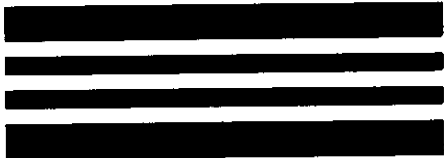


UNOFFICIAL COPY



1215233045

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

Doc#: 1215233045 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2012 10:39 AM Pg: 1 of 8

A. NAME AND PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGEMENT TO: (Name and Address)

CASSIN & CASSIN LLP
2900 WESTCHESTER AVENUE, SUITE 402
PURCHASE, NEW YORK 10577
ATTN: RECORDING DEPARTMENT

50 of 8
D2 DG
8886905

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME ELSTON DEVELOPMENT I LLC		FIRST NAME		MIDDLE NAME	SUFFIX	
OR 1b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 2222 NORTH ELSTON AVENUE, SUITE 201			CITY CHICAGO	STATE IL	POSTAL CODE 60614	COUNTRY USA
1d. SEE INSTRUCTIONS N/A	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION DELAWARE	1g. ORGANIZATIONAL ID#, if any DE4998237 <input type="checkbox"/> NONE		

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME		FIRST NAME		MIDDLE NAME	SUFFIX	
OR 2b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME	SUFFIX	
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
2d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID#, if any <input type="checkbox"/> NONE		

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME CIBX COMMERCIAL MORTGAGE, LLC		FIRST NAME		MIDDLE NAME	SUFFIX	
OR 3b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS 425 LEXINGTON AVENUE, NEW YORK, NEW YORK 10017, ATTN: REAL ESTATE GROUP			CITY CHICAGO	STATE IL	POSTAL CODE 60606	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

ALL ASSETS OF DEBTOR.

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]

7. Check to REQUEST SEARCH REPORT(s) on Debtor(s) [ADDITIONAL FEE] [optional] All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

FILE WITH COOK COUNTY, STATE OF ILLINOIS

CIBC/CHICAGO RETAIL 2

FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)

{00684505.2}

Box 400-CTCC

S
P
S
SOY
INTC

UNOFFICIAL COPY**UCC FINANCING STATEMENT ADDENDUM**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a OR 1b) ON RELATED FINANCING STATEMENT

OR	9a. ORGANIZATION'S NAME ELSTON DEVELOPMENT I LLC		
	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (11a or 11b) – do not abbreviate or combine names:

OR	11a. ORGANIZATION'S NAME				
	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
11d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID#, if any <input type="checkbox"/> NONE	

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME – insert only one name (12 or 12b)

OR	12a. ORGANIZATION'S NAME				
	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

13. This FINANCING STATEMENT covers timber to be cut or as extracted collateral, or is filed as a fixture filing.**14. Description of real estate:**

CHICAGO RETAIL
2100, 2140 AND 2196 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60614
COUNTY: COOK

PIN: 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; 14-31-211-048-0000;
 14-31-211-049-0000; 14-31-219-047-0000;
 14-31-219-048-0000; 14-31-219-049-0000

15. Name and address of RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

ELSTON DEVELOPMENT I LLC
2222 NORTH ELSTON AVENUE, SUITE 201
CHICAGO, ILLINOIS 60614

16. Additional collateral Description**17. Check only if applicable and check only one box.**

Debtor is a Trust or Trustee acting with respect to property held in trust or
 Decedent's Estate

18. Check only if applicable and check only one box.

Debtor is a TRANSMITTING UTILITY
 Filed in connection with a Manufactured-Home Transaction – effective 30 years
 Filed in connection with a Public-Finance Transaction – effective 30 years

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL ESTATE

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 80.75 FEET TO THE EAST LINE OF NORTH WOOD STREET; THENCE NORTH 00 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE 188.50 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 82 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

UNOFFICIAL COPY

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 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 39 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 178.14 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

UNOFFICIAL COPY

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 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

UNOFFICIAL COPY

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 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 15 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.

UNOFFICIAL COPY

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 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 ALLEYS, 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, 300.76 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;

UNOFFICIAL COPY

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 SOUTHEASTERLY LINE OF LOT 34, AFORESAID, 77.31 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, 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, 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 PARCELS:

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.

PINS: 14-31-211-030 thru 14-31-211-032, 14-31-211-038, 14-31-211-039,
14-31-211-042 through 14-31-211-049, 14-31-211-047 through
14-31-211-049
Address: 2100, 2140 & 2190^N Elston Avenue, Chicago, IL