

# UNOFFICIAL COPY

This Document Prepared by and after Recording Return to:

Pedersen & Houpt, P.C.  
161 North Clark Street, Suite 3100  
Chicago, Illinois 60601  
Attn: Brian P. Collins

Doc#: 1316419006 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2013 11:30 AM Pg: 1 of 16

Doc#: 1316118035 Fee: \$68.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/10/2013 01:44 PM Pg: 1 of 16



Doc#: 1316945058 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/18/2013 01:48 PM Pg: 1 of 16

This space

Property of Cook County Clerk's Office

## ASSIGNMENT OF RENTS AND LEASES

**THIS ASSIGNMENT OF RENTS AND LEASES ("Assignment")** is made as of June 4, 2013, by **OCP-RSRC MORGAN, LLC**, a Delaware limited liability company, with its principal address located at 2 N. Riverside Plaza, Suite 1200, Chicago, Illinois 60606 ("Assignor"), to and for the benefit of **COLE TAYLOR BANK**, an Illinois banking corporation, its successors and assigns ("Assignee").

### RECITALS:

A. Pursuant to the terms of a Loan Agreement of even date herewith (as amended, modified, replaced or restated from time to time, "Loan Agreement"), Assignee has agreed to loan to Assignor the principal amount of up to Thirteen Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$13,750,000.00) ("Loan"). Assignor is executing a certain Mortgage Note of even date herewith (as the same may be amended, modified, replaced or restated from time to time, "Note") payable to the order of Assignee to evidence the Loan.

B. In addition to this Assignment, the Loan is further secured by that certain Mortgage, Security Agreement and Assignment of Leases and Rents of even date herewith from Assignor for the benefit of Assignee (as amended, modified, replaced or restated from time to time, the "Mortgage."

C. A condition precedent to Assignee's making of the Loan to Assignor is the execution and delivery by Assignor of this Assignment.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

1. **Definitions.** All capitalized terms which are not defined herein shall have the meanings ascribed thereto in the Loan Agreement.

2. **Grant of Security Interest.** Subject to Section 5, below, Assignor hereby grants, transfers, sets over and assigns to Assignee, all of the right, title and interest of Assignor in and

*\*THIS DOCUMENT BEING RE-RECORDED TO ADD THREE LEASES TO CHAIN OF TITLE\**

00650583V2

*This document is being re-recorded to correct PIN.*

*50FS*  
*NCS-587507 Part ~~1 of 1~~*

# UNOFFICIAL COPY

to (i) all of the rents, revenues, issues, profits, proceeds, receipts, income, accounts and other receivables arising out of Borrower's interest on the property legally described in Exhibit A attached hereto and made a part hereof and all buildings and other improvements located thereon (said land and improvements being hereinafter referred to collectively as the "Premises"), including, without limitation, lease termination fees, purchase option fees and other fees and expenses payable under any lease (excluding the Ground Lease); (ii) all leases and subleases (collectively, "Leases"), now or hereafter existing, of all or any part of the Premises together with all guaranties of any of such Leases and all security deposits delivered by tenants thereunder, whether in cash or letter of credit; (iii) all rights and claims for damage against tenants arising out of defaults under the Leases, including rights to termination fees and compensation with respect to rejected Leases pursuant to Section 365(a) of the Federal Bankruptcy Code or any replacement Section thereof; and (iv) all tenant improvements and fixtures located on the Premises. This Assignment is an absolute transfer and assignment of the foregoing interest to Assignee given to secure:

(a) Payment by Assignor when due of (i) the indebtedness evidenced by the Note and any and all renewals, extensions, replacements, amendments, modifications and refinancings thereof; (ii) any and all other indebtedness and obligations that may be due and owing to Assignee by Assignor under or with respect to the Loan Documents (as defined in the Note); and (iii) all costs and expenses paid or incurred by Assignee in enforcing its rights hereunder, including without limitation, court costs and reasonable attorneys' fees; and

(b) Observance and performance by Assignor of the covenants, conditions, agreements, representations, warranties and other liabilities and obligations of Assignor or any other obligor to or benefiting Assignee which are evidenced or secured by or otherwise provided in the Note, this Assignment or any of the other Loan Documents, together with all amendments and modifications thereof.

