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DECLARATION OF EASEMENTS RESTRICTIONS AND COVENANTS

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2015 09:08 AM Pg: 1 of 39

ALBANY SQUARE TOWNHOMES

THIS DECLARATION (The "Declaration")
is made as of the 13th Day of November, 2015 by ARMITA, LLC (the "Declarant")

WHEREAS, ARMITA, LLC is the Developer of the Development Site. The Developer desires to provide for the preservation of the value and the beneficial and proper use of the Development Site and to this end the Developer and Declarant desire to subject the Development Site to the rights, easements, covenants, restrictions, charges and liens hereinafter set forth; and

WHEREAS, It is intended that the Development Site be developed by the construction of attached single family homes which will be conveyed in fee simple to ultimate users and purchasers of the same and with shared private drive ways, sidewalks and landscaping. An Homeowners' Association will be responsible for maintenance of the common areas, the street lighting in the central courtyard, and any privately owed utilities that service more than one Dwelling Unit and/or Improvement on the Development Site; and

WHEREAS, the Declarant and Developer intend that the several owners of the Development Site, their successors and assigns and their mortgagees shall at all times enjoy the benefit of and that the several owners of and all persons hereafter acquiring an interest in the Development Site hold their interests subject to the terms of this Declaration, all of which are established for the purpose of enhancing and perfecting the value, desirability, and attractiveness of such Development Site.

WHEREAS, a Plat of Survey of the Development Site was recorded on November 4, 2015 at the Cook County Recorder of Deeds as Document No. 15308292041.

NOW THEREFORE, the Developer desires and the Declarant hereby declares that the Development Site shall be held, conveyed, occupied, and encumbered subject to the rights, easements, covenants, restrictions, charges, and liens hereinafter set forth. Each and all of which shall, with respect to the Development Site, attach to and constitute covenants running with the land.

ARTICLE I - DEFINITIONS

The following terms shall have the following meanings:

Alteration. Any change in the exterior appearance of any Improvement, landscaping or in the

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grading or drainage pattern of any Dwelling Unit.

Annual Meeting. The regular annual meeting of all owners shall be held on the second Tuesday of each and every January at 7:30 pm.

Association. Albany Square Townhomes, Inc., an Illinois not for profit corporation and its successors and assigns. Any reference to the Articles of Incorporation in this Declaration shall refer to the Articles of Incorporation of the Association.

Board. Three separate Dwelling Unit Owners of different Dwelling Units (individuals or individual representatives of trust or entity) elected annually by a majority present at the annual meeting and as constituted at any time or from time to time in accordance with the applicable provisions of Article VII.

By-Laws. The by-laws of the Association as they may be amended pursuant thereto.

Common Area. That part of the Development Site (Referred to on attached Platt of Survey as Common Area 1 and Common Area 2) subject to easements and other provisions hereof including easements for structural support and ingress and egress to and between the Dwelling Units and Improvements.

Development Site. The real estate legally described on Exhibit A attached hereto.

Dwelling Unit. An attached single family residential housing unit including parking space(s) located on the Development Site and as depicted on the attached Platt of Survey intended for use exclusively as residential living quarters. The six (6) Dwelling Units are commonly know as 2011 N. Albany Ave., Chicago, IL 60647; 2009 N. Albany Ave., Chicago, IL 60647; 2007 N. Albany Ave., Chicago, IL 60647; 2005 N. Albany Ave., Chicago, IL 60647; 2003 N. Albany Ave., Chicago, IL 60647; and 2001 N. Albany Ave., Chicago, IL 60647, and are more fully described on Exhibit A attached hereto.

Dwelling Unit Owner. The record fee simple title owner of a Dwelling Unit, whether one or more Person(s), excluding any Person whose interest is held as security for the performance of an obligation, and excluding a tenant or tenants for a term of years or otherwise.

Existing Lender. Park Ridge Community Bank, the mortgagee with a lien on the Development Site as of the date of this Declaration whose consent to this Declaration is attached as Exhibit C.

Improvement. Any permanent structure attached to the Development Site and for which the City of Chicago requires the issuance of a building permit and in addition any ancillary facilities such as garages, driveways, curbs, and sidewalks and landscaping for the remaining portion of the Dwelling Units or Common Areas, as the case may be, not occupied by such improvements and their ancillary facilities.

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Initial Budgets. The estimated annual budgets attached to this document as Exhibit B.

Maintenance Fund. All monies collected by the Association pursuant to the terms hereof.

Member. A Dwelling Unit Owner. Each Dwelling Unit Owner shall be entitled to one vote.

Person. A natural person, corporation, partnership, Trustee or other entity capable of holding title to real Development Site.

ARTICLE II - EASEMENTS

- 2.1 The Dwelling Unit Owners, their guests and invitees, but not the public generally, are hereby granted easements for use and enjoyment and ingress and egress from any portion of the Development Site over, upon and across the Common Area or portions thereof. The Association shall have the power to grant such easements or licenses for such other purposes as may be appropriate to such persons, and upon such terms and conditions, at such costs, if any, and for such duration as the Association deems appropriate.
- 2.2 Each Dwelling Unit Owner shall maintain those portions of his or her Dwelling Unit which are subject to easements granted hereunder except as otherwise provided herein, provided the Association, in its sole discretion, shall have the authority to assume any such costs as it deems appropriate.
- 2.3 All easements and rights described in this Declaration are easements appurtenant running with the land and shall inure to the benefit of, burden and be binding upon the undersigned, their successors and assigns and upon any owner, purchaser, Mortgagee or other Person having an interest in the Development Site, or any part thereof.
- 2.4 All persons who reside in a Dwelling Unit shall have the same rights to use and enjoy the Common Area and all improvements situated thereon as the Owner of the Common Areas.
- 2.5 The City of Chicago, AT&T Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company, Comcast Cable TV Company, and all other suppliers of utilities servicing the Development Site, are hereby granted the right to install, lay, construct, operate, maintain, renew, repair and replace conduits, cables, pipes, wires, transformers, mains and other equipment, including housings for such equipment into, over, under, on and through the Development Site and the Easement Dwelling Units for the purpose of providing utility services to the Development Site; provided that all permanent installations of conduits, cables, pipes and wires are underground. Every Dwelling Unit Owner is also hereby granted an easement of ingress and egress over and upon the Common Area and any other Dwelling Unit for any and all purposes arising out of the construction, installation, repair, maintenance, replacement and inspection of utilities servicing such Dwelling Unit. Easements are also hereby declared and granted to the Developer or its assignee to install, lay, construct, operate,

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maintain, renew, repair and replace any conduits, cables, pipes, wires or other equipment or components of any community antenna television service system into, over, under, on and through the Common Area and any Dwelling Unit for the purpose of providing such television service to the Development Site or to other improvements. Easements are also hereby declared and granted for the purpose of utility installation, construction, service and maintenance under each and any of the Dwelling Units and through the improvements constructed thereon. This shall include service and maintenance of utility lines that are no longer the responsibility of the utility provider.

