



Doc#: 1502716039 Fee: \$66.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2015 12:02 PM Pg: 1 of 15

<p>This Instrument Prepared By:</p> <p>Marc A. Benjamin, Esq. Pircher, Nichols & Meeks 900 North Michigan Avenue Suite 1000 Chicago, Illinois 60611</p> <p>After Recording Return To:</p> <p>Heather W. Adkerson, Esq. Mayer Brown LLP 71 S. Wacker Dr. Chicago, Illinois 60606</p>	
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Page 4

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 55 EAST MONROE INVESTORS IV, L.L.C., a Delaware limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN AND SELL to PR 55 EAST MONROE, LLC, a Delaware limited liability company ("**Grantee**"), having an address of c/o Prudential Real Estate Investors, 7 Giralda Farms, Madison, NJ 07940, and its successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to the "**Permitted Exceptions**" (i.e., real property taxes and assessments, unrecorded leases, and matters of record and all matters that would be reflected on an accurate survey, as of the date hereof).

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject, however, to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

8976524

UNOFFICIAL COPY

ADDRESS OF REAL ESTATE: 55 East Monroe Street, Chicago, Illinois 60611 and 65 East Monroe Street, Parking Units 156 through 180, Chicago, Illinois.

PERMANENT TAX IDENTIFICATION NUMBERS:

- 17-15-103-022-0000
- 17-15-103-032-0000
- 17-15-103-033-0000
- 17-15-103-026-1327
- 17-15-103-026-1328
- 17-15-103-026-1329
- 17-15-103-026-1330
- 17-15-103-026-1331
- 17-15-103-026-1332
- 17-15-103-026-1333
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- 17-15-103-026-1337
- 17-15-103-026-1338
- 17-15-103-026-1339
- 17-15-103-026-1340
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- 17-15-103-026-1348
- 17-15-103-026-1349
- 17-15-103-026-1350
- 17-15-103-026-1351

City of Chicago
Dept. of Finance
681587




Real Estate
Transfer
Stamp
\$3,856,650.00

1/22/2015 14:52
dr00198

Batch 9,327,213

STATE OF ILLINOIS



JAN. 27. 15

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

9999900


FP 103037

0000022541

REAL ESTATE TRANSFER TAX	9999900	FP 103037
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2592200000 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 26. 15

COUNTY TAX

REVENUE STAMP

REAL ESTATE TRANSFER TAX

8365100

FP 103042

0000022490

STATE OF ILLINOIS




JAN. 27. 15

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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STATE OF ILLINOIS



JAN. 27. 15

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

6730300

FP 103037

0000022544

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 26. 15

COUNTY TAX

REVENUE STAMP


REAL ESTATE TRANSFER TAX

9999900

FP 103042

0000022489

STATE OF ILLINOIS



JAN. 27. 15

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

9999900

FP 103037

0000022543

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IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 21st day of January, 2015.

GRANTOR:

55 EAST MONROE INVESTORS IV, L.L.C.,
a Delaware limited liability company

By: 55 East Monroe Mezzanine IV, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: 55 East Monroe Holdings IV, L.L.C.,
a Delaware limited liability company,
its Managing Member

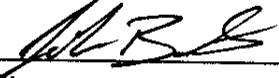
By: WSC 55EM Investors IV, LLC,
a Delaware limited liability company,
its Managing Member

By: Walton Acquisition REOC Holdings IV, LLC,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund IV, L.P.,
a Delaware limited partnership,
its Managing Member

By: Walton Street Managers IV, L.P.,
a Delaware limited partnership,
its General Partner

By: WSC Managers IV, Inc.,
a Delaware corporation,
its General Partner

By: 
Name: John Boots
Its: Vice President

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STATE OF ILLINOIS)	
)	
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Burtis, as a Vice President of WSC Managers IV, Inc., a Delaware corporation and the General Partner of Walton Street Managers IV, L.P., a Delaware limited partnership and the General Partner of Walton Street Real Estate Fund IV, L.P., a Delaware limited partnership and the Managing Member of Walton Acquisition REOC Holdings IV, LLC, a Delaware limited liability company and the Sole Member of WSC 55EM Investors IV, LLC, a Delaware limited liability company and the Managing Member of 55 East Monroe Holdings IV, L.L.C., a Delaware limited liability company and the Managing Member of 55 East Monroe Mezzanine IV, L.L.C., a Delaware limited liability company and the Sole Member of 55 East Monroe Investors IV, L.L.C., a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence 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 said instrument as his free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 20th day of January, 2015.