3. **Representations and Warranties of Assignor** Assignor represents and warrants to Assignee that:

(a) this Assignment, as executed by Assignor, constitutes the legal and binding obligation of Assignor enforceable in accordance with its terms and provisions;

(b) Assignor is the lessor under all Leases;

(c) there is no other existing assignment of Assignor's entire or any part of its interest in or to any of the Leases, or any of the rents, issues, income or profits assigned hereunder, nor has either Assignor entered into any agreement to subordinate any of the Leases or such Assignor's right to receive any of the rents, issues, income or profits assigned hereunder;

(d) Assignor has not executed any instrument or performed any act which may prevent Assignee from operating under any of the terms and provisions hereof or which would limit Assignee in such operation; and

(e) there are no defaults by the Assignor under the Leases and, to Assignee's knowledge, there are no material defaults by tenants under any Leases.

# UNOFFICIAL COPY

4. **Covenants of Assignor.** Assignor covenants and agrees that so long as this Assignment shall be in effect:

(a) Assignor shall not lease any portion of the Premises unless Assignor obtains Assignee's prior written consent (which shall not be unreasonably withheld) to all aspects of such lease; provided, however, that Assignee's prior written consent shall not be required if and only if (A) at the time Assignor enters into such Lease, no Event of Default shall have occurred hereunder and be continuing, (B) such Lease substantially conforms with a form of lease previously approved by Assignee, (C) such lease provides for average monthly base rent payments during any twelve (12) month period of not less than the average monthly base rent payments at such time under comparable leases in the Premises and (D) after giving effect to the economic terms of such Lease, Assignor shall remain in compliance with the Debt Yield Ratio described in the Loan Agreement.

(b) Assignor shall observe and perform all of the material covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the lessor thereunder, and Assignor shall not do or suffer to be done anything to impair the security thereof. Assignor shall not (i) release the liability of any tenant under any Lease (unless done in the ordinary course of Assignor's business), (ii) consent to any tenant's withholding of rent or making monetary advances and off-setting the same against future rentals, (iii) consent to any tenant's claim of a total or partial eviction unless required under the Lease, (iv) consent to a tenant termination or cancellation of any Lease, except as specifically provided therein or done in the ordinary course of Assignor's business or (v) enter into any oral leases with respect to all or any portion of the Premises;

(c) Assignor shall not collect any of the rents, issues, income or profits assigned hereunder more than thirty (30) days in advance of the time when the same shall become due, except for security or similar deposits or if a tenant has elected to pay such rents further in advance in accordance with its applicable Lease;

(d) Assignor shall not make any other assignment of its entire or any part of its interest in or to any or all Leases, or any or all rents, issues, income or profits assigned hereunder, except as specifically permitted by the Loan Documents;

(e) Assignor shall not materially modify the terms and provisions of any Lease, nor shall Assignor give any consent (including, but not limited to, any consent to any assignment of, or subletting under, any Lease, except as expressly permitted thereby) or approval, required or permitted by such terms and provisions or cancel or terminate any Lease, without Assignee's prior written consent which shall not be unreasonably withheld or delayed; provided, however, that Assignor may cancel or terminate any Lease as a result of a material default by the tenant thereunder and failure of such tenant to cure the default within the applicable time periods set forth in the Lease;

(f) Assignor shall not other than in the ordinary course of Assignor's business, accept a surrender of any Lease or convey or transfer, or suffer or permit a conveyance or transfer, of the premises demised under any Lease or of any interest in any Lease so as to effect, directly or indirectly, proximately or remotely, a merger of the estates and rights of, or a

# UNOFFICIAL COPY

termination or diminution of the obligations of, any tenant thereunder; any termination fees payable under a Lease for the early termination or surrender thereof shall be paid jointly to Assignor and Assignee;

(g) Assignor shall not waive or excuse the obligation to pay rent under any Lease;

(h) Assignor shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under, relating to or in any manner connected with any Lease or the obligations, duties or liabilities of the lessor or any tenant or guarantor thereunder, and shall pay all costs and expenses of Assignee, including court costs and reasonable attorneys' fees, in any such action or proceeding in which Assignee may appear;

(i) Assignor shall give notice to Assignee of any notice of any material default by the lessor under any Lease received from any tenant or guarantor thereunder;