- 2.6 Notwithstanding any provision herein to the contrary, the easements created under this Section shall be subject to the right of the Developer to execute all documents and do all other acts and things affecting the Common Area which, in the Developer's opinion, are desirable in connection with the Developer's rights hereunder, provided any such document or act or thing is not inconsistent with the Development Site' rights of any Dwelling Unit Owner. Developer reserves the right to use any portion of the Common Area as it deems necessary in connection with the sale or rental of Improvements being constructed or to be constructed within the Development Site, including but not limited to parking for sales personnel and sales prospects.
- 2.7 In the event that (i) by reason of design, construction, location, repair, settlement, shifting or movement, any Dwelling Unit garage or other improvement as originally constructed by the Developer on any portion of the Development Site not a part of such Dwelling Unit or upon the Common Area overhangs or otherwise encroaches or shall hereafter encroach upon any other Dwelling Unit or upon the Common Area, or (ii) by reason of such design, construction, location, repair, settlement, shifting, or movement it shall be necessary for any Dwelling Unit Owner to use or occupy any portion of the Common Area for any reasonable use appurtenant thereto which will not unreasonably interfere with the use or enjoyment of the Common Area by other Dwelling Unit Owners, or (iii) by reason of the design or construction of utility ventilation and exhaust systems, as originally constructed by Developer, any mains, pipes, ducts or conduits servicing any Dwelling Unit or more than one Dwelling Unit, encroach or shall hereafter encroach upon any part of any Dwelling Unit, or the Common Area, then, in any such case, perpetual easements for the maintenance of such encroachment and for such use of the Common Area, together with the right to enter upon such other Dwelling Unit or Common Area to maintain, repair, and replace such encroachment are hereby established and shall exist for the benefit of such Dwelling Unit or Common Area, as the case may be, so long as such Dwelling Unit, garage, or other improvement shall remain standing, provided, however, that if any such dwelling unit, garage or other improvement is partially or totally destroyed and thereafter repaired or rebuilt, the same encroachment may be reestablished and the easements herein granted for the maintenance, repair and replacement thereof shall continue in force, provided further that in no event shall a valid easement for any encroachment or use of the Common Area be created in favor of any Dwelling Unit Owner if such encroachment or use is detrimental to or interferes with the reasonable use and enjoyment of the Common Area by others or if it

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occurred due to the willful conduct of any Dwelling Unit Owner.

- 2.8 Each portion of a Dwelling Unit or Common Area that contributes to the structural support of another Dwelling Unit or Common Area shall be burdened with an easement for structural support. Said easement shall include permission for the Association access to each Dwelling Unit for the purpose of inspecting the structural integrity of all of the Dwelling Units, Common Areas and all other Improvement on the Development Site or for the purpose of structural repair which may affect one or more Dwelling Units, the Common Area or other Improvements on the Development Site. The cost of inspecting and or structurally repairing one or more Dwelling Units shall be shared equally among the affected Dwelling Units. The cost of inspecting and or structurally repairing the Common Area or other Improvements on the Development Site shall be born equally among the Dwelling Unit Owners.

A non-exclusive easement in and to all structural members, footings, caissons, foundations, columns and beams which are part of the Dwelling Units and Common Area is hereby declared in favor of the Association for itself and as Trustee for the Dwelling Unit Owners for the support of all improvements and structures which are part of the improvement.

- 2.9 In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Dwelling Unit, any improvement which is intended to service and/or be part of the Dwelling Unit shall encroach upon any part of any other Dwelling Unit or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Dwelling Unit, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided however, that in no event shall an easement for any encroachment be created in favor of any Dwelling Unit Owner if such encroachment occurred due to the intentional, willful, or negligent conduct of such Dwelling Unit Owner or his or her agent.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section 2.9 shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

Each Dwelling Unit exterior is hereby declared to be subject to an easement and right to and in favor of the Association and each of its employees, agents and instrumentalities to go upon such Dwelling Unit exterior for the purpose of furnishing the services requested to be furnished hereunder or enforcing its rights and powers hereunder.

ARTICLE III - CONVEYANCE OF COMMON AREA

No later than the earlier of the time that the Developer conveys one hundred (100%) percent

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of the Dwelling Unit or one year from the date of recording of this Declaration, whichever is less, Developer will convey to the Association and the Association shall accept title any Common Area herein described together with such improvements as the Developer may elect to install thereon and subject to such easements as the Developer may cause to be placed thereon.

ARTICLE IV - RESTRICTIONS AS TO USE AND OCCUPANCY

4.1 Use and Occupancy of the Dwelling Unit and Common Area.

- A. No part of the Development Site shall be used for other than housing, parking, and related common purposes for which the Development Site was designed. Each Dwelling Unit shall be used as a residence for a single-family dwelling and for no other purposes.
 - B. No maintenance of any vehicle shall be performed on any of the Development Site. No vehicle shall be parked on any portion of the Common Areas unless permitted pursuant to rules and regulations adopted by the Board. Neither the Board nor the Association shall be considered the bailee of any such personal Development Site, nor shall either be responsible for any loss or damage thereto, whether or not due to negligence of the Board and/or the Association.
 - C. There shall be no obstruction of the driveways or other portions of the Common Areas nor shall ready access to a garage or entrance to any Dwelling Unit be obstructed or entrance to any Dwelling Unit be obstructed or impeded in any manner.
 - D. No Dwelling Unit Owner shall permit anything to be done or kept on his Dwelling Unit or in the Common Area which will increase the rate charged for or cause the cancellation of insurance carried by the Association on the Common Area improvements or which would be in violation of any law, nor shall waste be committed in the Common Area.
- 4.2 Other than Developer's improvements, no permanent structures shall be affixed to the Dwelling Unit, such as outbuildings, barns or sheds. No outdoor clotheslines shall be permitted on the Dwelling Unit, nor shall yards be used for storage purposes. Garages shall be used for storage of vehicles and for no other purpose including the making of mechanical repairs to vehicles. Garage doors shall remain closed to the greatest extent possible.
- 4.3 No animals of any kind shall be raised, bred, or kept on any Dwelling Unit except dogs, cats, or other household pets which may be kept subject to rules and regulations adopted by the Board and City of Chicago, provided they are not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Development Site upon ten (10) days written notice from the Board. No snakes or poisonous insects shall be

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permitted to be kept in any Dwelling Unit or on any Dwelling Unit. Any dog, cat or other animal excrement shall be removed from the Common Area immediately by said animal's owner and all animals shall be prohibited from urinating on the Common Area. Unless permitted by rules and regulations of the Board, pets shall not be walked on any of the Common Areas.

- 4.4 No noxious or offensive activity shall be conducted on any Dwelling Unit or in the Common Area nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or a nuisance to other Owners or occupants.
- 4.5 No industry shall be conducted, maintained or permitted on any Dwelling Unit that would result in excessive visitors, noise or nuisance.
- 4.6 No signs of any kind shall be posted on the Common Area. No "For Sale" or "For Rent" signs shall be permitted on any part of any Dwelling Unit or the Common Area. The Board may allow the placement of one or two signs on the Common Area visible to the public way providing the name and telephone number of the managing agent which can be contacted for unit availability.
- 4.7 All refuse, in containers or otherwise, shall not be placed out of doors except within twelve (12) hours of regular pickup and only in those areas specifically designated by the Developer for the storage of trash.
- 4.8 Except as constructed or altered by or with the permission of the Developer, nothing shall be altered or constructed in or removed from the Common Area except upon the written consent of the Board.
- 4.9 The Common Areas shall not be used for skateboarding, ball playing or other uses that may endanger any person or Development Site.
- 4.10 All exterior and seasonal lighting and decorating shall be subject to rules and regulations of the Board and shall be removed no later than thirty (30) days after the close of the holiday.