Print Name: Daniel D. Lindgren

Notary Public

Commission Expiration: 2/22/2015

(Seal)

Send subsequent tax bills to:

PR 55 East Monroe, LLC
c/o GlenStar Asset Management, LLC
55 East Monroe Street, Suite 1460
Chicago, Illinois 60603



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EXHIBIT A

LEGAL DESCRIPTION OF LAND

TRACT 1:

PARCEL A:

A FEE SIMPLE ESTATE IN AND TO LOTS 2, 3, 6 AND THE NORTH 1/2 OF LOT 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

A FEE SIMPLE ESTATE IN AND TO THAT PART OF THE SOUTH 1/2 OF LOT 7 IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +126.75 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES ABOVE THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 IN ASSESSOR'S DIVISION AFORESAID); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 75.43 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. WABASH AVENUE); THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, BEING AN INCLINING PLANE, A DISTANCE OF 41.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7 HAVING AN ELEVATION OF +105.90 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +105.90 FEET, A DISTANCE OF 57.59 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A DECLINING PLANE, A DISTANCE OF 32.49 FEET TO A POINT HAVING AN ELEVATION OF +104.69 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A DECLINING PLANE, A DISTANCE OF 29.02 FEET TO A POINT HAVING AN ELEVATION OF +104.06 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG AN INCLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +104.20 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 74.88 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. ADAMS STREET); THENCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT BEING A HORIZONTAL

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PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 86.61 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +126.75 FEET AND WHICH LIES ABOVE THE FOLLOWING HORIZONTAL, INCLINING AND DECLINING PLANES: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 116.57 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 7 AFORESAID; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7, A DISTANCE OF 86.61 FEET TO THE PLACE OF BEGINNING, SAID PLACE OF BEGINNING HAVING AN ELEVATION OF +111.80 FEET; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +111.80 FEET, A DISTANCE OF 94.24 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 7 BEING AN INCLINING PLANE, A DISTANCE OF 40.18 FEET TO A POINT HAVING AN ELEVATION OF +113.18 FEET (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7 BEING A HORIZONTAL PLANE HAVING AN ELEVATION +113.18 FEET, A DISTANCE OF 9.0 FEET TO THE NORTHEAST CORNER OF LOT 1 IN ASSESSOR'S DIVISION AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 BEING AN INCLINING PLANE, A DISTANCE OF 2.01 FEET TO A POINT HAVING AN ELEVATION OF +113.23 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 74.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 85.26 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 74.88 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +113.05 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 32.67 FEET TO THE PLACE OF BEGINNING (SAID PLACE OF BEGINNING HAVING AN ELEVATION OF +111.80 FEET), TOGETHER WITH THAT PART OF THE SOUTH 1/2 OF LOT 7 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID AND LOTS 1, 2, 3, 4 AND 5 IN ASSESSOR'S DIVISION AFORESAID WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +397.94 FEET, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THE FOLLOWING NINE EXCEPTION PARCELS FROM PARCELS A AND B:

EXCEPTION PARCEL 1A: {ELEVATOR PARK MONROE CONDO}
 THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9

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FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +456.84 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 57.59 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 154.78 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 8.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.01 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 1B: {ELEVATOR PARK MONROE CONDO}
 THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +456.84 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 57.59 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 175.80 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 8.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.01 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 2: {FIRST FLOOR ENTRANCE AREA PARK MONROE CONDO}
 THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF

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ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.10 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.57 FEET DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 106.73 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 15.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 22.44 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.60 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 81.06 FEET; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 34.75 FEET AN ARC DISTANCE OF 100.61 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 07 DEGREES 28 MINUTES 55 SECONDS EAST, 68.97 FEET); THENCE SOUTH 83 DEGREES 52 MINUTES 10 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, A DISTANCE OF 4.49 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES 00 SECONDS EAST, 4.91 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.55 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 19.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.42 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 9.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 16.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 33.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 13.01 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.01 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 31.92 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 38.05 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 3.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 12.35 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 18.16 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 43.10 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.03 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 29.63 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT POINT "A" AFORESAID, SAID POINT HAVING AN ELEVATION OF +15.10 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AN INCLINING

