

# UNOFFICIAL COPY

**When Recorded Return To:**

Standard Bank and Trust Company  
Attn: PDC Com'l  
7725 W. 98<sup>th</sup> St.  
Hickory Hills, IL 60457

**Document Prepared By:**

Valerie J. Freireich  
Chuhak & Tecson, P.C.  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

**ILLINOIS REAL ESTATE**

2333 W. Madison Street,  
Chicago, IL 60612



Doc#: 1432439025 Fee: \$74.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/20/2014 01:22 PM Pg: 1 of 19

PIN(s):

- 17-18-100-001-0000; 17-18-100-002-0000;
- 17-18-100-003-0000; 17-18-100-004-0000;
- 17-18-100-005-0000; 17-18-100-006-0000;
- 17-18-100-040-0000; 17-18-100-008-0000;
- 17-18-100-041-0000; 17-18-100-010-0000;
- 17-18-100-016-0000; 17-18-100-009-0000;
- 17-18-100-027-0000; 17-18-100-028-0000;
- 17-18-100-012-0000; 17-18-100-013-0000;
- 17-18-100-014-0000; 17-18-100-015-0000;
- 17-18-100-018-0000; 17-18-100-019-0000;
- 17-18-100-020-0000; 17-18-100-021-0000;
- 17-18-100-022-0000; 17-18-100-023-0000;
- 17-18-100-024-0000; 17-18-100-025-0000;
- 17-18-100-026-0000

for 76 2333 W. MD. ST. CHICAGO

Space Above This Line For Recorder's Use.

**ASSIGNMENT OF RENTS AND LEASES**

THIS ASSIGNMENT OF RENTS AND LEASES ("Assignment") is made and delivered as of this 30<sup>th</sup> day of October, 2014 by WESTERN & MADISON LLC, an Illinois limited liability company having its principal place of business at 4343 S. Pulaski Road, Chicago, Illinois 60629 ("Assignor," or alternatively, "Borrower"), to and for the benefit of STANDARD BANK AND TRUST COMPANY, having its principal place of business at 7800 West 95th Street, Hickory Hills, Illinois 60457 ("Lender," or alternatively, "Assignee").

**RECITALS**

A. The Assignor is the title holder of record of certain real estate commonly known as 2333 West Madison Street, Chicago, IL 60629 and legally described on Exhibit A attached hereto and incorporated herein by reference, upon which Assignor has constructed and developed a shopping center which includes a grocery store and other retail stores (collectively, the "Project") which Project was financed by Lender pursuant to a construction loan. Lender

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has now provided Borrower with a commercial real estate mortgage loan facility in the original principal amount of Twelve Million and 00/100 Dollars (\$12,000,000.00) ("**Loan**") to constitute end loan financing.

B. The Loan is evidenced by that certain Commercial Real Estate Loan and Security Agreement of even date herewith (as thereafter extended, amended, supplemented, replaced, restated or otherwise modified from time to time, "**Loan Agreement**"), which Loan is further evidenced by that certain Promissory Note of even date herewith in the principal amount of Twelve Million and 00/100 Dollars (\$12,000,000.00) (as thereafter extended, amended, supplemented, replaced, restated or otherwise modified from time to time, "**Note**"). Reference is made to the Loan Agreement for a complete statement of the terms and conditions of the Loan and payment thereof. Capitalized words and phrases not otherwise defined herein shall have the meanings assigned thereto in the Loan Agreement. This Assignment, the Mortgage and Security Agreement with Assignment of Rents, this Assignment, the Note, the Loan Agreement and all other documents and instruments heretofore, concurrently or hereafter given to evidence, as security for, to guarantee the payment of, to perfect or continue the lien or security interest thereby created to secure the Obligations of Borrower to Lender, and any other documents, instruments and agreements executed in connection therewith and all amendments, modifications, restatements, replacements, consolidations, substitutions, renewals, extensions, and increases to any of the foregoing whether heretofore or hereafter existing, and whether primary or secondary, direct or indirect, absolute or contingent are herein collectively referred to as the "**Loan Documents**." This Assignment is given as equal security to all other collateral security for all of the Obligations (as defined below), without preference or priority by reason of priority of time or of the negotiation hereof or otherwise. The Loan is payable, with interest and at a Maturity Date which is set forth in the Loan Agreement.