ARTICLE V - ARCHITECTURAL CONTROL AND DESIGN COMPATIBILITY

Architectural Control and Design Compatibility. Other than the Developer's improvements, no building, fence, wall or other permanent structure or improvement on the Dwelling Unit shall be commenced, erected, or maintained upon the Dwelling Unit nor shall any improvement be made or structure erected on the roof of the dwelling unit nor shall any changes be made to the landscaping nor shall any exterior addition to any part of the dwelling unit or change or alteration to the front, back or side facades therein (including storm doors, storm windows and change in paint color) be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external

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design and location in relation to surrounding structures and topography by the Board. Any Dwelling Unit Owner wishing to erect an antenna of any kind on a unit or Dwelling Unit must first obtain written approval by the Board.

Design Compatibility. No alteration of the design of the unit exterior, according to the architectural plans on which said buildings are constructed, shall be made to any dwelling. In particular, no fences or decks shall be constructed unless substantially equivalent in design and construction to those decks and fences originally designed and built by Developer. The fence color or each Dwelling Unit shall remain the original color as finished by Developer and any replacement fence constructed shall be the same in design and color as the original fence constructed by the Developer. No outdoor awnings or porticos shall be constructed or attached to any dwelling.

ARTICLE VI - MAINTENANCE OF DWELLING UNITS AND COMMON AREAS

- 6.1 Dwelling Units. Each Dwelling Unit Owner, at his sole cost and expense, shall maintain, repair and replace the interior and exterior of his Dwelling Unit and the improvements therein, keeping the same in good condition and repair, including, without limitation, painting, staining, refinishing, maintenance, repair, replacement and tuckpointing of the exterior surfaces and structural components of the dwellings and garages, including, without limiting the generality of the foregoing, all outer walls, screens, doors and glass surfaces, and window washing and repair. No owner shall be permitted to alter the grading of his Dwelling Unit or the landscaping originally furnished by the Developer or remove or add any shrubbery, trees, gardens or other plants, rock gardens or other elements of landscaping without prior approval of the Board.
- 6.2 Maintenance by Association. The Association shall be responsible for:
- A. Snow removal from the Common Area and driveways of Townhouse Lots and public walks adjacent to the Development Site. Nothing herein contained shall impose upon the Association any greater duty with respect to snow removal than is otherwise imposed by law.
 - B. Grass cutting, watering, maintenance, and replacement of landscaping of the Common Areas. The Association shall have the right to access and use of the outside water spigots the purpose of landscaping maintenance and watering hereunder, and any other such uses which benefit the Common Area.
 - C. To the extent not maintained by any utility company, maintenance, repair and replacement of all sewer and water lines up to the point of entry to a Dwelling Unit.
 - D. All fences installed by the Developer on the Dwelling Units and Common Areas.
 - E. Maintenance and periodic inspection of roofs and roof drainage systems for all of the

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dwelling units including downspouts and gutters.

F. Marinating and replacing the concrete pavement.

- 6.3 Maintenance in First Class Condition. All maintenance, repairs and replacements shall be made when and as deemed necessary by the Association to maintain the Dwelling Units in a first class residential development. Each Owner shall maintain in first class condition and repair all exterior portions of Dwelling Units not maintained by the Association.

In the event any Owner fails to maintain or repair his Dwelling Unit or Dwelling Unit as aforesaid, the association shall have the right, but not the obligation, to enter upon such Owner's Dwelling Unit and Unit to perform such maintenance or repair and such Owner shall pay all costs and expenses of the Association incurred thereby upon demand.

The cost of maintenance, repairs and replacements performed by the Association under this Section shall be charged to the Dwelling Unit Owners benefitted thereby and shall be added to the assessment payments due from such Owners and shall bear interest and constitute their personal liability of such Owner and shall be a continuing lien on such Owners Dwelling Unit and Dwelling Unit enforceable as provided in this Declaration.

- 6.4 Damage or Destruction. In the event of any damage to a Dwelling Unit by fire or other casualty, the Owner of such Dwelling Unit shall repair, restore and rebuild the portion of such Dwelling Unit damaged or destroyed to its condition, as near as possible, immediately preceding such fire or other casualty as rapidly as possible, but in all instances within one hundred twenty (120) days after the occurrence of such damage, unless prevented by inclement weather or other causes beyond such Owner's control, in which event reconstruction shall be completed within one hundred eighty (180) days after the occurrence of such damage. Should such Owner fail to reconstruct such Dwelling, the Association may undertake to do such construction, as it deems necessary and to charge such Owner the cost hereof. Any amounts so charged to a Unit Owner shall bear interest and constitute a lien in the same manner as provided in Section 6.3 hereof.

ARTICLE VII -ADMINISTRATION

- 7.1 The administration of the Common Area as set forth herein shall be vested in the Association.
- 7.2 The duties and powers of the Association and its Board shall be those set forth in this Declaration, the by-laws and its Articles of Incorporation as such Articles may be amended from time to time.
- 7.3 All funds collected by the Association shall be held and expended for the purposes designated herein and in the Articles of Incorporation and the by-laws. All funds are deemed

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to be held for the benefit, use and account of the Dwelling Unit Owners. Upon termination of the Association, any surplus shall be distributed as provided in the by-laws.

- 7.4 The Board and the officers and employees of the Association shall not be liable to the Dwelling Unit Owners for any mistake of judgment or any acts or omissions, made in good faith as such members, officers or employees.
- 7.5 The Board, on behalf of the Association, shall have such powers as are contained in the by-laws and shall have the following general powers:
- A. To adopt rules and regulations governing the use, maintenance and administration of the Dwelling Units, Common Areas and Common Facilities for the health, comfort, safety and general welfare of the Dwelling Unit Owners and occupants thereof.
 - B. To provide maintenance, repair and replacement with respect to the Dwelling Units, Common Areas and Common Facilities on the terms provided for in Article VI hereof.
 - C. To enter into contracts on behalf of and to purchase or secure in the name of the association, materials, supplies, insurance (including directors and officers liability insurance), equipment, fixtures, labor, services (including the services of accountants and attorneys) required by the Declaration or the by-laws of the Association or which in its reasonable opinion shall be necessary or proper for the operation or protection of the Association and its members and for the enforcement of the provisions of this Declaration.
 - D. To enter upon and to have its contractors, subcontractors and agents enter upon the exterior of any Dwelling Unit as may be required to exercise all of the obligations imposed upon it pursuant to this Declaration or to correct any condition that in the Board's judgment is a nuisance.
 - E. To enter into contracts, maintain one or more bank accounts (granting authority as the Board shall desire to one or more persons to draw upon such accounts), and generally, to have all the powers necessary and incidental to the operation and management of the association.
 - F. To adjust the amount, collect and use any insurance proceeds to repair damaged or replace lost Development Site; and if proceeds are insufficient to repair damaged or replace lost Development Site, to assess the appropriate Members in proportionate amounts to cover the deficiency.
 - G. To take such action as may be required to enforce the provision of this Declaration and the rules and regulations made hereunder.

