

# UNOFFICIAL COPY

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

Katten Muchin Rosenman LLP  
525 West Monroe Street  
Chicago, Illinois 60661-3693  
Attn: Ron Alkalay, Esq.

Address: 500 N. Streeter Dr., a/k/a  
505 N. Lake Shore Dr., Chicago,  
Illinois 60611

PINs: 17-10-214-016-1001 through  
17-10-214-016-1876;  
17-10-214-035-0000



Doc#: 1431819147 Fee: \$62.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2014 03:20 PM Pg: 1 of 13

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## TERMINATION OF DECLARATION AND GRANT OF EASEMENT

THIS TERMINATION OF DECLARATION AND GRANT OF EASEMENT (this "Termination Agreement"), by LAKE POINT TOWER CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation ("Declarant"), and LAKE POINT TOWER RENAISSANCE PLAZA, LLC, an Illinois limited liability company ("LPTRP"), is hereby effective as of April 18, 2014.

### RECITALS:

**WHEREAS**, reference is made to that certain Declaration and Grant of Easement, dated as of December 27, 1995 (the "Declaration"), recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 95898511, and re-recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 96193269, made by Declarant, in favor of American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1988 and known as Trust No. 1043-99-09, predecessor-in-interest to LPTRP as the holder of legal title to "Parcel 2" (as defined in the Declaration), which Declaration affects certain property legally described on Exhibit A.

**WHEREAS**, LPTRP, as the current holder of legal title to Parcel 2, and Declarant desire to terminate the Declaration pursuant to Section 6 thereof, as required by, and in connection with, a Settlement Agreement and Mutual General Release between Declarant and LPTRP entered into effective as of April 18, 2014.

**NOW, THEREFORE**, in consideration of the foregoing and the mutual agreements and covenants hereinafter set forth and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LPTRP and Declarant agree as follows:

# UNOFFICIAL COPY

1. Termination. The Declaration, and all covenants, agreements, rights, duties and interests created pursuant to the Declaration, are hereby terminated, and of no further force or effect, effective as of the date hereof.

2. Entire Agreement. This Termination Agreement constitutes the entire understanding of the parties with respect to the subject matter hereof and shall supersede any prior expressions of intent or understanding with respect to this termination of the Declaration.

3. Counterparts. This Termination Agreement may be executed by execution of separate counterpart signature pages which are compiled and attached hereto to constitute a binding agreement.

4. Governing Law. This Termination Agreement shall be governed by and construed in accordance with laws of the State of Illinois.

[Signatures Pages Follow]



# UNOFFICIAL COPY

## COUNTERPART SIGNATURE PAGE TO TERMINATION OF DECLARATION AND GRANT OF EASEMENT

IN WITNESS WHEREOF, the undersigned has executed this Termination of Declaration and Grant of Easement as of the day and year first above written.

**LPTRP:**

**Lake Point Tower Renaissance Plaza, LLC,**  
an Illinois limited liability company

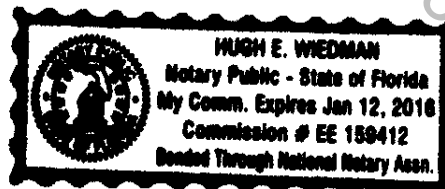
By: *E. Gouletas*  
Name: EVANGELINE GOULETAS  
Title: MANAGING MEMBER

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF MIAMI - DADE )

The forgoing instrument was acknowledged before me this 16<sup>th</sup> day of JUNE, 2014 by Evangeline Gouletas, as Managing Member of Lake Point Tower Renaissance Plaza, LLC, an Illinois limited liability company.

WITNESS my hand and official seal.

*Hugh E. Wiedman*  
Notary Public



**UNOFFICIAL COPY**Exhibit ALegal Description of Property Affected by Declaration

PARCEL EE (AEROBICS ROOM AT 2ND FLOOR);  
 ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S  
 PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH,  
 RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES  
 SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST;  
 NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN  
 WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST  
 LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH  
 LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 29, 1929  
 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN  
 CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND  
 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00  
 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND  
 AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 557.76  
 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89  
 DEGREES 45 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE  
 252.87 FEET TO A POINT; SAID POINT BEING 610.63 FEET EAST  
 OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89  
 DEGREES 45 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE  
 289.37 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER  
 DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09  
 MINUTES 55 SECONDS EAST, ALONG SAID WEST LINE 74.73 FEET  
 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED  
 PARCEL; THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 53  
 SECONDS EAST, ALONG SAID WEST LINE 17.57 FEET; THENCE  
 SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 31.58 FEET;  
 THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 0.67  
 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST,  
 5.84 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS  
 WEST, 18.33 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42  
 SECONDS EAST, 37.47 FEET TO THE HEREINABOVE DESIGNATED  
 POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A  
 HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY  
 DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF  
 ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK  
 COUNTY, ILLINOIS.