(j) Assignor shall enforce the observance and performance of each covenant, term, condition and agreement contained in each Lease to be observed and performed by the tenants and guarantors thereunder and shall immediately notify Assignee of any material breach by the tenant or guarantor under any such Lease;

(k) Assignor shall not permit any of the Leases to become subordinate to any lien or liens other than liens securing the indebtedness secured hereby or liens for general real estate taxes not delinquent;

(l) If any tenant under any Lease is or becomes the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of the Leases assigned hereby, Assignor covenants and agrees that if any such Lease is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Assignee, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to Assignor and Assignee. Assignor hereby assigns any such payment to Assignee and further covenants and agrees that upon the request of Assignee, it will duly endorse to the order of Assignee any such check, the proceeds of which shall be applied in accordance with the provisions of Paragraph 8 below; and

(m) Not later than thirty (30) days after the end of each calendar quarter, Assignor shall deliver to Assignee a certified rent roll for the Premises as of the last day of such period in a form reasonably satisfactory to Assignee.

5. **Rights Prior to Default.** Unless or until an Event of Default (as defined in Paragraph 6) shall occur, Assignor shall have the right to collect, at the time (but in no event more than thirty (30) days in advance) provided for the payment thereof, all rents, issues, income and profits assigned hereunder, and to retain, use and enjoy the same. Upon the occurrence of an Event of Default and failure to cure, Assignor's right to collect such rents, issues, income and profits shall immediately terminate without further notice thereof to Assignor. Assignee shall have the right to notify the tenants under the Leases of the existence of this Assignment at any time.

# UNOFFICIAL COPY

6. **Events of Default.** An "Event of Default" shall occur under this Assignment upon the occurrence of (a) a breach by Assignor of any of the covenants, agreements, representations, warranties or other provisions hereof which is not cured or waived within the applicable grace or cure period, if any, set forth in the Loan Agreement or either Mortgage or (b) any other Event of Default described in the Note, the Mortgage or the other Loan Documents.

7. **Rights and Remedies Upon Default.** At any time upon or following the occurrence of any Event of Default, Assignee, at its option, may exercise any one or more of the following rights and remedies without any obligation to do so, without in any way waiving such Event of Default, without further notice or demand on Assignor, without regard to the adequacy of the security for the obligations secured hereby, without releasing Assignor or any guarantor of the Note from any obligation, and with or without bringing any action or proceeding to foreclose on either Mortgage or any other lien or security interest granted by the Loan Documents:

(a) Declare the unpaid balance of the principal sum of the Note, together with all accrued and unpaid interest thereon, immediately due and payable;

(b) Enter upon and take possession of the Premises and/or the Leasehold Interest on the Premises, as applicable, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the Premises on such terms and for such period of time as Assignee may deem necessary or proper, with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as may seem proper to Assignee, to make, enforce, modify and accept the surrender of Leases, to obtain and evict tenants, to fix or modify rents, and to do any other act which Assignee deems necessary or proper;

(c) Either with or without taking possession of the Premises and/or the Leasehold Interest in the Premises, as applicable, demand, sue for, settle, compromise, collect, and give acquittances for all rents, issues, income and profits of and from the Premises and pursue all remedies for enforcement of the Leases and all the lessor's rights therein and thereunder. This Assignment shall constitute an authorization and direction to the tenants under the Leases to pay all rents and other amounts payable under the Leases to Assignee, without proof of default hereunder, upon receipt from Assignee of written notice to thereafter pay all such rents and other amounts to Assignee and to comply with any notice or demand by Assignee for observance or performance of any of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the tenants thereunder, and Assignor shall facilitate in all reasonable ways Assignee's collection of such rents, issues, income and profits, and upon request will execute written notices to the tenants under the Leases to thereafter pay all such rents and other amounts to Assignee; and

(d) Make any payment or do any act required herein of Assignor in such manner and to such extent as Assignee may deem necessary, and any amount so paid by Assignee shall become immediately due and payable by Assignor with interest thereon until paid at the Default Rate and shall be secured by this Assignment.