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- H. To grant non-exclusive easements in respect to and to dedicate to or as directed by governmental authorities, portions of the Common Area and to execute and cause to be recorded such instruments as may be required in respect thereto.
- I. To borrow money in the name of the Association to provide for the maintenance, repair or replacement of the Common Areas or Common Facilities; provided, however, that the board shall not secure any such borrowings by encumbering the Common Areas or Common Facilities with or without the affirmative vote of at least 75% of the votes of all Member of the Association. The board shall, however, have the power to secure such borrowings by pledging and granting a security interest in the assessments due the Association hereunder.
- J. To enter into a contract for the management of the Development Site with a professional manager or management company on such reasonable terms as the Board shall determine.
- K. To exercise any and all powers, rights and authorities provided in the Illinois General Not for Profit Corporation Act as amended from time to time.

ARTICLE VIII - ASSESSMENTS - MAINTENANCE FUND

- 8.1 Annual Assessment. On or before the Annual Meeting each year the Board shall estimate an annual budget of common expenses. Each owner shall pay an equal amount to all other owners and shall make payment no later than January 31.
- 8.2 The Board may build up and maintain a reasonable reserve for contingencies and major expenses such as driveway, roof repair or replacement, and replacements of the facilities and improvements, if any, located within the Common Area or within any easements granted to the Association herein. Extraordinary expenditures not originally included in the annual budget, which may become necessary during the year, shall be charged against such reserve. If the annual budget proves inadequate for any reason, including non-payment of any Dwelling Unit Owner's assessment, the Board may at any time prepare an adjusted budget and levy a further assessment based thereon. Which shall be assessed to the Dwelling Unit Owners equally. The Board shall serve notice of such further assessment on all Dwelling Unit Owners by a statement in writing giving the amount and reasons therefor.
- 8.3 The failure of the Board in preparing or delivering the annual or adjusted budget to the Dwelling Unit Owners shall not constitute a waiver or release in any manner of the Dwelling Unit Owner's obligation to pay the assessment.
- 8.4 Special assessments. The Board may from time to time levy special assessments. Special assessments shall be levied for the purpose of defraying, in whole or in part, the cost incurred by the association for any repair, replacement, maintenance, service, labor or materials not

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provided for in the annual Assessment for the then current calendar year.

- 8.5 **Notice and Quorum.** Written notice of any meeting called for the purpose of authorizing any special assessment requiring approval shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence in person or by proxy of Members entitled to cast one-half ($\frac{1}{2}$) of all the votes shall constitute a quorum.
- 8.6 **Books of Account.** The Board shall keep full and correct books of account on such basis as the Board shall determine. Upon request of any Dwelling Unit Owner or mortgagee, such books may be inspected.
- 8.7 **Lien for Assessment.** From and after the date of any assessment against any Dwelling Unit and until paid, the assessments provided for herein shall be a lien upon the Dwelling Unit owned by such Dwelling Unit Owner and after the recording of notice of the amount then due for which a lien claim is being asserted by the Association and the giving of at least (30) days prior written notice to all other lien holders. The lien may be foreclosed under the laws of the State of Illinois, and each Dwelling Unit Owner for itself and its successors and assigns, hereby waives any right of redemption from foreclosure sale as may exist under Illinois law. In addition, the obligation of each Dwelling Unit Owner to pay all of the assessments provided for herein shall be a personal obligation of each Dwelling Unit Owner (and beneficiary of trust if Dwelling Unit Owner is an Illinois land trust) at the time the obligation is incurred and shall be deemed to be assumed as a personal obligation by anyone who succeeds to such Dwelling Unit Owner's interest in the Dwelling Unit.
- 8.8 **Subordination of Lien to Mortgagee.** Any lien under this Declaration shall be subordinate to any mortgage or Trust Deed made, owned or held by any lender recorded prior to the recording of a notice by the Association, except that the Association lien shall not be subordinate to the extent that the amount due is for services rendered after such lender (i) takes possession of the Dwelling Unit, or (ii) accepts a conveyance of the Dwelling Unit, or (iii) has a receiver appointed in a suit to foreclose the lien of such mortgage or trust deed or to the extent the lien for unpaid assessments represents said Dwelling Unit's proportionate share of any previous unpaid assessment levied against the affected assessment the association now seeks to collect by reassessment of all Dwelling Unit Owners.
- 8.9 **Late Charges.** If a Dwelling Unit Owner is in default in the payment of any charges or assessments hereunder for 15 days, the unpaid balance of such charges and assessments shall bear interest at the rate of two (2%) per month for each month or part thereof that such amount remains. Additionally, in the event of the failure of any Dwelling Unit Owner to pay any assessment, maintenance charge, interest charge or other fees or costs of collection when due, a late fee of twenty-five dollars (\$25.00) shall be added to the assessment. In addition there shall be added to the amount due all costs of collection including reasonable attorneys fees incurred in respect thereto whether or not suit shall be filed and the costs of any such suit.

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- 8.10 Non-Waiver. No Dwelling Unit Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of the Dwelling Unit.
- 8.11 Initial Assessments. The Developer shall collect from each purchaser of a Dwelling Unit, at the time of closing of the purchase, Two Hundred Fifty Dollars (\$250.00) to fund an operating reserve for the association.

ARTICLE IX - RIGHTS RESERVED TO THE DEVELOPER

- 9.1 Developer's Easements. The Developer reserves unto itself a non-exclusive easement to, through, over, under and across the Development Site and all portions thereof for the purpose of exercising the rights reserved to the Developer pursuant to this Declaration. Including without limitation, the planning, construction, marketing, leasing, management and maintenance of improvements in any portion of the Development Site. Such easement shall continue for a period of five (5) years from the date of this Declaration.
- 9.2 All rights and easements in favor of the Owners created by this Declaration shall be subject and subordinate to the development rights and easements of Developer, whether or not inconvenience to any Owner shall result therefrom.
- 9.3 Right of Developer to Make Dedications to Grant Utility Easements. Developer hereby reserves the following rights and easements:
- A. To dedicate streets and street lights, walks, parkways, parkland, drives, open space and water rights to any governmental authority and to make such other dedications as may be required to implement the ordinances of any governmental authority from time to time applicable to the Dwelling Unit or Development Site and to the public improvements therein.
 - B. To dedicate space in the Development Site or any portion thereof to any public or quasi-public utility or to any governmental authority for the location of utilities servicing any portion of the Development Site.
 - C. To reserve or grant easements in, over, under, to and across the Development Site or any portion thereof for ingress and egress to and for installation, construction and maintenance of any and all of the utilities.
 - D. To record plats of subdivision and resubdivision of all or any portion of the Development Site.

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- 9.4 **Contracts.** The Developer shall have the right to enter into contracts on behalf of the Association prior to the date of the initial meeting of Members.
- 9.5 **Developer's Rights.** In addition to any rights or powers reserved in this Declaration. The Developer shall have the right and powers set forth in this Section. In the event of a conflict between the provisions of this Section and any other provisions of this Declaration, the provisions of this Section shall govern. Except as otherwise provided in this Section, Developer's rights under this Section shall terminate at such time as the Developer is no longer vested with or controls title to any portion of the Development Site. The Developer, its agents, and prospective purchasers shall have non-exclusive access easement over and across the roads and walkways located on the Development Site which have or have not been made subject to this Declaration in order to exercise the rights and to park in the outdoor areas for or incident to such sales purposes and during construction by Developer, the right of ingress and egress for construction traffic and model parking in and throughout the Common Area in connection with such construction. Developer, its agents and contractors shall have the right to come upon the Development Site to construct improvements thereon and to make alterations, repairs or improvements to the Development Site and shall have the right to store equipment and materials used in connection with such work on the Development Site without payment of any fee or charge whatsoever.