D. The Assignor is the borrower of the Loan and is benefitted financially by the Loan, providing full and adequate consideration for this Assignment.

E. As a condition precedent to the granting of the Loan and pursuant to the terms of the Loan Agreement, the Assignor has agreed to provide, *inter alia*, a Lien upon the Premises (hereinafter described and defined) as security for the Loan, Note, Assignors' Guaranty, the other Loan Documents and all Liabilities and Obligations of Borrower and Assignor.

## AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Assignor assigns, covenants, grants, conveys, represents, warrants and agrees as follows:

1. **Definitions.** Capitalized terms used herein without definition have the meanings given such terms in the Loan Agreement, which also contains rules of interpretation that apply to terms defined therein and herein, or in that certain Mortgage And Security Agreement With Assignment of Rents of even date herewith from Assignor for the benefit of Assignee (as amended, modified, replaced or restated from time to time, the "**Mortgage**") given as security for the Loan.

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2. **Grant of Security Interest.** Assignor hereby grants, transfers, sets over and assigns to Assignee, all of the right, title and interest of Assignor in and to (i) all of the rents, revenues, issues, profits, proceeds, receipts, income, accounts and other receivables arising out of or from the land legally described in Exhibit A attached hereto and made a part hereof and all buildings and other improvements located thereon (such 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; (ii) all Leases (as defined in the Mortgage); (iii) all Rents (as defined in the Mortgage) and any other 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 interests to Assignee given to secure:

2.1 Payment by Borrower when due of (i) the indebtedness arising from the Loan evidenced by the Note, Loan Agreement or other Loan Documents 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 from time to time to Assignee by Borrower under or with respect to the Loan Documents; 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

2.2 Observance and performance by Borrower of the covenants, conditions, agreements, representations, warranties and other liabilities and obligations of Borrower or any other Obligor to, in favor of or benefiting Assignee which are evidenced or secured by or otherwise provided in the Note, Loan Agreement, this Assignment or any of the other Loan Documents, together with all amendments, renewals and modifications thereof.

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

3.1 This Assignment, as executed by Assignor, constitutes the legal and binding obligation of Assignor enforceable in accordance with its terms and provisions;

3.2 Assignor or Borrower is the landlord under all of the Leases;

3.3 There is no other existing assignment of Assignor’s entire or any part of its interest in or to any of the Leases, other than to Lender in connection with previous loans to Assignor or Borrower, or any of the rents, issues, income or profits assigned hereunder, nor has Assignor entered into any agreement to subordinate any of the Leases or Assignor’s or Borrower’s right to receive any of the rents, issues, income or profits assigned hereunder;

3.4 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

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3.5 There are no defaults by the landlord and, to Assignee's knowledge, there are no material defaults by tenants under any of the Leases.

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

4.1 Assignor may lease the Premises or any portion thereof in the ordinary course of its business, provided that following a Default, which has not been cured, Assignor shall not lease any portion of the Premises unless Assignor obtains Assignee's prior written consent to all aspects of each such lease.

4.2 Assignor shall observe and perform all of the 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 of the Leases; (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; (iv) consent to a tenant termination or cancellation of any of the Leases, except as specifically provided therein; or (v) enter into any oral leases with respect to all or any portion of the Premises.

4.3 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 deposit.

4.4 Assignor shall not make any other assignment of its entire or any part of its interest in or to any or all of the Leases, or any or all rents, issues, income or profits assigned hereunder, except as specifically permitted by the Loan Documents, and except for any assignment previously made to Lender in connection with prior loans to Assignor.

