AS DEFINED IN SAID DECLARATION; INGRESS AND EGRESS FOR PERSONS FOR USE AND MAINTENANCE OF: OWNER A ELEVATORS 3 AND 4; OWNER A ELEVATORS 3 AND 4 SHAFTS; OWNER A ELEVATOR 6 MACHINE ROOM; OWNER A MACHINE ROOM AND OWNER A RESTAURANT MECHANICAL CLOSETS ALL AS DEFINED IN SAID DECLARATION; INGRESS AND EGRESS FOR PERSONS THROUGH THE OWNER B ELEVATORS AND THE LEVEL 9 ROOF FOR ACCESS TO, AND AN EXCLUSIVE EASEMENT FOR THE USE AND MAINTENANCE OF THE SHARED COOLING TOWER ALL AS DEFINED IN SAID DECLARATION; STRUCTURAL SUPPORT; USE OF FACILITIES; AN EXCLUSIVE EASEMENT FOR ACCESS TO, MAINTENANCE AND USE OF EASEMENTS; SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF COMMON WALLS, CEILINGS AND FLOORS; UTILITIES; ENCROACHMENTS; EXTERIOR MAINTENANCE; FOR THE EXISTENCE, ATTACHMENT AND MAINTENANCE OF OWNED FACILITIES; FOR USE AND OPERATION AND ACCESS THERETO OF SHARED FACILITIES; AND OVER THE FOLLOWING DESCRIBED LAND:

THE OWNER B PARCEL (RESIDENTIAL I) DESCRIBED ON EXHIBIT B OF SAID DECLARATION.

EASEMENT PARCEL 2 FOR RETAIL AREA:

# UNOFFICIAL COPY

NONEXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF THE RETAIL PARCEL DESCRIBED ABOVE, AS CREATED BY THE GRANTS OF EASEMENT MADE BY ROOSEVELT COLLECTION RESIDENTIAL II OWNER, L.L.C. (OWNER C) TO ROOSEVELT COLLECTION RETAIL OWNER, L.L.C. (OWNER A) IN ARTICLE 2 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED OCTOBER 2, 2007 AS DOCUMENT 0727533137 FOR THE PURPOSE OF INGRESS AND EGRESS AND USE, OPERATION AND MAINTENANCE OF FACILITIES INCLUDING INGRESS AND EGRESS FOR PERSONS AND USE IN AND THROUGH THE 'AC' COMMON STAIRWELLS AS DEFINED IN SAID DECLARATION; INGRESS AND EGRESS FOR PERSONS FOR THE USE AND MAINTENANCE OF THE OWNER A ELEVATOR 5, OWNER A ELEVATOR 5 SHAFT AND OWNER A ELEVATOR 5 MACHINE ROOM; OWNER A ELEVATOR 11, OWNER A ELEVATOR 11 SHAFT AND OWNER A ELEVATOR 11 MACHINE ROOM; OWNER A ELEVATOR 13 AND 14, OWNER A ELEVATOR 13 AND 14 SHAFT AND OWNER A ELEVATOR 13 AND 14 LOBBY; OWNER A ELEVATOR 17, OWNER A ELEVATOR 17 SHAFT AND OWNER A ELEVATOR 17 MACHINE ROOM ALL AS DEFINED IN SAID DECLARATION; INGRESS AND EGRESS FOR PERSONS FOR ACCESS TO AND AN EXCLUSIVE EASEMENT FOR USE AND MAINTENANCE OF THE OWNER A ELEVATOR 18, OWNER A ELEVATOR 18 SHAFT AND OWNER A ELEVATOR 18 MACHINE ROOM, ALL AS DEFINED IN SAID DECLARATION; TEMPORARY INGRESS AND EGRESS FOR PERSONS AND VEHICLES, AND THE TEMPORARY PARKING OF VEHICLES STRUCTURAL SUPPORT; USE OF FACILITIES; AN EXCLUSIVE EASEMENT FOR ACCESS TO, MAINTENANCE AND USE OF EASEMENTS; SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF COMMON WALLS, CEILINGS AND FLOORS; UTILITIES; ENCROACHMENTS; EXTERIOR MAINTENANCE; FOR THE EXISTENCE, ATTACHMENT AND MAINTENANCE OF OWNED FACILITIES; FOR USE AND OPERATION AND ACCESS THERETO OF SHARED FACILITIES; AND OVER THE FOLLOWING DESCRIBED LAND:  
THE OWNER C PARCEL (RESIDENTIAL I) DESCRIBED ON EXHIBIT C OF SAID DECLARATION.

PERMANENT INDEX NUMBER: 17-16-416-015

COMMON ADDRESS: 1011, 1135 and 1136 S. Delano St., Chicago, Illinois and 1115 S. Wells St., Chicago, Illinois

STATEMENT BY GRANTOR AND GRANTEE

UNOFFICIAL COPY

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 June 2 2011  
Signature: [Handwritten Signature]

(Grantor or Agent) As Authorized Signatory for CJUF III McCaffery Roosevelt Retail, LLC

Subscribed and sworn to before me by the said EDMUND C. WOODBURY this 2 day of JUNE

2011

[Handwritten 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.

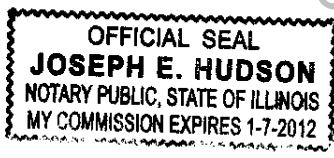
Dated June 2 2011  
Signature: [Handwritten Signature]

(Grantee or Agent) As Authorized Signatory for CJUF III McCaffery Roosevelt Residential I, LLC and CJUF III McCaffery Roosevelt Residential II, LLC

Subscribed and sworn to before me by the said EDMUND C. WOODBURY this 2 day of JUNE

2011

[Handwritten 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]