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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 1413316046 Fee: \$56.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2014 02:25 PM Pg: 1 of 10

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 17-08-136-013-0000

Address:

Street: 1438-54 W. Kinzie Street

Street line 2:

City: Chicago

State: IL

ZIP Code: 60642

Lender: SomerCor 504, Inc.

Borrower: DDP Enterprises, LLC

Loan / Mortgage Amount: \$926,000.00

This property is located within the program area and is exempt from the requirements of 765 LCS 77/70 et seq. because it is commercial property.

Certificate number: 5E5C30A0-F8D1-48E3-B94B-C42FCB6D9FCA

Execution date: 03/13/2014

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SomerCor 504, Inc.
601 S. LaSalle Street, Suite 510
Chicago, IL 60605

WHEN RECORDED MAIL TO:

SomerCor 504, Inc.
601 S. LaSalle Street, Suite 510
Chicago, IL 60605

SBA Loan #: 62439550-07
SBA Loan Name: Sound Investments A/V Department, LTD.
Note & Mortgage Maturity: 20 years

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY**MORTGAGE**

This MORTGAGE is made and entered into as of this 13 day of March, 2014, by and between DDP Enterprises, LLC (hereinafter referred to as Mortgagor) and SOMERCOR 504, INC. (hereinafter referred to as Mortgagee), who maintains an office and place of business at 601 S. LaSalle Street, Suite 510, Chicago, Illinois 60605.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, its successors and assigns, all of the property legally described in Exhibit A, situated and being in the County of COOK, State of Illinois, free from all rights and benefits under and by virtue of the homestead exemption laws; together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder); To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that she/he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that she/he binds herself/himself and her/his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment or guaranty of payment of a promissory note dated of even date herewith in the principal sum of \$926,000.00.

Said promissory note was given to secure a loan in which the Small Business Administration, an agency of the United States of America, has participated. In compliance with section 101.106.B of the Rules and Regulations of the Small Business Administration [13CFR101.106.B], this instrument is to be construed and enforced in accordance with applicable Federal law.

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- I. The mortgagor covenants and agrees as follows:
 - a) She/he will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
 - b) She/he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.
 - c) She/he will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.
 - d) For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, she/he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.
 - e) The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.
 - f) She/he will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums thereof. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, any be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.
 - g) She/he will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said property and those erected on said property, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payments shall be immediately due and payable; and shall be secured by the lien of this mortgage.
 - h) She/he will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, that she/he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said property.
 - i) She/he will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.
 - j) All awards of damages in connection with any condemnation for public use of or injury to any of

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the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k) The mortgagee shall have the right to inspect the mortgaged property at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or its assignees (it being agreed that the mortgagor shall have such right until default). Upon such default, the mortgagee shall become the owner of all the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if she/he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or its assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(I) at judicial sale pursuant to the provisions of 28USC2002(a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity of right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinbefore provided, the mortgagor or any persons in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

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5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale here in above granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.
6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee or other expense charged against the property, the mortgagee is hereby authorized at its option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.
7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.
8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.
9. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.
10. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 1438 W. Kinzie Street, Chicago, IL 60642, and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 500 W. Madison, Suite 1150, Chicago, Illinois 60661.
11. Mortgagor on behalf of herself/himself and each and every person claiming by, through or under mortgagor, hereby waives any and all rights of redemption, statutory or otherwise, without prejudice to mortgagee's right to any remedy, legal or equitable, which mortgagee may pursue to enforce payment or to effect collection of all or any part of the indebtedness secured by this mortgage, and without prejudice to mortgagee's right to a deficiency judgment or any other appropriate relief in the event of foreclosure of this mortgage.
12. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of this state.
13. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:
- a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.
 - b) CDC or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or State law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

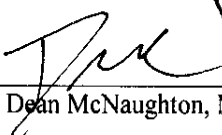
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IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

DDP Enterprises, LLC

By: 
Peter Vanek, Member/Manager

By: 
Daniel Agno, Member/Manager

By: 
Dean McNaughton, Member/Manager

STATE OF ILLINOIS)
)
COUNTY OF Cook)

The undersigned, a notary public in and for said County, in the State aforesaid, does hereby certify that Peter Vanek, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13 day of March, 2014.