Office

## UNOFFICIAL COPY

PARCEL P (POOL PARCEL AT 3RD FLOOR);  
 ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S  
 PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH,  
 RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES  
 SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST;  
 NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN  
 WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST  
 LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH  
 LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929  
 IN CONVEYANCE PROCEEDINGS GENERAL NUMBER 8-177476 IN  
 CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND  
 DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00  
 FEET OF SAID LOT 7, WHICH IS THE SOUTH LINE OF EAST GRAND  
 AVENUE PER DOCUMENT NO. 5249665, SAID POINT BEING 357.76  
 FEET EAST OF THE WEST LINE OF LOT 7; THENCE NORTH 89  
 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE,  
 252.87 FEET TO A POINT, SAID POINT BEING 610.63 FEET EAST  
 OF THE WEST LINE OF LOT 7; THENCE SOUTH 0 DEGREES 17  
 MINUTES 10 SECONDS EAST 87.29 FEET TO A POINT "X"; THENCE  
 CONTINUING SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST  
 74.46 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT  
 BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN  
 DESCRIBED; THENCE SOUTHWESTERLY AND WESTERLY 49.52 FEET  
 ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST, HAVING  
 A RADIUS OF 34.81 FEET AND WHOSE CHORD BEARS SOUTH 84  
 DEGREES 34 MINUTES 08 SECONDS WEST 45.45 FEET TO A POINT  
 OF INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE  
 NORTHWESTERLY AND NORTHERLY 90.30 FEET ALONG THE ARC OF  
 SAID CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF  
 61.59 FEET AND WHOSE CHORD BEARS NORTH 13 DEGREES 56  
 MINUTES 29 SECONDS WEST 82.43 FEET TO A POINT OF  
 INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE  
 NORTHEASTERLY AND EASTERLY 57.91 FEET ALONG THE ARC OF  
 SAID CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF  
 33.09 FEET AND WHOSE CHORD BEARS NORTH 74 DEGREES 25  
 MINUTES 43 SECONDS EAST 50.80 FEET TO A POINT OF  
 INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE  
 SOUTHEASTERLY 21.87 FEET ALONG THE ARC OF SAID CIRCLE  
 CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 63.76 FEET AND  
 WHOSE CHORD BEARS SOUTH 46 DEGREES 37 MINUTES 38 SECONDS  
 EAST 21.76 FEET TO THE HEREINABOVE DESCRIBED POINT "X",  
 SAID POINT BEING ALSO A POINT OF COMPOUND CURVATURE;  
 THENCE SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST 74.46  
 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING; SAID  
 PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE  
 OF ELEVATION +30.44 FEET (CHICAGO CITY DATUM), IN COOK  
 COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

ALSO;

**PARCEL K (PART OF POOL ABOVE 2ND FLOOR OF 2-STORY COMMERCIAL BUILDING):**

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249663 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST 87.29 FEET TO A POINT "X", SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF AIR SPACE HEREIN DESCRIBED; THENCE SOUTHEASTERLY AND SOUTHERLY 70.71 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST HAVING A RADIUS OF 63.76 FEET AND WHOSE CHORD BEARS SOUTH 5 DEGREES 02 MINUTES 09 SECONDS EAST 67.14 FEET TO A POINT OF INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE SOUTHWESTERLY 9.41 FEET ALONG THE ARC OF SAID CIRCLE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 34.81 FEET AND WHOSE CHORD BEARS SOUTH 6 DEGREES 04 MINUTES 09 SECONDS WEST 9.38 FEET TO A POINT; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 74.46 FEET TO THE HEREINABOVE DESCRIBED POINT "X", BEING ALSO THE POINT OF BEGINNING OF THE PARCEL OF AIR SPACE HEREIN DESCRIBED; SAID PARCEL OF AIR SPACE HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +43.05 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

ALSO;

**PARCEL L (POOL AND SPA PARCEL BELOW 1ST FLOOR):**

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND



**UNOFFICIAL COPY**

DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 286.52 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 91.20 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 43.80 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 20.15 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 7.20 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 62.60 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 14.68 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 8.47 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID EAST GRAND AVENUE; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 65.88 FEET TO THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +6.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