4.5 Assignor shall not 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; 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.

4.6 Assignor shall not 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 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.

4.7 Assignor shall not alter, modify or change the terms of any guaranty of any Lease, or cancel or terminate any such guaranty or do or permit to be done anything which would terminate any such guaranty as a matter of law.



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4.8 Assignor shall not waive or excuse the obligation to pay rent under any Lease.

4.9 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.

4.10 Assignor shall give prompt notice to Assignee of any notice of any default by the lessor under any Lease received from any tenant or guarantor thereunder.

4.11 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.

4.12 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.

4.13 Assignor shall not execute hereafter any Lease unless there shall be included therein a provision providing that the tenant thereunder acknowledges that such Lease has been assigned pursuant to this Assignment and agrees not to look to Assignee as mortgagee, mortgagee in possession or successor in title to the Premises for accountability for any security deposit required by lessor under such Lease unless such sums have actually been received in cash (with any applicable interest) by Assignee as security for tenant's performance under such Lease.

4.14 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 Section 8 below.

4.15 Upon request of Assignee from time to time, 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 Section 6 below) shall occur, Assignor shall have the right to collect, at the time (but in no event more than one (1) month in advance) provided for the payment thereof, all rents, issues, income

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and profits assigned hereunder, and to retain, use and enjoy the same. Upon the occurrence of an Event of Default, 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.

6. **Events of Default.** An "Event of Default" shall occur under this Assignment upon the occurrence of (i) 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 (ii) any other Event of Default described in the Note, the Mortgage or any of the other Loan Documents.

7. **Rights and Remedies Upon Default.** In addition and not in limitation of remedies set forth in the Loan Agreement and other Loan Documents, 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, Borrower or any Guarantor of the Note from any obligation, and with or without bringing any action or proceeding to foreclose the Mortgage or any other lien or security interest granted by the Loan Documents:

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

7.2 Enter upon and take possession of the Premises, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the same 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;

7.3 Either with or without taking possession of the Premises, 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

7.4 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

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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 Event 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 or Borrower 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. 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 liability, loss or damage which Assignor incurs as a result of Assignee's gross negligence or willful misconduct. 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. 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 as a "mortgagee in possession" of the Premises, in the absence of the taking of actual possession of 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,

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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.

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



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**VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (i) UNDER THIS ASSIGNMENT OR ANY LOAN DOCUMENTS OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR THE LOAN; OR (ii) ARISING FROM ANY BANKING OR LENDING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST ASSIGNEE OR ANY OTHER PERSON INDEMNIFIED UNDER THIS ASSIGNMENT ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.**

*[Remainder of Page Intentionally Left Blank, Signature Page Follows.]*

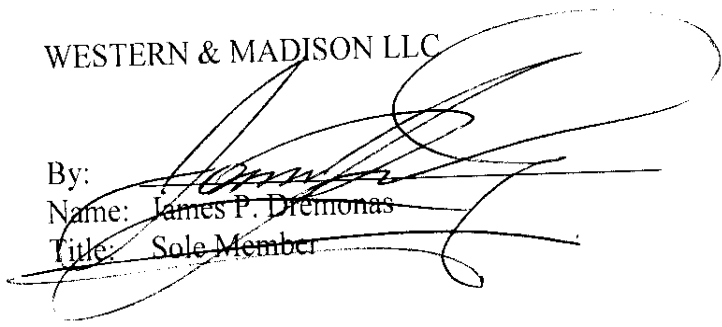
Property of Cook County Clerk's Office

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

**ASSIGNOR:**

WESTERN & MADISON LLC

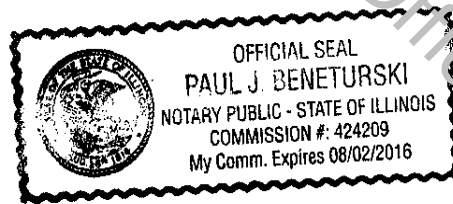
By:   
Name: James P. Dremonas  
Title: Sole Member

STATE OF IL )  
COUNTY OF Cook ) SS

I, the Undersigned, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT JAMES P. DREMONAS, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be the Sole Member of WESTERN & MADISON LLC, an Illinois limited liability company ("Company"), appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23 day of October, 2014.