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PLANE A DISTANCE OF 22.19 FEET TO A POINT HAVING AN ELEVATION OF +17.30 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +17.30 FEET, A DISTANCE OF 30.40 FEET; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING AN ELEVATION OF +17.30 FEET AND HAVING A RADIUS OF 16.75 FEET, AN ARC DISTANCE OF 65.29 FEET (THE CHORD OF SAID ARC BEARS NORTH 12 DEGREES 26 MINUTES 48 SECONDS WEST 31.13 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 22.19 FEET TO A POINT HAVING AN ELEVATION OF +15.10 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.10, A DISTANCE OF 6.71 FEET TO THE PLACE OF BEGINNING, AND WHICH LIES BELOW THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES: BEGINNING AT POINT "A" AFORESAID SAID POINT HAVING AN ELEVATION OF +23.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AN INCLINING PLANE A DISTANCE OF 22.19 FEET TO A POINT HAVING AN ELEVATION OF +29.57 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.57 FEET, A DISTANCE OF 30.40 FEET; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING AN ELEVATION OF +29.57 FEET AND HAVING A RADIUS OF 16.75 FEET, AN ARC DISTANCE OF 65.29 FEET (THE CHORD OF SAID ARC BEARS NORTH 12 DEGREES 26 MINUTES 48 SECONDS WEST); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 22.19 FEET TO A POINT HAVING AN ELEVATION OF +23.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.83, A DISTANCE OF 6.71 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 3: {1ST FLOOR STORAGE AREA PARK MONROE CONDO} THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +17.30 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.23 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 145.90 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 123.54 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES

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00 MINUTES 00 SECONDS WEST, 9.73 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 3.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 8.03 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 3.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 9.68 FEET; THENCE NORTHERLY, WESTERLY AND EASTERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 16.75 FEET, AN ARC DISTANCE OF 73.08 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 4: {MEZZANINE AREA OF PARK MONROE CONDO}
 THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.57 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +45.90 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 106.73 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, 74.09 FEET TO THE NORTHEAST CORNER OF SAID TRACT (THE NORTHEAST CORNER OF SAID TRACT ALSO BEING THE NORTHEAST CORNER OF LOT 2 AFORESAID); THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 124.36 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 12.35 FEET; THENCE NORTHERLY AND WESTERLY ALONG A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 34.75 FEET AN ARC DISTANCE OF 50.36 FEET (THE CHORD OF SAID ARC BEARS NORTH 63 DEGREES 38 MINUTES 13 SECONDS WEST, 46.07 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 3.11 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 25.51 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 75.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 24.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 13.01 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 9.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 26.99 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 12.94 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 17.04 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 13.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.02 FEET;

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THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 5.01 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.09 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 58.45 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.03 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 29.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 5: {ELEVATOR LOBBY AREA P-8 AND P-9 LEVEL PARK MONROE CONDO}

THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +110.25 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +126.75 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 57.59 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 162.79 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 13.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 29.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 13.01 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 6: {WEST SIDE P-8 AND P-9 LEVEL PARK MONROE CONDO}

THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +126.75 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES ABOVE THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, SAID PLACE OF BEGINNING HAVING AN ELEVATION OF +113.34 FEET (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20