ARTICLE X - INSURANCE

10.1 **Insurance Coverage by the Association.** The Board on behalf of the Association shall acquire and pay for out of the Maintenance Fund the following:

- a) Comprehensive public liability, directors' and officers' liability insuring the Association, the Board, the Members, the managing agent, if any, and their respective directors, officers and agents, from any liability in connection with the Development Site.
- b) Worker's Compensation insurance as may be necessary to comply with applicable laws;
- c) Such other form of insurance as the Board deems appropriate.

10.2 **Association Expense.** Except as otherwise provided in this Declaration, premiums for all insurance obtained or maintained by the Association, and the cost of any appraisals which the Board deems advisable in connection with any insurance shall be an expense of the Association payable from the maintenance fund.

10.3 **Individual Coverage.** Each Dwelling Unit Owner shall obtain his own insurance on his Dwelling Unit and Improvement, furnishings and personal Development Site therein and personal Development Site stored elsewhere on the Development Site and his personal liability. The Board shall have no obligation whatsoever to obtain any insurance coverage on behalf of the Dwelling Unit Owners.

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10.4 Waiver. Each Dwelling Unit Owner hereby waives and releases any and all claims which he may have against any other Dwelling Unit Owner, the Association, its directors and officers, the Developer and their respective employees and agents for damage to Improvements to the Common Area, the Dwelling Units, or to any personal Development Site in the Dwelling Units or Common Area, caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance and to the extent this release is allowed by policies for such fire or other casualty insurance.

10.6 Sufficient Coverage. In the case of damage by fire or other disaster to a portion of any Improvements to the Common Area (a "Damaged Common Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Common Improvement, then the proceeds shall be used to repair or reconstruct the Damaged Common Improvement.

10.7 Insufficient Coverage. In the case of Damaged Common Improvement for which the insurance proceeds are insufficient to repair or reconstruct the Damaged Common Improvement or the Damaged Common Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

- a) A meeting of the Dwelling Unit Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after final adjustment of the insurance claims; or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.
- b) At the meeting, the Board shall present a plan for the repair or reconstruction of the damaged Common Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess costs.
- c) A vote shall then be taken on the question of whether or not the Damaged Common Improvement shall be required or reconstructed based on the information provided by the Board under (b) above including the proposed special assessment. The Damaged Common Improvement shall be repaired or reconstructed and the proposed special assessment shall be levied only upon the affirmative vote of Members representing at least three-fourths (3/4) of the votes cast.

10.8 Repair. If the damaged Common improvement is repaired or reconstructed it shall be done in a workmanlike manner and in a manner which is substantially similar in design and construction as originally constructed with any variations or modifications required to comply with applicable law.

ARTICLE XI - RIGHTS OF FIRST MORTGAGEE

In addition to all other rights of holders of notes secured by mortgages or trust deeds which constitute

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first mortgage liens against a Dwelling Unit or Dwelling Units ("First Mortgagees") pursuant to this Declaration, and not withstanding any other provisions herein to the contrary:

a) Unless Mortgage Holders representing at least 51% of the Dwelling Units shall have given their prior written approval, the Association shall not be entitled to amend or supplement any of the provisions of this Declaration which deal with the following matters:

- i) Voting rights;
 - ii) Assessments, assessment liens, or subordination of assessment liens;
 - iii) Reserves for maintenance, repair, and replacement of common areas;
 - iv) Responsibility for maintenance and repairs;
 - v) Reallocation of interests in the Common Area, or to their use;
 - vi) Boundaries of any Dwelling Unit;
 - vii) Convertibility of Dwelling Units into Common Areas or vice versa;
 - viii) Expansion or contractions of the Development Site or the addition, annexation, or withdrawal of Additional properties to or from the terms of this Declaration;
 - ix) Insurance or fidelity bonds;
 - x) Leasing of Dwelling Units;
 - xi) Imposition of any restrictions on a Dwelling Unit Owner's rights to sell or transfer his Dwelling Unit;
 - xii) Decision by the Association to establish self management when professional management had been required previously by an Eligible Mortgage Holder
 - xiii) Restoration or repair of improvement to the Dwelling Units or common area (after a hazard damage or partial condemnation) in a manner other than that specified in the documents;
 - xiv) Any action to terminate the legal status of the Association after substantial destruction or condemnation occurs; or any provisions that expressly benefit mortgage holders, insurers, or guarantors.
- b) Each eligible Mortgage Holder shall have one vote for each first mortgage on a Dwelling Unit.
- c) First Mortgagees shall have the right to examine the books and records of the Association at reasonable times during normal business hours.
- d) First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage on the lapse of a policy for the Common Area and First Mortgages making such payments shall be owed immediate reimbursement therefor from the Association.
- e) Any first mortgagee, at its written request, shall be entitled to written notice from the Board of any default by the Mortgagor of such Dwelling Unit in the performance of such mortgagor's obligations hereunder or under the by-laws or rules and regulations

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- f) of the Association which is not cured within thirty (30) days.
Neither the Developer nor the Association shall cancel (or cause to be cancelled) the terms of this Declaration or dissolve (or cause to be dissolved) the Association without the prior written consent of the Mortgage holders.

ARTICLE XII - PARTY WALLS

- 12.1 General Rules of Law Apply. Each wall and fence which is built as part of the original construction (or as reconstructed following a fire or other casualty) which is located on the boundary line between separate Dwelling Units, shall constitute a party wall and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and of liability for Development Site damage due to negligence or willful acts or omissions shall apply thereto. The said dividing walls are hereby declared to be party walls between the adjoining residences erected on said premises.
- 12.2 Repairs and maintenance of Party Wall. The cost of maintaining each party wall shall be borne equally by the owners on either side of said wall. In the event of damage or destruction of said wall from any cause, other than the negligence of either party thereto, the then owners shall, at joint expense, repair or rebuild said wall and each party, his successors and assigns, shall have the right to the full use of said wall so repaired or rebuilt. If either party shall neglect, or refuse to pay his share, or all of such cost in case of negligence, the other party may have such wall repaired or restored and shall be entitled to have a mechanic's lien on the premises of the party so failing to pay, for the amount of such defaulting party's share of the repair or replacement cost.
- 12.3 Penetration and Drilling Through Party Wall. No penetration into the party wall shall be allowed except that either party shall have the right to break through the party walls for the purpose of repairing or restoring sewage, water, utilities, subject to the obligation to restore said wall all to its previous structural condition at his own expense and the payment, to the adjoining owner of any damages negligently caused thereby.
- 12.4 After the partial or total destruction of any structure or any portion thereof, the dwelling so destroyed may be restored only in accordance with the same plan to which it was originally constructed.
- 12.5 Easement. Neither party shall alter or change said party walls in any manner, interior decoration excepted and said party walls shall always remain in the same location as when created and each party to said common or division wall shall have a perpetual easement in that part of the premises of the other on which said party or extension thereof is located for party wall purposes and for maintenance of any existing extension of any party wall.