8. **Application of Proceeds.** All sums collected and received by Assignee out of the rents, issues, income and profits of the Premises following the occurrence of any one or more



# UNOFFICIAL COPY

Events of Default shall be applied in accordance with the Illinois Mortgage Foreclosure Law (Chapter 735, Sections 5/15-1101 et seq., Illinois Compiled Statutes) and, unless otherwise specified in such act, in such order as Assignee shall elect in its sole and absolute discretion.

9. **Limitation of Assignee's Liability.** Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Premises or from any other act or omission of Assignee in managing, operating or maintaining the Premises following the occurrence of an Event of Default and Assignor's failure to cure. Assignee shall not be obligated to observe, perform or discharge, nor does Assignee hereby undertake to observe, perform or discharge any covenant, term, condition or agreement contained in any Lease to be observed or performed by the lessor thereunder, or any obligation, duty or liability of Assignor under or by reason of this Assignment. Assignor shall and does hereby agree to indemnify, defend (using counsel satisfactory to Assignee) and hold Assignee harmless from and against any and all liability, loss or damage which Assignee may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to observe or perform any of the covenants, terms, conditions and agreements contained in any Lease; provided, however, in no event shall Assignor be liable for any act, omissions or willful malfeasance of Lender, its directors, officers, agents and authorized employees. Should Assignee incur any such liability, loss or damage under any Lease or under or by reason of this Assignment, or in the defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall become immediately due and payable by Assignor with interest thereon at the Default Rate and shall be secured by this Assignment. Except to the extent directly caused by Assignee, this Assignment shall not operate to place responsibility upon Assignee for the care, control, management or repair of the Premises or for the carrying out of any of the covenants, terms, conditions and agreements contained in any Lease, nor shall it operate to make Assignee responsible or liable for any waste committed upon the Premises by any tenant, occupant or other party, or for any dangerous or defective condition of the Premises, or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any tenant, occupant, licensee, employee or stranger. Nothing set forth herein or in the Mortgage, and no exercise by Assignee of any of the rights set forth herein or in the Mortgage shall constitute or be construed as constituting Assignee a "mortgagee in possession" of the Premises, in the absence of the taking of actual possession of the Premises or the Leasehold Interest in the Premises by Assignee pursuant to the provisions hereof or of the Mortgage.

10. **No Waiver.** Nothing contained in this Assignment and no act done or omitted to be done by Assignee pursuant to the rights and powers granted to it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies under any of the Loan Documents. This Assignment is made and accepted without prejudice to any of the rights and remedies of Assignee under the terms and provisions of such instruments, and Assignee may exercise any of its rights and remedies under the terms and provisions of such instruments either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Assignee may take or release any other security for the performance of the obligations secured hereby, may release any party primarily or secondarily liable therefor, and may apply any other security held by it for the satisfaction of the obligations secured hereby without prejudice to any of its rights and powers hereunder.

# UNOFFICIAL COPY

11. **Further Assurances.** Assignor shall execute or cause to be executed such additional instruments (including, but not limited to, general or specific assignments of such Leases as Assignee may designate) and shall do or cause to be done such further acts, as Assignee may request, in order to permit Assignee to perfect, protect, preserve and maintain the assignment made to Assignee by this Assignment.

12. **Security Deposits.** Assignor acknowledges that Assignee has not received for its own account any security deposited by any tenant pursuant to the terms of the Leases and that Assignee assumes no responsibility or liability for any security so deposited.

13. **Severability.** If any provision of this Assignment is deemed to be invalid by reason of the operation of law, or by reason of the interpretation placed thereon by any administrative agency or any court, Assignee and Assignor shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of this Assignment and the validity and enforceability of the remaining provisions, or portions or applications thereof, shall not be affected thereby and shall remain in full force and effect.

14. **Successors and Assigns.** This Assignment is binding upon Assignor and its legal representatives, successors and assigns, and the rights, powers and remedies of Assignee under this Assignment shall inure to the benefit of Assignee and its successors and assigns.

15. **Written Modifications.** This Assignment shall not be amended, modified or supplemented without the written agreement of Assignor and Assignee at the time of such amendment, modification or supplement.

16. **Duration.** This Assignment shall become null and void at such time as Assignor shall have paid the principal sum of the Note, together with all interest thereon, and shall have fully paid and performed all of the other obligations secured hereby and by the other Loan Documents.

17. **Governing Law.** This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.