My Commission Expires:



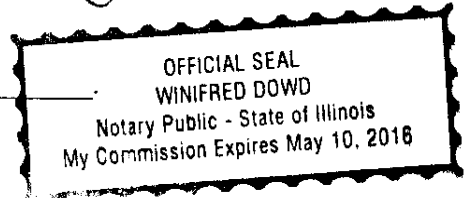
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STATE OF Illinois
COUNTY OF Cook

The undersigned, a notary public in and for said County, in the State aforesaid, does hereby certify that Daniel Agne, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13 day of March, 2014.
Winifred Dowd

My Commission Expires: _____

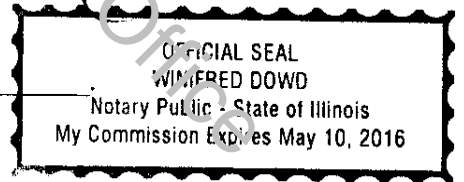


STATE OF Illinois
COUNTY OF Cook

The undersigned, a notary public in and for said County, in the State aforesaid, does hereby certify that Dean McNaughton, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13 day of March, 2014.
Winifred Dowd

My Commission Expires: _____



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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 17, 18 AND 19 IN BLOCK 3 IN ARMOURS SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF KINZIE STREET, SAID POINT BEING 78.64 FEET WEST OF THE EAST LINE OF SAID LOT 19; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 19, 56.20 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF KINZIE STREET, 0.64 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 19, 34.72 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF KINZIE STREET, 12.36 FEET; THENCE NORTH 65.46 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 17 WHICH IS 66.62 FEET WEST OF THE EAST LINE OF SAID LOT 19; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 17, 18 AND 19 TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 156.38 FEET, MORE OR LESS, TO THE NORTH LINE OF KINZIE STREET; THENCE WEST ALONG THE NORTH LINE OF KINZIE STREET, 78.64 FEET TO THE POINT OF BEGINNING;

ALSO

THE WEST 1/2 OF THAT PART OF THE VACATED NORTH AND SOUTH 10 FOOT ALLEY LYING EAST OF AND ADJOINING LOT 19 AFORESAID WHICH LIES SOUTH OF THE NORTH LINE OF LOT 6 IN SAID BLOCK 3, PRODUCED WEST 10 FEET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 6, 7, 8, 9 AND 10 IN JOSEPH BICKERDIKE'S SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 OF BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

ALL THAT PART OF LOT 17 IN BLOCK 3 IN ARMOUR'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 8, LYING WEST OF A LINE DESCRIBED AS COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 17, WHICH IS 78.64 FEET WEST OF THE EAST LINE OF LOT 19 IN BLOCK 3 IN ARMOUR'S SUBDIVISION AFORESAID AND RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF LOT 19 AFORESAID, A DISTANCE OF 56.20 FEET; THENCE WEST 64/100THS OF A FOOT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 19, A DISTANCE OF 34.72 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF KINZIE STREET, A DISTANCE OF 12.36 FEET; THENCE NORTH 65.42 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 17, WHICH IS 66.62 FEET WEST OF THE EAST LINE OF SAID LOT 19, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19 FOR THE POINT OF BEGINNING; THENCE

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NORTH 00 DEGREES 08 MINUTES 33 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF A BRICK BUILDING AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 46 MINUTES 33 SECONDS EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 01 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF HUBBARD STREET TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 6 THEREIN (BEING ALSO THE NORTH LINE OF KINZIE STREET); THENCE WESTERLY ALONG SAID NORTH LINE OF KINZIE STREET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 AFORESAID) IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 08 MINUTES 33 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF BRICK BUILDING, AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF BRICK BUILDING; THENCE SOUTH 88 DEGREES 46 MINUTES 33 SECONDS EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 01 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF HUBBARD STREET TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 6 THEREIN (BEING ALSO THE NORTH LINE OF KINZIE STREET); THENCE WESTERLY ALONG SAID NORTH LINE OF KINZIE STREET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 AFORESAID) AND (EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CONVEYED IN DOCUMENT RECORDED MAY 28, 2004 AS DOCUMENT NUMBER 0414934070, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19; THENCE NORTH 00 DEGREES 08 MINUTES 33 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF A BRICK BUILDING AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES

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46 MINUTES 33 SECONDS EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 01 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF HUBBARD STREET TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST 1 ACRE OF 2 ACRES EAST OF AND ADJOINING BLOCK 19 AFORESAID TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED SUBDIVISION TO THE NORTH LINE OF THE EAST-WEST 18 FOOT ALLEY; THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF THE EAST-WEST ALLEY EXTEND 29.65 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST 149.24 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF HUBBARD STREET 29.64 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DECLARATION OF DRIVEWAY EASEMENT DATED MAY 26, 2004 AND RECORDED MAY 28, 2004 AS DOCUMENT 0414934069 FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UNDER, ACROSS, IN AND UPON THE EASEMENT PARCEL, TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS OVER THE LAND AS DEPICTED ON THE SKETCH ATTACHED THERETO.

PIN#: 17-08-136-013-0000, 17-08-136-014-0000, 17-08-136-015-0000, 17-08-136-016-0000,
17-08-136-038-0000

COMMON ADDRESS: 1438-54 W. KINZIE STREET, CHICAGO, IL 60612