ARTICLE XIII - VIOLATION OF DECLARATION AND REMEDIES

- 13.1 Violation of Declaration. The violation or breach of any covenant, restriction or condition

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contained herein or rule or regulation adopted by the Association shall give the Association the right, in addition to any other remedies provided for in this Declaration and under law to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of such breach and the costs of said suit, including reasonable attorneys' fees, shall be awarded to the Association. Failure by the Association to enforce any covenant, restriction or lien herein contained or rule or regulation adopted by the Association shall in no event be deemed a waiver of the right to do so thereafter, no matter how many violations or breaches may occur.

13.2 Remedies. The violation of any covenant, condition, restriction, rule or regulation adopted by the Board, or the breach of any provision herein contained shall give the Board the right, upon not less than ten (10) days notice (or immediately in the event of any matter of an emergency nature which might result in damage to persons or Development Site) in addition to the rights set forth in the next succeeding section:

- a) to enter upon that part of the Development Site where such violation or breach exists and summarily abate and remove, at the expense of the defaulting owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and the Developer or their successors or assigns, or the Board, or its agents, shall not thereby be deemed guilty in any manner of trespass; or
- b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or inequity, the continuance of any breach; or
- c) to levy fines in such reasonable amounts and pursuant to such procedures for hearings and appeals as the Board shall from time to time determine; or
- d) in addition to or in conjunction with the remedies set forth above, in the event of a violation by a Dwelling Unit owner of this Declaration, the By-laws, or rules and regulations of the Board, the Board or its agents shall have the right to bring an action at law or in equity against the Dwelling Unit owner and/or others as permitted by law including, without limitation, (i) to foreclose the lien against the Dwelling Unit (ii) for damages, injunctive relief, or specific performance, (iii) for judgment or for the payment of money and the collection thereof, (iv) for any combination of the remedies set forth in this Article, or (v) for any other relief which the Board may deem necessary or appropriate. Any and all rights and remedies provided for in this Article may be exercised at any time and from time to time cumulatively or otherwise by the Board in its discretion. The failure of the Board to enforce any provisions of this Declaration, the by-laws or rules and regulations of the Board shall in no event be deemed a waiver of the right to do so thereafter; or
- e) the provisions contained in Article IV regarding Covenants and Restrictions as to Use and Occupancy and Article V Architectural Control may be enforced by any proceeding at law or in equity by any aggrieved Dwelling Unit owner against any person or persons violating or attempting to violate such provisions, either to restrain such violation or to provide a remedy hereunder.

All expenses of the Board in connection with such actions or proceedings, including court

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costs and attorneys' fees and other fees and expenses and all damages, liquidated or otherwise together with interest thereon at the highest legal contract rate then permitted in Illinois until shall be charged to and assessed against such defaulting owner and shall be added to and deemed part of his respective share of the expenses of the Association and the Association shall have a lien for all of the same upon the Dwelling Unit of such Dwelling Unit owner and upon all of the additions and improvements thereto and upon all his personal Development Site in his Dwelling Unit or located elsewhere on his Dwelling Unit.

ARTICLE XIV - GENERAL PROVISIONS

- 14.1 Notices. Notices required or permitted to be given to the Association or any Dwelling Unit Owner may be delivered either personally or by certified or registered mail with proper postage prepaid.
- 14.2 Covenants Running With Land. The easements, conditions and restrictions hereby created and declared are and shall be perpetual and construed as covenants running with the land and each and every person accepting a deed to any lot in the Development Site shall be deemed to accept said deed with the understanding that each and every other purchaser is also bound by the provisions herein contained, and each and every purchaser, by accepting a deed to any Dwelling Unit shall thereby consent and agree to be bound by the covenants herein contained to the same extent as though he had signed this instrument. The undersigned, in executing and delivering deeds to said lots shall insert in said conveyancers by reference, that the same are made subject to the terms, condition, restrictions and covenants herein contained, designating the Recorder's Document Number under which this instrument is recorded.
- Each grantee of the Developer by the acceptance of a deed of conveyance, each purchaser under Articles of Agreement of Deed and each mortgagee or Trustee under trust deed, accepts the portions of the Development Site covered by such instrument subject to all rights, easements, covenants, restrictions, charges and liens and the jurisdiction, rights, and powers created in or reserved by, this Declaration, as it may at any time be amended as though the provisions of this Declaration were recited in their entirety in each and every instrument; it being further agreed that at such times and to such extent as the holder of any mortgagee or other security instrument in the nature of a mortgage upon any Dwelling Unit or any successor of such holder shall come into actual possession or ownership (other than as security for debt) of any Dwelling Unit or Dwelling Units, the said holder or such successor (as may be the case) shall succeed to all the rights and obligations of the owner of such Dwelling Unit or Dwelling Units in this Declaration expressed.
- 14.3 Captions. The Article and Section headings herein are intended for convenience only and shall not be construed with any substantive effect in this Declaration.
- 14.4 Amendments. Subject to the rights of mortgagees provided in Article XI, this Declaration may be amended only by an instrument in writing setting forth such amendment, signed and

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acknowledged by the duly authorized officers of the Association, all of the Dwelling Unit Owners and all First Mortgagees having liens of record against any Dwelling Units. All amendments shall be effective upon recording in the Office of the Recorder of Deeds of Cook County, Illinois.

- 14.5 Severability. The invalidity of any restriction hereby imposed, or of any provision hereof, or of any part of such restriction or provision, shall not impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and all of the terms hereof are hereby declared to be severable.

ARTICLE XV - VIOLATION OF CERTAIN RULES

If any of the options, privileges, covenants or rights created by this Declaration should be unlawful or void for violation of (a) the rule against perpetuities or some other or analogous statute or provision, (b) the rule restricting restraints or alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of Barack Obama, President of the United States.

ARTICLE XVI - ABROGATION OF THE DECLARATION

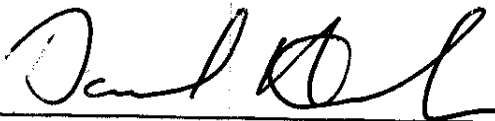
This Declaration may be abrogated upon recommendation by the Board and approval of all Dwelling Unit Owners and all mortgagees with then existed recorded lien on the Development Site. Such abrogation shall be evidenced by an instrument setting forth such abrogation signed by the duly elected officers of the Association, all Dwelling Unit Owners and any such mortgagees and shall be effective upon recording all of the same in the office of the Recorder of Deeds of Cook County, Illinois. All Development Site then owned by the Association shall be disposed of as provided in the by-laws.

All easements created by this Declaration and in use as the date of the recording of such instrument shall remain in full force and effect until vacated by all parties having an interest herein.

ARTICLE XVII - TRUSTEE EXCULPATION - INTENTIONALLY OMITTED

ARTICLE XVIII - DECLARANT SIGNATURE

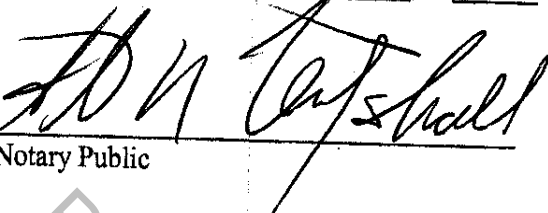
IN WITNESS WHEREOF, the said Declarant has caused its corporate seal to be affixed hereunto and its name to be signed to these presents by its Manager this 30th day of September, 2015.