18. **Notices.** All notices, demands, requests and other correspondence which are required or permitted to be given hereunder shall be deemed sufficiently given when delivered or mailed in the manner and to the addresses of Assignor and Assignee, as the case may be, as specified in the Mortgage.

19. **WAIVER OF TRIAL BY JURY.** ASSIGNOR AND ASSIGNEE (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL, EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (a) UNDER THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR (b) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH

# UNOFFICIAL COPY

**ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. EACH OF ASSIGNEE AND ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST ASSIGNEE OR ANY OTHER PERSON IN CONNECTION WITH THIS ASSIGNMENT ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.**

[Signature Page Follows]

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

**IN WITNESS WHEREOF**, Assignor has executed and delivered this Assignment of Rents and Leases as of the day and year first above written.

**OCP-RSRC MORGAN, LLC**, a Delaware limited liability company

By: \_\_\_\_\_

Name: Robert Tanaka

Its: Authorized Signatory

Property of Cook County Clerk's Office

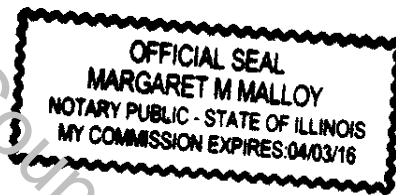
**UNOFFICIAL COPY**

STATE OF ILLINOIS                    )  
   ) SS.  
 COUNTY OF COOK                    )

I, Margaret M. Malloy, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Tanaka, an Authorized Signatory of OCP-RSRC Morgan, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such managing member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4<sup>th</sup> day of June, 2013.

Margaret M. Malloy  
 Notary Public



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

#### PARCEL 1:

UNITS 403, 406, 408, 409, 504, 506, 507, 508, 509, 604, 606, 607, 608, 609, 704, 707, 709, 803, 806, 809, 903, 904, 906, 908, 909, 1004, 1006, 1008, 1009, 1103, 1104, 1108, 1109, AND PARKING SPACES P-1 THROUGH P-80, EXCEPT PARKING SPACES P-7, P-8, P-14, AND P-32, IN PURE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION AFORESAID WITH A PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832631077, AS AMENDED BY SPECIAL AMENDMENT RECORDED DECEMBER 16, 2008 AS DOCUMENT 0835129042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE EAST 150 FEET OF LOT 1 IN C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO AND PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED EXCEPTION PARCELS A1, A2, B AND C:

#### EXCEPTION PARCEL A1: (UNSOLD UNITS)

UNITS 403, 406, 408, 409, 504, 506, 507, 508, 509, 604, 606, 607, 608, 609, 704, 707, 709, 803, 806, 809, 903, 904, 906, 908, 909, 1004, 1006, 1008, 1009, 1103, 1104, 1108, 1109, AND PARKING SPACES P-1 THROUGH P-80, EXCEPT PARKING SPACES P-7, P-8, P-14 AND P-32, IN PURE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION AFORESAID WITH A PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832631077, AS AMENDED BY SPECIAL AMENDMENT RECORDED DECEMBER 16, 2008 AS DOCUMENT 0835129042, TOGETHER WITH ITS UNDIVIDED

# UNOFFICIAL COPY

PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

## EXCEPTION PARCEL A2: (SOLD UNITS)

UNITS 807, 1005, 1007 AND 1107, AND PARKING SPACES P-7, P-8, P-14, AND P-32 IN PURE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION AFORESAID WITH A PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832631077, AS AMENDED BY SPECIAL AMENDMENT RECORDED DECEMBER 16, 2008 AS DOCUMENT 0835129042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