ALSO;

COMMERCIAL PROPERTY PARCEL (1ST FLOOR); ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 23, 1979 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 286.52 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE 217.855 FEET



**UNOFFICIAL COPY**

TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE 74.00 FOOT STRIP OF LAND NOW USED AS EAST ILLINOIS STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE 288.91 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 111.44 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST 2.76 FEET; THENCE NORTH 31 DEGREES 07 MINUTES 51 SECONDS EAST 10.10 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 28.63 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 51.18 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 18 MINUTES 41 SECONDS WEST 28.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 73.03 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

**PARCEL B (COMMON ELEMENT AT 1ST FLOOR):**

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 29, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 337.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT BEING 613.48 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 102.23 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 18.27 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 7.80 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 14.21 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 7.80 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 28.68 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 46.23 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 23.16 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 2.30 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 66.45 FEET; THENCE SOUTH 29 DEGREES 42

**UNOFFICIAL COPY**

MINUTES 42 SECONDS WEST, 8.96 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST; 66.69 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 2.30 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 42 SECONDS WEST, 37.90 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 1.02 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 42 SECONDS EAST, 1.80 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 7.85 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 42 SECONDS WEST, 10.83 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 18 SECONDS WEST, 56.72 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 54.31 FEET, ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 61.22 FEET AND WHOSE CHORD BEARS NORTH 58 DEGREES 49 MINUTES 32 SECONDS WEST, 52.55 FEET; THENCE NORTH 51 DEGREES 07 MINUTES 51 SECONDS EAST, 10.10 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 28.63 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 51.18 FEET AND WHOSE CHORD BEARS NORTH 18 DEGREES 18 MINUTES 41 SECONDS WEST 28.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 73.03 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING:

PARCEL C (COMMON ELEMENT AT 1ST FLOOR LOADING DOCK); ALL THAT PART OF LOT 7 IN CHICAGO DUCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 27, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 286.52 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE 217.855 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE 74.00 FOOT STRIP OF LAND NOW USED AS EAST ILLINOIS STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG

## UNOFFICIAL COPY

SAID NORTH LINE, 111.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE 67.70 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 2.22 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 5.05 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 50.93 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 42 SECONDS EAST, 19.36 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 36.80 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 33.61 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 4.13 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 7.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 4.93 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 2.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

ALSO;

COMMERCIAL PROPERTY PARCEL (2ND FLOOR);  
 ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 289.37 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE 217.855 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE 74.00 FOOT STRIP OF LAND NOW USED AS EAST ILLINOIS STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE 288.91 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 217.93 FEET TO THE SOUTH LINE OF EAST GRAND AVENUE AFOREMENTIONED, BEING ALSO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE

**UNOFFICIAL COPY**

OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

**PARCEL D (COMMON ELEMENT AT 2ND FLOOR):**

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177475 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET, SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 148.36 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 30 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE 83.53 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 67.44 FEET; THENCE SOUTH 29 DEGREES 42 MINUTES 42 SECONDS WEST, 8.96 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 67.44 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 18 SECONDS WEST 8.96 FEET; THENCE NORTH 29 DEGREES 42 MINUTES 42 SECONDS EAST, 67.44 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 6.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING:

**PARCEL E (COMMON ELEMENT AT 2ND FLOOR):**

ALL THAT SPACE OR AREA ENCLOSED WITHIN A RIGHT CIRCULAR CYLINDER WHOSE LOWER BASE IS A CIRCLE OF 33 FEET RADIUS AND LIES WITHIN A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND WHOSE UPPER BASE LIES WITHIN A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM); SAID LOWER BASE IS A CIRCULAR PARCEL OF AIR SPACE WHOSE CENTER IS DEFINED AS FOLLOWS: ALL THAT PART OF LOT 7

## UNOFFICIAL COPY

IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER 8-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.78 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 54.04 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 30 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 73.02 FEET, SAID POINT BEING THE CENTER OF THE CIRCULAR PARCEL HEREIN ABOVE DESCRIBED.

PARCEL JJ (EASEMENT FOR INGRESS AND EGRESS ADJOINING THE AEROBICS ROOM AT 2ND FLOOR): ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER 8-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.78 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET TO A POINT, SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 289.37 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 74.73 FEET; THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 17.68 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 31.58 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 5.84 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 6.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 6.55 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 9.64 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 6.35 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 9.84 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM); ALL IN COOK COUNTY, ILLINOIS.