Paul Dukach, Manager of ARMITA, LLC

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GIVEN under my hand and seal
this 16 day of NOVEMBER, 2015.


Notary Public



This document was prepared by and after recording shall be mailed to:

FRITZSHALL & PAWLOWSKI
6584 N. Northwest Hwy.
Chicago, IL 60631
P: 773/763-4400
F: 773/763-2805

Property of Cook County Clerk's Office

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EXHIBIT A

Albany Square – Legal Descriptions

LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 1 (COMMON AREA 1)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREE 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 DEGREES WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 2 (COMMON AREA 2)

- A) THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 61.33 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF LOT 19, 16.50 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL, THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND SOUTH FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 5.70 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, 25.23 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE, 70.85

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FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE, 4.48 FEET TO A POINT ON THE WEST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE AND THE NORTHERLY EXTENSION THEREOF, 6.08 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST 17.03 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 0.81 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE, 1.49 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, 16.15 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION, 4.94 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 2.71 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID FACE, 2.71 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 2.30 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, 16.00 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, 19.10 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 16.00 FEET TO A POINT ON THE AFORESAID EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 1.50 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE, 17.23 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

B) THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH FACE OF SAID LOT 19, 15.73 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 11.70 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID FACE AND EASTERLY EXTENSION THEREOF, 5.18 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE AND SOUTHERLY EXTENSION THEREOF, 11.70 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 19; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 5.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

C) THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH

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0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 23.70 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE, 25.23 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 1.50 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PAINTED FACE, THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 25.23 FEET TO A POINT ON THE AFORESAID EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE, 1.50 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

D)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 3.59 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN EXTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECOND EAST, ALONG SAID EXTENSION AND FACE, 11.71 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID EXTENSION AND FACE, 4.42 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID FACE AND THE EASTERLY EXTENSION THEREOF, 5.56 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE AND THE NORTHERLY EXTENSION THEREOF, 7.80 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, 17.27 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 3 (UNIT 2011)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 21.88 FEET TO A POINT (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION, SAID CENTER LINE, AND THE EASTERLY EXTENSION THEREOF, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG

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THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 21.32 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOTS 19 AND 20, 45.50 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREE 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 DEGREES WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING; AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 21.88 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 17.26 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 13.87 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION AND FACE, 5.56 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 4.42 FEET TO A POINT ON THE NORTH FACE OF AN EXTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE AND THE WESTERLY EXTENSION THEREOF, 11.71 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 19, 18.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 4 (UNIT 2009)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 21.88 FEET TO A POINT OF BEGINNING (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH, ALONG THE WEST LINE OF SAID LOT 19, 20.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION, SAID CENTER LINE, AND THE EASTERLY EXTENSION THEREOF, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 20.45 FEET TO A POINT ON THE

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WESTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG EXTENSION, SAID CENTER LINE, AND THE WESTERLY EXTENSION THEREOF, 45.50 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREE 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING, AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 34.32 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 17.25 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 12.44 FEET TO A POINT ON EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE AND THE EASTERLY EXTENSION THEREOF, 17.26 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 19, 12.44 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 5 (UNIT 2007)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 42.33 FEET TO A POINT OF BEGINNING (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 21.77 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION, SAID CENTER LINE, AND THE EASTERLY EXTENSION THEREOF, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 21.77 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG EXTENSION, SAID CENTER LINE, AND THE WESTERLY EXTENSION THEREOF, 45.50

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FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBD AS FOLLOWS: THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGRESS 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 DEGREES WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 47.18 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF A WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND SOUTH FACE, 7.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 12.86 FEET TO A POINT ON EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, SAID CENTER LINE AND THE WESTERLY EXTENSION THEREOF, 17.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 19, 12.86 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 6 (UNIT 2005)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 64.10 FEET TO A POINT OF BEGINNING (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH, ALONG THE WEST LINE OF SAID LOT 19, 20.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION, SAID CENTER LINE, AND THE EASTERLY EXTENSION THEREOF, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 20.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG EXTENSION, SAID CENTER LINE, AND THE WESTERLY EXTENSION THEREOF, 45.50 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBD AS FOLLOWS: THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING

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ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 DEGREES WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING, AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 48.52 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF SAID LOT 19, 12.81 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.23 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 00 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE, 12.81 FEET TO A POINT ON THE EASTERLY EXTENSION OF AFORESAID CENTER OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID CENTER LINE AND THE WESTERLY EXTENSION THEREOF, 17.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 7 (UNIT 2003)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 84.55 FEET TO A POINT OF BEGINNING (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 21.33 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION, SAID CENTER LINE, AND THE EASTERLY EXTENSION THEREOF, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 21.33 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG EXTENSION, SAID CENTER LINE, AND THE WESTERLY EXTENSION THEREOF, 45.50 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN

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EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING, AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 35.71 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF A WALL; THENCE CONTINUING NORTH 0 DEGREE, 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF SAID LOT 19, 12.81 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 17.22 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE, 10.10 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION AND FACE, 2.71 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH FACE AND THE WESTERLY EXTENSION THEREOF, 14.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 8 (UNIT 2001)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 19, 105.88 FEET TO A POINT OF BEGINNING (ABOVE SAID ELEVATION) ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH, ALONG THE WEST LINE OF SAID LOT 19, 19.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOTS 19 AND 20, 45.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 19.68 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG EXTENSION, SAID CENTER LINE, AND THE WESTERLY EXTENSION THEREOF, 45.50 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF SAID LOTS 19 AND 20 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION

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AND FACE, 13.14 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 111.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 3.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 20.50 FEET OF SAID LOT 20, 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 20; THENCE NORTH 89 DEGREES 15 MINUTES 00 DEGREES WEST, ALONG SAID SOUTH LINE OF LOT 20, 7.56 FEET TO THE POINT OF BEGINNING, AND INCLUDING THAT PART LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE FLOOR OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 19, 15.73 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF THE OF AN INTERIOR WALL; THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID EXTENSION AND EAST FACE, 11.70 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE, 5.18 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 8.05 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE AND THE WESTERLY EXTENSION THEREOF, 20.92 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LOT OF LOT 19, 19.56 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING ABOVE ELEVATION 52.35 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE ROOFTOP FLOOR ELEVATION AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINES OF SAID LOTS 19 AND 20, 37.94 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 13.14 FEET TO A POINT OF BEGINNING ON THE SOUTH FACE OF AN EXTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH FACE, 4.48 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREE 02 MINUTES 19 SECONDS EAST, ALONG SAID EAST FACE, 90.49 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL AS VERTICALLY EXTENDED; THENCE NORTH 89 DEGREE, 57 MINUTES 41 SECONDS WEST, ALONG SAID VERTICALLY EXTENDED COMMON WALL, 4.65 FEET TO A POINT ON A LINE 4.65 FEET WEST OF AND PARALLEL TO THE AFORESAID EAST FACE OF AN EXTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID PARALLEL LINE, 85.84 FEET TO A POINT ON A LINE 4.65 NORTH OF AND PARALLEL TO THE WESTERLEY EXTENSION OF THE AFORESAID SOUTH FACE OF AN EXTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID PARALLEL LINE, 3.83 FEET TO A POINT ON THE EAST FACE OF A FRAME ROOFTOP PENTHOUSE BUILDING WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID FACE AND THE SOUTHERLY EXTENSION THEREOF, 8.03 FEET TO A POINT ON A LINE 3.38 FEET SOUTH OF AND PARALLEL TO THE AFORESAID WESTERLY EXTENSION OF THE AFORESAID SOUTH FACE OF AN EXTERIOR WALL; THENCE SOUTH 89 DEGREE 57 MINUTES 41 SECONDS EAST, ALONG SAID PARALLEL LINE, 4.00 FEET TO A POINT