## EXCEPTION PARCEL B: (COMMERCIAL UNIT SOUTH)

THAT PART OF THE EAST 150 FEET OF LOT 1 IN C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO AND PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM COMMERCIAL UNIT SOUTH) LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +14.53 (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.58 (CITY OF CHICAGO BENCHMARK DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE WEST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 20.23 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 2.72 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 12 STORY STEEL, GLASS & CONCRETE BLOCK BUILDING; THENCE WEST 16.55 FEET; THENCE NORTH 2.85 FEET; THENCE WEST 10.64 FEET; THENCE SOUTH 2.85 FEET; THENCE WEST 6.63 FEET; THENCE NORTH 15.73 FEET; THENCE WEST 1.25 FEET; THENCE NORTH 2.00 FEET; THENCE WEST 2.00 FEET; THENCE NORTH 4.05 FEET; THENCE EAST 39.40 FEET; THENCE SOUTH 1.15 FEET; THENCE EAST 2.10 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 1.52 FEET; THENCE NORTH 3.00 FEET; THENCE EAST 4.80 FEET; THENCE SOUTH 15.31 FEET; THENCE WEST 9.55 FEET; THENCE SOUTH 3.75 FEET; THENCE EAST 0.65 FEET; THENCE SOUTH 1.35 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (NOTE: ALL CALLS DESCRIBED ABOVE ARE ALONG THE FINISHED INTERIOR WALLS)

## EXCEPTION PARCEL C: (COMMERCIAL UNIT NORTH)

# UNOFFICIAL COPY

THAT PART OF THE EAST 150 FEET OF LOT 1 IN C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO AND PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM COMMERCIAL UNIT NORTH) LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +14.53 (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.58 (CITY OF CHICAGO BENCHMARK DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 40.83 FEET; THENCE WEST AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.32 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 12 STORY STEEL, GLASS & CONCRETE BLOCK BUILDING; THENCE WEST 4.68 FEET; THENCE NORTH 2.36 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 2.22 FEET; THENCE WEST 2.15 FEET; THENCE SOUTH 1.70 FEET; THENCE WEST 23.31 FEET; THENCE NORTH 3.00 FEET; THENCE EAST 1.35 FEET; THENCE NORTH 2.00 FEET; THENCE WEST 1.35 FEET; THENCE NORTH 7.67 FEET; THENCE WEST 8.04 FEET; THENCE NORTH 60.18 FEET; THENCE EAST 2.38 FEET; THENCE NORTH 5.68 FEET; THENCE EAST 9.41 FEET; THENCE SOUTH 2.85 FEET; THENCE EAST 10.62 FEET; THENCE NORTH 2.88 FEET; THENCE EAST 3.96 FEET; THENCE SOUTH 4.35 FEET; THENCE EAST 6.20 FEET; THENCE SOUTH 3.48 FEET; THENCE WEST 1.27 FEET; THENCE SOUTH 1.18 FEET; THENCE EAST 12.21 FEET; THENCE SOUTHEASTERLY 9.95 FEET; THENCE SOUTHEASTERLY 3.30 FEET; THENCE SOUTH 17.46 FEET; THENCE SOUTHWESTERLY 3.18 FEET; THENCE SOUTHWESTERLY 16.83 FEET; THENCE SOUTHWESTERLY 3.18 FEET; THENCE SOUTH 18.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (NOTE: ALL CALLS DESCRIBED ARE ALONG THE FINISHED INTERIOR WALLS).

## PARCEL 3: (COMMERCIAL UNIT SOUTH)

THAT PART OF THE EAST 150 FEET OF LOT 1 IN C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO AND PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM COMMERCIAL UNIT SOUTH) LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +14.53 (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.58 (CITY OF CHICAGO BENCHMARK DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE WEST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 20.23 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 2.72 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 12 STORY STEEL, GLASS & CONCRETE BLOCK BUILDING; THENCE WEST 16.35 FEET; THENCE NORTH 2.85 FEET; THENCE WEST 10.64 FEET; THENCE SOUTH 2.85 FEET; THENCE



# UNOFFICIAL COPY

WEST 6.63 FEET; THENCE NORTH 15.73 FEET; THENCE WEST 1.25 FEET; THENCE NORTH 2.00 FEET; THENCE WEST 2.00 FEET; THENCE NORTH 4.05 FEET; THENCE EAST 39.40 FEET; THENCE SOUTH 1.15 FEET; THENCE EAST 2.10 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 1.52 FEET; THENCE NORTH 3.00 FEET; THENCE EAST 4.80 FEET; THENCE SOUTH 15.31 FEET; THENCE WEST 9.55 FEET; THENCE SOUTH 3.75 FEET; THENCE EAST 0.65 FEET; THENCE SOUTH 1.35 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (NOTE: ALL CALLS DESCRIBED ABOVE ARE ALONG THE FINISHED INTERIOR WALLS)