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SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.34 FEET, A DISTANCE OF 86.61 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A HORIZONTAL PLANE, HAVING AN ELEVATION OF +113.34 FEET, A DISTANCE OF 75.97 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG AN INCLINING PLANE A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +114.06 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A DECLINING PLANE, A DISTANCE OF 29.02 FEET TO A POINT HAVING AN ELEVATION OF +113.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A DECLINING PLANE, A DISTANCE OF 99.0 FEET TO A POINT HAVING AN ELEVATION OF +109.37 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A DECLINING PLANE, A DISTANCE OF 29.02 FEET TO A POINT HAVING AN ELEVATION OF +108.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG AN INCLINING PLANE A DISTANCE OF 30.94 FEET TO A POINT HAVING AN ELEVATION OF +109.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A DECLINING PLANE, A DISTANCE OF 29.02 FEET TO A POINT HAVING AN ELEVATION OF +108.38 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A DECLINING PLANE, A DISTANCE OF 99.06 FEET TO A POINT HAVING AN ELEVATION OF +104.69 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A DECLINING PLANE, A DISTANCE OF 29.02 FEET TO A POINT HAVING AN ELEVATION OF +104.06 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AN INCLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +104.20 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 74.88 FEET TO THE SOUTH LINE OF SAID TRACT (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. ADAMS STREET); THENCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 86.61 FEET TO THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT, ALSO BEING THE SOUTHWEST CORNER OF LOT 5 OF ASSESSOR'S DIVISION OF LOT 10 AFORESAID); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 75.43 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. WABASH AVENUE); THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT BEING AN INCLINING PLANE, A DISTANCE OF 247.0 FEET TO A POINT HAVING AN ELEVATION OF +113.34 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.34 FEET, A DISTANCE OF 75.50 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 7: {EAST SIDE P-8 AND P-9 LEVEL PARK MONROE CONDO}
 THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9

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FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +126.75 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES ABOVE THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO); THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 86.61 FEET TO THE PLACE OF BEGINNING, SAID PLACE OF BEGINNING HAVING AN ELEVATION OF +104.10 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. MONROE STREET); THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.10 FEET, A DISTANCE OF 94.21 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE MOST EASTERLY EAST LINE OF SAID TRACT, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.10 FEET, A DISTANCE OF 76.48 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG SAID MOST EASTERLY EAST LINE OF SAID TRACT BEING AN INCLINING PLANE, A DISTANCE OF 138.23 FEET TO A POINT HAVING AN ELEVATION OF +109.32 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +109.32 FEET, A DISTANCE OF 9.0 FEET TO THE MOST WESTERLY EAST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG SAID MOST WESTERLY EAST LINE OF SAID TRACT, BEING AN INCLINING PLANE, A DISTANCE OF 66.53 FEET TO A POINT HAVING AN ELEVATION OF +111.80 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +111.80 FEET, A DISTANCE OF 9.0 FEET TO THE MOST EASTERLY EAST LINE OF SAID TRACT AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG SAID MOST EASTERLY EAST LINE OF SAID TRACT BEING AN INCLINING PLANE, A DISTANCE OF 40.18 FEET TO A POINT HAVING AN ELEVATION OF +113.18 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.18 FEET, A DISTANCE OF 9.0 FEET TO THE MOST WESTERLY EAST LINE OF SAID TRACT AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG SAID MOST WESTERLY EAST LINE OF SAID TRACT BEING AN INCLINING PLANE, A DISTANCE OF 2.01 FEET TO A POINT HAVING AN ELEVATION OF +113.23 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG SAID MOST WESTERLY EAST LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 74.33 FEET TO THE SOUTHEAST CORNER OF SAID TRACT (THE MOST WESTERLY EAST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF LOT 1 OF ASSESSOR'S DIVISION OF LOT 10 AFORESAID); THENCE SOUTH 89 DEGREES 38

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MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 85.26 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. ADAMS STREET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 74.88 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +113.05 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 99.06 FEET TO A POINT HAVING AN ELEVATION OF +109.42 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 30.94 FEET TO A POINT HAVING AN ELEVATION OF +108.46 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 99.0 FEET TO A POINT HAVING AN ELEVATION OF +104.75 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A DECLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +104.10 FEET; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.10 FEET, A DISTANCE OF 75.97 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 8: {40TH FLOOR AND ABOVE}
 THAT PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +456.84 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

TRACT 2:

UNITS P-156 THROUGH P-180, BOTH INCLUSIVE, IN THE PARK MONROE CONDOMINIUM HOMES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT THE PARK MONROE CONDOMINIUM HOMES RECORDED AS DOCUMENT NUMBER 0836410027, AS AMENDED FROM TIME TO TIME,

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TOGETHER WITH EACH OF THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST
IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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