  
NOTARY PUBLIC  
My Commission Expires: 8/2/16



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## LEGAL DESCRIPTION 2333 W. MADISON, CHICAGO, ILLINOIS

PARCEL 1: THE WEST 45 FEET OF THE NORTH 119 FEET OF LOT 1 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-001-0000

PARCEL 2: LOT 1 IN THE SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO AND ALSO THE 66 FEET WEST OF AND ADJOINING LOT 1, BEING A PIECE OF LAND 66 FEET WIDE BY 119 FEET DEEP TO A 16-FOOT ALLEY AND KNOWN AS THE EAST 66 FEET OF LOT 18 ON A PLAT ENTITLED H. POTWIN'S SUBDIVISION OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-002-0000  
17-18-100-003-0000  
17-18-100-004-0000  
17-18-100-005-0000

PARCEL 3: LOT 2 IN POTWIN'S SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9, IN ROCKWELL'S ADDITION TO CHICAGO IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-006-0000

PARCEL 4: LOTS 3, 4 AND 5 (EXCEPT THE EAST 12.95 FEET OF LOT 5) IN POTWIN'S SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PERMANENT INDEX NO. 17-18-100-040-0000

PARCEL 5: THE WEST 1/5 OF THE NORTH 200 FEET (EXCEPT THE SOUTH 5.50 FEET THEREOF) OF LOT 2 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-008-0000

PARCEL 6: THE EAST 12.95 FEET OF LOT 5 IN POTWIN'S SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN AFORESAID ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-041-0000

PARCEL 7: LOT 2 IN POTWIN'S SUBDIVISION OF THE NORTH 267.8 FEET OF LOTS 3 AND 4 OF BLOCK 9 OF ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-010-0000

PARCEL 8: LOT 1 IN SYKES SUBDIVISION OF LOTS 6 TO 9 IN THE SUBDIVISION OF THAT PART NORTH OF MONROE STREET OF THE EAST 4/5 OF LOT 2 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-016-0000



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PARCEL 9: LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF THAT PART LYING NORTH OF MONROE STREET OF THE EAST 4/5 OF LOT 2 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-009-0000

PARCEL 10: LOTS 2, 3, 4 AND 5 IN W. H. C. SYKES' SUBDIVISION OF LOTS 6 TO 9 IN THE SUBDIVISION OF THAT PART NORTH OF MONROE STREET OF THE EAST 4/5 OF LOT 2 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(EXCEPT THAT PART PER DOCUMENT NUMBER 1126919103 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 16 MINUTES, 05 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 128.57 FEET TO THE NORTH LINE OF WEST MONROE STREET, OPENED BY ORDINANCE PASSED DECEMBER 30, 1867; THENCE SOUTH 89 DEGREES, 36 MINUTES, 40 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 16 FEET; THENCE NORTH 00 DEGREES, 16 MINUTES, 05 SECONDS WEST, A DISTANCE OF 128.57 FEET TO THE NORTH LINE OF SAID LOT 2, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF A 16-FOOT EAST/WEST ALLEY; THENCE NORTH 89 DEGREES, 36 MINUTES, 10 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 16 FEET TO THE POINT OF BEGINNING).