## PARCEL 4: (COMMERCIAL UNIT NORTH)

THAT PART OF THE EAST 150 FEET OF LOT 1 IN C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO AND PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS NON-CONDOMINIUM COMMERCIAL UNIT NORTH) LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +14.53 (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.58 (CITY OF CHICAGO BENCHMARK DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 40.83 FEET; THENCE WEST AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.32 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE FINISHED SURFACE OF INTERIOR WALLS OF THE 12 STORY STEEL, GLASS & CONCRETE BLOCK BUILDING; THENCE WEST 4.68 FEET; THENCE NORTH 2.36 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 2.22 FEET; THENCE WEST 2.15 FEET; THENCE SOUTH 1.70 FEET; THENCE WEST 23.31 FEET; THENCE NORTH 3.00 FEET; THENCE EAST 1.35 FEET; THENCE NORTH 2.00 FEET; THENCE WEST 1.35 FEET; THENCE NORTH 7.67 FEET; THENCE WEST 8.04 FEET; THENCE NORTH 60.18 FEET; THENCE EAST 2.38 FEET; THENCE NORTH 5.68 FEET; THENCE EAST 9.41 FEET; THENCE SOUTH 2.85 FEET; THENCE EAST 10.62 FEET; THENCE NORTH 2.88 FEET; THENCE EAST 3.96 FEET; THENCE SOUTH 1.35 FEET; THENCE EAST 6.20 FEET; THENCE SOUTH 3.48 FEET; THENCE WEST 1.27 FEET; THENCE SOUTH 1.18 FEET; THENCE EAST 12.21 FEET; THENCE SOUTHEASTERLY 9.95 FEET; THENCE SOUTHEASTERLY 3.30 FEET; THENCE SOUTH 17.46 FEET; THENCE SOUTHWESTERLY 3.18 FEET; THENCE SOUTHWESTERLY 16.83 FEET; THENCE SOUTHWESTERLY 3.18 FEET; THENCE SOUTH 18.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (NOTE: ALL CALLS DESCRIBED ARE ALONG THE FINISHED INTERIOR WALLS).

## PARCEL 5:

UNITS 807, 1005 AND 1007, AND PARKING SPACES P-7, P-8 AND P-14 IN PURE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION AFORESAID WITH A PART OF BLOCK 1 IN THE CANAL

# UNOFFICIAL COPY

TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832631077, AS AMENDED BY SPECIAL AMENDMENT RECORDED DECEMBER 16, 2008 AS DOCUMENT 0835129042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2, 3, 4 AND 5 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832631078.