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ON THE AFORESAID EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 3.38 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 9 (PARKING SPACE P-1)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH FACE OF SAID LOT 19, 20.91 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 19.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 8.00 FEET TO A POINT ON THE CENTER LINE OF PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 19.10 FEET TO A POINT ON THE SAID SOUTH LINE OF LOT 19; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH LINE, 8.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 10 (PARKING SPACE P-2)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE SOUTH FACE OF SAID LOT 19, 28.91 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF PAINTED STRIPE; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 19.10 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 9.03 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 19.22 FEET TO A POINT ON THE SAID SOUTH LINE OF LOT 19; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH LINE, 9.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 11 (PARKING SPACE P-3)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST

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CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 19.56 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF LOT 19, 8.08 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PAINTED STRIPE, THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 19.43 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, 8.08 FEET TO A POINT ON THE AFORESAID NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID FACE AND WESTERLY EXTENSION THEREOF, 19.43 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 12 (PARKING SPACE P-4)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 27.64 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PAINTED STRIPE; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF LOT 19, 8.07 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION, FACE, AND EASTERLY EXTENSION THEREOF, 19.43 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, 8.07 FEET TO A POINT ON THE AFORESAID CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID CENTER LINE AND WESTERLY EXTENSION THEREOF, 19.43 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 13 (PARKING SPACE P-5)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 35.71 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 14.50 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 2.71 FEET TO A POINT ON THE SOUTH FACE OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID FACE, 2.71 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 2.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 19.10 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS

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EAST 8.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 19.10 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 8.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 14 (PARKING SPACE P-6)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 35.71 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 14.50 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 2.71 FEET TO A POINT ON THE SOUTH FACE OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID FACE, 2.71 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 21.40 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST 8.00 FEET TO THE POINT OF BEGINNING ON THE CENTER LINE OF A PAINTED STRIPE; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST 8.00 FEET TO THE CENTER LINE OF PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, ALONG SAID CENTER LINE, 19.10 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST 8.00 FEET TO A POINT ON THE AFORESAID CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, 19.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 15 (PARKING SPACE P-7)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 5.70 FEET TO A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 18.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE, 8.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 18.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST 8.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

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TRACT 16 (PARKING SPACE P-8)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 5.70 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE, 8.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 18.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE, 8.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 18.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST 8.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 17 (PARKING SPACE P-9)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 5.70 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE, 16.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 18.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE AND EXTENSION THEREOF, 9.23 FEET TO A POINT ON EAST FACE OF AN EXTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 18.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST 9.23 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 18 (PARKING SPACE P-10)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN

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CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 25.20 FEET TO A POINT OF BEGINNING ON THE CENTER LINE OF A PAINTED STRIPE; THENCE CONTINUING NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 21.77 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19 AND 20; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 8.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 21.67 TO A POINT ON THE AFORESAID CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID CENTER LINE, 8.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 19 (PARKING SPACE P-11)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 25.20 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID CENTER LINE, 8.00 FEET TO A POINT OF BEGINNING ON THE CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 21.67 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19 AND 20; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 8.00 FEET TO A POINT ON THE CENTER LINE OF A PAINTED STRIPE; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 21.57 TO A POINT ON THE AFORESAID CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID CENTER LINE, 8.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 20 (PARKING SPACE P-12)

THAT PART OF LOTS 19 AND 20 (EXCEPT THE EAST 20.50 FEET OF SAID LOT 20) IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW ELEVATION 29.01 FEET CCD (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTERED HORIZONTAL LINE LYING BETWEEN THE CEILING OF THE FIRST FLOOR AND THE TOP OF THE SECOND FLOOR AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 19, 77.83 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 17.24 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID FACE, 25.20 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID CENTER LINE, 16.00 FEET TO A POINT OF BEGINNING ON THE CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID CENTER LINE, 21.57 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19 AND 20; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 9.23 FEET TO A POINT NORTHERLY EXTENSION OF THE EAST FACE OF AN EXTERIOR WALL; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG SAID EXTENSION AND FACE, 21.46 TO A POINT ON THE EASTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A PAINTED STRIPE; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 9.23 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

PIN 13-36-115-036-0000
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EXHIBIT B

ESTIMATED BUDGETS AND OPERATING COSTS FOR FIRST THREE YEARS

TOWNHOUSES ADDRESS

	1 st Year	2 nd Year	3 rd Year
Utilities	\$8,000.00	\$8,500.00	\$9,000.00
Landscaping Services	\$ 600.00	\$ 600.00	\$ 600.00
Ground and Building Maintenance and Sidewalks and Street Maintenance	\$1,200.00	\$1,200.00	\$1,200.00
Snow Removal	\$ 600.00	\$ 600.00	\$ 600.00
MANAGEMENT COSTS:			
Accounting and Bookkeeping Services	\$1,200.00	\$1,200.00	\$1,200.00
Legal Services			
Insurance	\$4,000.00	\$4,000.00	\$4,000.00
RESERVE COSTS:			
Reserve for Improvements			
Reserve for Unexpected Repair Work			
Reserve for Replacement and Upkeep of Common Areas and Facilities*	\$2,400.00*		
TOTAL:	\$15,600.00**	\$16,100.00	\$16,600.00

*\$400.00 per Dwelling Unit funded out of closing from Buyers.

**\$200.00 per Dwelling Unit monthly.

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EXHIBIT C

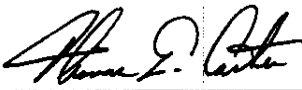
EXISTING LENDER CONSENT CONSENT OF MORTGAGE

PARK RIDGE COMMUNITY BANK
626 W. TALCOTT RD., PARK RIDGE, ILLINOIS 60068

PARK RIDGE COMMUNITY BANK, holder of a Mortgage on the Development Site dated June 27, 2014 and Recorded August 1, 2014 as Document 1421310041 hereby consents to the execution and recording of within DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, the said PARK RIDGE COMMUNITY BANK as Mortgagee, has caused this CONSENT OF MORTGAGEE to be signed by it duly authorized officers on its behalf; all done at Park Ridge, Illinois on this 10th day of November, 2015.

PARK RIDGE COMMUNITY BANK

By: 
Thomas E. Carter

Its: President

ATTEST:

By: 
Charles W. Maegdlin

Its: Senior Vice President

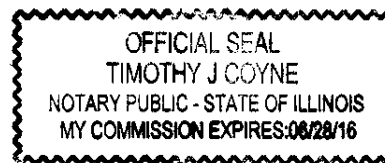
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Timothy J. Coyne, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Thomas E. Carter, and Charles W. Maegdin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Sr. Vice President appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10th day of November, 2015.

Timothy J. Coyne
NOTARY PUBLIC



Property of Cook County Clerk's Office