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17-18-100-028-0000

PARCEL 11: LOTS 1 AND 2 AND THE NORTH 18.66 FEET OF LOT 3 (EXCEPT THAT PART TAKEN FOR STREETS) IN SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 12: THE SOUTH 3-HALF FEET OF LOT 3 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18) AND THE NORTH 21-HALF FEET OF LOT 4 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18) IN THE SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-013-0000

PARCEL 13: LOT 4 (EXCEPT NORTH 21.50 FEET THEREOF) AND LOTS 5 AND 6 (EXCEPT FROM ALL OF SAID LOTS THAT PART THEREIN LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN STANDISH SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO OF THE WEST HALF OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-014-0000

PARCEL 14: THE WEST 30.13 FEET OF LOT 5 IN T. W. BROPHY'S SUBDIVISION OF LOTS 8, 9 AND 10 IN SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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PARCEL 15: LOT 7 (EXCEPT THAT PART OF LOT 7, LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18), AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE, CONVEYED TO THE CITY OF CHICAGO AND LOTS 8 AND 9 AND THE WEST 9.67 FEET OF LOT 10 IN THE SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 16: LOT 11 AND THE EAST HALF OF LOT 10 IN THE SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, AND, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 17: LOT 4 IN T. W. BROPHY'S SUBDIVISION OF LOTS 8, 9 AND 10 IN POTWIN'S SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 18: LOT 3 IN T. W. BROPHY'S SUBDIVISION OF LOTS 8, 9 AND 10 IN POTWIN'S SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 OF BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 19: LOTS 1 AND 2 AND THE EAST 18.04 FEET OF LOT 5 IN T. W. BROPHY'S SUBDIVISION OF LOTS 8, 9 AND 10 IN SUBDIVISION OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 AND, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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17-18-100-023-0000

PARCEL 20: LOTS 6 AND 7 IN POTWIN'S SUBDIVISION OF THE EAST 120 FEET OF THE NORTH 449 FEET OF LOT 1 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN SECTION 18, TOWNSHIP 39 NORTH, RANGE

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14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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17-18-100-025-0000

PARCEL 21: THAT PART OF THE WEST 1/5 OF LOT 2 IN BLOCK 9 OF ROCKWELL'S ADDITION TO CHICAGO, LYING NORTH OF THE NORTH LINE OF WEST MONROE STREET AND SOUTH OF THE SOUTH LINE OF ALLEY BETWEEN WEST MADISON STREET AND MONROE STREET IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 17-18-100-026-0000

PARCEL 22: THE VACATED ALLEYS, DESCRIBED AS:

THAT PART OF THE EAST/WEST AND NORTH/SOUTH PUBLIC ALLEYS IN BLOCK 9 OF ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JULY 18, 1854, A PART OF SAID BLOCK HAVING BEEN SUBSEQUENTLY DIVIDED AS:

POTWIN'S SUBDIVISION OF THE NORTH 449 FEET OF LOT 1, BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO; POTWIN'S SUBDIVISION OF THE NORTH 267.8 FEET OF LOTS 3 AND 4 BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO RECORDED AUGUST 14, 1888 AS DOCUMENT NUMBER 992658; SUBDIVISION OF THAT PART NORTH OF MONROE STREET OF THE EAST 4/5 OF LOT 2 BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO RECORDED AUGUST 1, 1894 AS DOCUMENT NUMBER 2081640; W.H.C. SYKES' SUBDIVISION OF LOTS 6, 7, 8 AND 9 IN THE SUBDIVISION OF THAT PART NORTH OF MONROE STREET OF THE EAST 4/5 OF LOT 2 BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO; RECORDED JANUARY 18, 1901 AS DOCUMENT NUMBER 3055545; J.W. BROPHY'S SUBDIVISION OF LOTS 8, 9 AND 10 IN THE SUBDIVISION OF THE NORTH 449.00 FEET OF LOT 1 BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO; RECORDED JULY 31, 1883 AS DOCUMENT NUMBER 481619; SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF LOT 1 BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO, RECORDED NOVEMBER 4, 1881 AS DOCUMENT 357148, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:



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BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 18 IN SAID POTWIN'S SUBDIVISION OF THE NORTH 449.00 FEET OF LOT 1, WITH THE EAST LINE OF SOUTH WESTERN AVENUE, AS WIDENED PER ORDINANCE PASSED APRIL 27, 1925, ORDER OF POSSESSION DATED JANUARY 3, 1945, SUPERIOR COURT GENERAL NUMBER 420818, SAID SOUTH LINE BEING ALSO THE NORTH LINE OF A 16-FOOT EAST/WEST ALLEY; THENCE NORTH 89 DEGREES, 35 MINUTES, 40 SECONDS EAST ALONG SAID SOUTH LINE OF LOT 18 AND THE SOUTH LINE OF LOT 1 IN POTWIN'S SUBDIVISION OF THE NORTH 449.00 FEET AFORESAID, A DISTANCE OF 118.34 FEET TO THE WEST LINE OF LOT 2 IN SAID POTWIN'S SUBDIVISION OF THE NORTH 449.00 FEET, SAID WEST LINE BEING ALSO THE EAST LINE OF A 19.5-FOOT NORTH/SOUTH ALLEY; THENCE SOUTH 00 DEGREE, 16 MINUTES, 25 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 75.49 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES, 35 MINUTES, 59 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 2 THROUGH 5, INCLUSIVE IN POTWIN'S SUBDIVISION OF THE NORTH 449.00 FEET, AFORESAID, BEING THE NORTH LINE OF A 20-FOOT ALLEY AND ALONG THE NORTH LINE OF THE 5.5-FOOT ALLEY DEDICATED BY DOCUMENT RECORDED DECEMBER 3, 1929 AS DOCUMENT 10545885 AND ALONG THE SOUTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE IN SUBDIVISION OF THAT PART NORTH OF MONROE STREET OF THE EAST 4/5 OF LOT 2 BLOCK 9, AFORESAID, BEING THE NORTH LINE OF A 20-FOOT ALLEY, A DISTANCE OF 237.91 FEET TO THE WEST LINE OF LOT 2 IN SAID POTWIN'S SUBDIVISION OF THE NORTH 267.8 FEET OF LOTS 3 AND 4, SAID WEST LINE BEING ALSO THE EAST LINE OF A 20-FOOT NORTH/SOUTH ALLEY; THENCE SOUTH 00 DEGREE, 16 MINUTES, 03 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 69.94 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN SAID W.H.C. SYKES' SUBDIVISION; THENCE SOUTH 89 DEGREES, 36 MINUTES, 10 SECONDS WEST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID LOT 1, SAID EAST LINE BEING ALSO THE WEST LINE OF A 20 FOOT NORTH/SOUTH ALLEY; THENCE NORTH 00 DEGREE, 16 MINUTES, 03 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 49.94 FEET TO THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF A 20-FOOT EAST/WEST ALLEY; THENCE SOUTH 89 DEGREES, 35 MINUTES, 59 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 77.31 FEET TO THE WEST LINE OF SAID LOT 1, SAID WEST LINE BEING ALSO THE EAST LINE OF A 16-FOOT NORTH/SOUTH ALLEY; THENCE SOUTH 00 DEGREE, 16 MINUTES, 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 49.94 FEET TO THE SOUTH LINE OF SAID LOT 1, SAID SOUTH LINE BEING ALSO THE NORTH LINE OF A 16-FOOT EAST/WEST ALLEY; THENCE NORTH 89 DEGREES, 36 MINUTES, 10 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 57.99