Address: 24 S. Morgan, Chicago, Illinois 60607

## Tax ID's:

17-17-204-040-1001 (Unit 403), 17-17-204-040-1002 (Unit 406), 17-17-204-040-1003 (Unit 408), 17-17-204-040-1004 (Unit 409), 17-17-204-040-1005 (Unit 504), 17-17-204-040-1006 (Unit 506), 17-17-204-040-1007 (Unit 507), 17-17-204-040-1008 (Unit 508), 17-17-204-040-1009 (Unit 509), 17-17-204-040-1010 (Unit 604), 17-17-204-040-1011 (Unit 606), 17-17-204-040-1012 (Unit 607), 17-17-204-040-1013 (Unit 608), 17-17-204-040-1014 (Unit 609), 17-17-204-040-1015 (Unit 704), 17-17-204-040-1016 (Unit 707), 17-17-204-040-1017 (Unit 709), 17-17-204-040-1018 (Unit 803), 17-17-204-040-1019 (Unit 806), 17-17-204-040-1021 (Unit 809), 17-17-204-040-1022 (Unit 903), 17-17-204-040-1023 (Unit 904), 17-17-204-040-1024 (Unit 906), 17-17-204-040-1025 (Unit 908), 17-17-204-040-1026 (Unit 909), 17-17-204-040-1027 (Unit 1004), 17-17-204-040-1029 (Unit 1006), 17-17-204-040-1031 (Unit 1008), 17-17-204-040-1032 (Unit 1009), 17-17-204-040-1033 (Unit 1103), 17-17-204-040-1034 (Unit 1104), 17-17-204-040-1036 (Unit 1108), 17-17-204-040-1037 (Unit 1109), 17-17-204-040-1038 (Unit P-1), 17-17-204-040-1039 (Unit P-2), 17-17-204-040-1040 (Unit P-3), 17-17-204-040-1041 (Unit P-4), 17-17-204-040-1042 (Unit P-5), 17-17-204-040-1043 (Unit P-6), 17-17-204-040-1046 (Unit P-9), 17-17-204-040-1047 (Unit P-10), 17-17-204-040-1048 (Unit P-11), 17-17-204-040-1049 (Unit P-12), 17-17-204-040-1050 (Unit P-13), 17-17-204-040-1052 (Unit P-15), 17-17-204-040-1053 (Unit P-16), 17-17-204-040-1054 (Unit P-17), 17-17-204-040-1055 (Unit P-18), 17-17-204-040-1056 (Unit P-19), 17-17-204-040-1057 (Unit P-20), 17-17-204-040-1058 (Unit P-21), 17-17-204-040-1059 (Unit P-22), 17-17-204-040-1060 (Unit P-23), 17-17-204-040-1061 (Unit P-24), 17-17-204-040-1062 (Unit P-25), 17-17-204-040-1063 (Unit P-26), 17-17-204-040-1064 (Unit P-27), 17-17-204-040-1065 (Unit P-28), 17-17-204-040-1066 (Unit P-29), 17-17-204-040-1067 (Unit P-30), 17-17-204-040-1068 (Unit P-31), 17-17-204-040-1070 (Unit P-33), 17-17-204-040-1071 (Unit P-34), 17-17-204-040-1072 (Unit P-35), 17-17-204-040-1073 (Unit P-36), 17-17-204-040-1074 (Unit P-37), 17-17-204-040-1075 (Unit P-38), 17-17-204-040-1076 (Unit P-39), 17-17-204-040-1077 (Unit P-40), 17-17-204-040-1078 (Unit P-41), 17-17-204-040-1079 (Unit P-42), 17-17-204-040-1080 (Unit P-43), 17-17-204-040-1081 (Unit P-44), 17-17-

# UNOFFICIAL COPY

204-040-1082 (Unit P-45), 17-17-204-040-1083 (Unit P-46), 17-17-204-040-1084 (Unit P-47), 17-17-204-040-1085 (Unit P-48), 17-17-204-040-1086 (Unit P-49), 17-17-204-040-1087 (Unit P-50), 17-17-204-040-1088 (Unit P-51), 17-17-204-040-1089 (Unit P-52), 17-17-204-040-1090 (Unit P-53), 17-17-204-040-1091 (Unit P-54), 17-17-204-040-1092 (Unit P-55), 17-17-204-040-1093 (Unit P-56), 17-17-204-040-1094 (Unit P-57), 17-17-204-040-1095 (Unit P-58), 17-17-204-040-1096 (Unit P-59), 17-17-204-040-1097 (Unit P-60), 17-17-204-040-1098 (Unit P-61), 17-17-204-040-1099 (Unit P-62), 17-17-204-040-1100 (Unit P-63), 17-17-204-040-1101 (Unit P-64), 17-17-204-040-1102 (Unit P-65), 17-17-204-040-1103 (Unit P-66), 17-17-204-040-1104 (Unit P-67), 17-17-204-040-1105 (Unit P-68), 17-17-204-040-1106 (Unit P-69), 17-17-204-040-1107 (Unit P-70), 17-17-204-040-1108 (Unit P-71), 17-17-204-040-1109 (Unit P-72), 17-17-204-040-1110 (Unit P-73), 17-17-204-040-1111 (Unit P-74), 17-17-204-040-1112 (Unit P-75), 17-17-204-040-1113 (Unit P-76), 17-17-204-040-1114 (Unit P-77), 17-17-204-040-1115 (Unit P-78), 17-17-204-040-1116 (Unit P-79), 17-17-204-040-1117 (Unit P-80)

17-17-204-039 (Parcels 2, 3 and 4), 17-17-204-040-1020 (Unit 807), 17-17-204-040-1028 (Unit 1005), 17-17-204-040-1030 (Unit 1007), 17-17-204-040-1044 (Unit P-7), 17-17-204-040-1045 (Unit P-8), 17-17-204-040-1050 (Unit P-14)

/s/

Cook County Clerk's Office