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FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 16.00 FEET OF LOT 2 IN SAID W.H.C. SYKES' SUBDIVISION; THENCE SOUTH 00 DEGREE, 16 MINUTES, 05 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 16.00 OF LOT 2, AFORESAID, A DISTANCE OF 16.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 36 MINUTES, 10 SECONDS WEST ALONG THE NORTH LINE OF LOTS 2 THROUGH 5, INCLUSIVE IN W.H.C. SYKES' SUBDIVISION OF LOTS 6, 7, 8, AND 9, BEING ALSO THE SOUTH LINE OF A 16-FOOT ALLEY, A DISTANCE OF 73.99 FEET TO THE EAST LINE OF THE WEST 28.33 FEET OF LOT 2 IN BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO, SAID EAST LINE BEING ALSO THE WEST LINE OF A 16-FOOT NORTH/SOUTH ALLEY; THENCE NORTH 00 DEGREE, 16 MINUTES, 16 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 80.44 FEET TO THE SOUTH LINE OF THE 5.5-FOOT ALLEY DEDICATED BY DOCUMENT RECORDED DECEMBER 3, 1929 AS DOCUMENT 10545885; THENCE SOUTH 89 DEGREES, 35 MINUTES, 59 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 28.33 FEET TO THE WEST LINE OF SAID LOT 2 BLOCK 9 IN SAID ROCKWELL'S ADDITION TO CHICAGO; THENCE SOUTH 00 DEGREE, 16 MINUTES, 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 14.50 FEET TO THE NORTH LINE OF LOT 6 IN SAID POTWIN'S SUBDIVISION OF THE NORTH 449.00 FEET OF LOT 1; THENCE SOUTH 89 DEGREES, 35 MINUTES, 59 SECONDS WEST ALONG THE NORTH LINE OF LOT 6 AND 7 IN SAID POTWIN'S SUBDIVISION OF THE NORTH 449.00 FEET OF LOT 1 AND ALONG THE NORTH LINE OF LOT 5 IN SAID J.W. BROPHY'S SUBDIVISION, SAID NORTH LINES BEING ALSO THE SOUTH LINE OF A 20 FOOT EAST/WEST ALLEY, A DISTANCE OF 96.26 FEET TO THE WEST LINE OF SAID LOT 5, SAID WEST LINE BEING ALSO THE EAST LINE OF A 19.5-FOOT NORTH/SOUTH ALLEY; THENCE SOUTH 00 DEGREE, 16 MINUTES, 25 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 69.49 FEET TO THE NORTH LINE OF LOT 3 IN SAID J.W. BROPHY'S SUBDIVISION; THENCE SOUTH 89 DEGREES, 36 MINUTES, 17 SECONDS WEST ALONG THE NORTH LINE OF LOTS 3 AND 4 IN SAID J.W. BROPHY'S SUBDIVISION AND ALONG THE NORTH LINE OF LOTS 7 THROUGH 11, INCLUSIVE IN SAID SUBDIVISION OF LOT 10 POTWIN'S OF LOT 1, SAID NORTH LINES BEING THE SOUTH LINE OF A 16-FOOT EAST/WEST ALLEY, A DISTANCE OF 118.33 FEET TO THE EAST LINE OF SAID SOUTH WESTERN AVENUE, AS WIDENED; THENCE NORTH 00 DEGREE, 16 MINUTES, 36 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 16.00 FEET TO THE SOUTH LINE OF LOT 6 IN SAID SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF LOT 1, SAID SOUTH LINE BEING ALSO THE NORTH LINE OF A 16-FOOT EAST/WEST ALLEY; THENCE NORTH 89 DEGREES, 36 MINUTES, 17 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 98.83 FEET TO THE EAST LINE OF LOT 6 IN SAID SUBDIVISION OF LOT 17 IN POTWIN'S

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SUBDIVISION OF LOT 1; THENCE NORTH 00 DEGREE, 16 MINUTES, 25 SECONDS WEST ALONG THE EAST LINE OF LOTS 1 THROUGH 6, INCLUSIVE IN SAID SUBDIVISION OF LOT 17 IN POTWIN'S SUBDIVISION OF LOT 1, BEING ALSO THE WEST LINE OF A 19.5-FOOT NORTH/SOUTH ALLEY, A DISTANCE OF 132.98 FEET TO THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF A 16-FOOT EAST/WEST ALLEY; THENCE SOUTH 89 DEGREES, 35 MINUTES, 40 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 98.83 FEET TO THE EAST LINE OF SAID SOUTH WESTERN AVENUE, AS WIDENED; THENCE NORTH 00 DEGREE, 16 MINUTES, 36 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

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