

# UNOFFICIAL COPY

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Document prepared by and after recording return to:

Ginsberg Jacobs, LLC  
300 South Wacker Drive  
Suite 2750  
Chicago, Illinois 60606  
Attention: Shawn K. Ronda, Esq.

Doc#: 1517618116 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/25/2015 02:43 PM Pg: 1 of 14

Property Address:

2504-2506 North Willetts Court  
2510-2512 North Willetts Court  
2514-2516 North Willetts Court  
Chicago, Illinois 60447

Doc#: 1511919103 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2015 12:07 PM Pg: 1 of 14



Doc#: 1620804014 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/26/2016 10:00 AM Pg: 1 of 14

PIN Numbers:

- 13-25-315-023-0000
- 13-25-315-024-0000
- 13-25-315-025-0000
- 13-25-315-026-0000
- 13-25-315-070-0000
- 13-25-315-071-1001
- 13-25-315-071-1002
- 13-25-315-071-1003
- 13-25-315-071-1004
- 13-25-315-071-1005
- 13-25-315-071-1006
- 13-25-315-071-1007
- 13-25-315-071-1008
- 13-25-315-071-1009
- 13-25-315-071-1010
- 13-25-315-071-1011
- 13-25-315-071-1012
- 13-25-315-071-1013
- 13-25-315-071-1014

**FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT,  
FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS**

THIS FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS (this "Amendment"), is made and entered into as of this 31<sup>st</sup> day of March, 2015, by **NORTH WILLETS HOLDING COMPANY, LLC**, an Illinois limited liability company ("Borrower"), for the benefit of **MB FINANCIAL BANK, N.A.**, a national banking association ("Lender").

**WITNESSETH**

WHEREAS, Borrower and Lender entered into a certain loan arrangement (the "Loan Arrangement") represented, in part, by that certain Loan and Security Agreement dated as of December 12, 2013, by and between Borrower and Lender (as amended, modified and restated

\* Document being rerecorded to amend legal description  
Omitting pages 6-7.

S Y  
P 14  
S N  
SC Y  
INT ID

Rd

CCRD REVIEWER

150395 3/4

\* Document being re-recorded to correct date and recording information of Mortgage, Security Agreement, Fixture Filing, and Assignment of Leases and Rents on Pg 2.

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Borrower in the maximum principal amount of Four Million Nine Hundred Twelve Thousand Five Hundred Dollars (\$4,912,500.00) (the "Loan"); and

WHEREAS, in connection with the Loan Arrangement, Borrower executed a certain Mortgage, Security Agreement, Fixture Filing, and Assignment of Leases and Rents dated as of ~~September 30, 2013~~ <sup>24</sup> for the benefit of Lender, which was recorded on December 12, 2013 with the Cook County, Illinois Recorder of Deeds as Document No. 1335804051 (the "Mortgage"), which Mortgage mortgaged, warranted, conveyed, granted, assigned, released, transferred and set over unto Lender certain real property located in Cook County, Illinois, as more particularly described on Exhibit A attached thereto; and

WHEREAS, Borrower has agreed to amend certain of the terms of the Mortgage as herein described.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Mortgagor agrees as follows:

1. Definitions. Unless otherwise defined herein, all capitalized terms used herein shall have the meaning set forth in the Loan Agreement.
2. Loan Documents. All references in the Loan Documents to the "Mortgage" shall mean the Mortgage as amended by this Amendment and as may be further amended, restated, modified or supplemented and in effect from time to time.
3. Modification of Exhibit A. Exhibit A of the Mortgage, is hereby replaced with Exhibit A attached hereto.
4. Waiver of Claims. Borrower acknowledges, confirms and agrees that, to its knowledge, as of the date hereof, it has no offsets, defenses, claims or counterclaims against Lender with respect to any of its liabilities and Obligations owing to Lender, and, to the extent that Borrower currently has or has ever had any such offsets, defenses, claims or counterclaims, Borrower hereby specifically WAIVES and RELEASES any and all rights to such offsets, defenses, claims or counterclaims, provided, that the foregoing shall not act as a waiver or release of any offsets, defenses, claims, or counterclaims Borrower may have subsequent to the date hereof.
5. Ratification. Borrower hereby ratifies, confirms and reaffirms all covenants, warranties and representations set forth in the Mortgage and the other Loan Documents to which it is a party as being true as of the date hereof (taking into account any knowledge or other qualifiers contained in such covenants, warranties, and representations). Without limiting the generality of the foregoing, Borrower hereby warrants and represents to Lender that, upon the effectiveness of this Amendment, no Event of Default will have occurred and be continuing. Except as amended hereby, all terms and conditions of the Mortgage shall remain in full force and effect and are hereby ratified and confirmed.
6. Conditions to Effectiveness. This Amendment shall not be effective until each of the following conditions precedent has been fulfilled to the satisfaction of Lender:

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a. This Amendment shall have been duly executed and delivered by the respective parties hereto.

b. The Borrower shall have delivered to Lender a date down endorsement to Lender's existing title policy in connection with the recording of this Amendment, in form and substance acceptable to Lender in its sole discretion.

c. The Borrower shall have paid all costs and expenses of Lender, including, without limitation, the costs and expenses of the endorsement to Lender's title policy, and reasonable attorneys' fees in connection with the preparation, negotiation, execution and delivery of this Amendment and the other documents delivered in connection herewith.

## 7. Miscellaneous.

a. This Amendment may be executed in several counterparts and by each party on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which together shall constitute one instrument.

b. This Amendment expresses the entire understanding of the parties with respect to the transactions contemplated hereby. No prior negotiations or discussions shall limit, modify, or otherwise affect the provisions hereof.

c. Any determination that any provision of this Amendment or any application hereof is invalid, illegal or unenforceable in any respect and in any instance shall not affect the validity, legality, or enforceability of such provision in any other instance, or the validity, legality or enforceability of any other provisions of this Amendment.

d. Borrower warrants and represents that Borrower has consulted with independent legal counsel of their selection in connection with this Amendment and is not relying on any representations or warranties Lender or its counsel in entering into this Amendment.

[SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, Borrower has caused this Mortgage to be duly executed and delivered as of the day and year first above written.

**BORROWER:**

**NORTH WILLETS HOLDING COMPANY,  
LLC, an Illinois limited liability company**

By: WPCM North Willets, LLC, an Illinois limited liability company, its manager

By:

Name:

Title: Manager

*[Handwritten Signature]*  
Blake Berg

STATE OF CT )  
COUNTY OF Fairfield ) SS.

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Blake R. Berg, the Manager of WPCM NORTH WILLETS, LLC, an Illinois limited liability company, the Manager of NORTH WILLETS HOLDING COMPANY, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of March, 2015.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

06/30/2015

**BEATA JANKOWSKI**  
NOTARY PUBLIC OF CONNECTICUT  
MY COMMISSION EXPIRES 06/30/2015

Signature Page

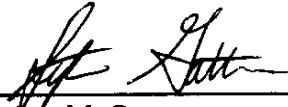
First Amendment to Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents

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IN WITNESS WHEREOF, Lender has caused this Mortgage to be duly executed and delivered as of the day and year first above written.

**LENDER:**

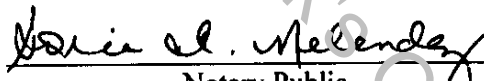
**MB FINANCIAL BANK, N.A.**, a national banking association

By:   
Name: Stephen M. Gottesman  
Title: Assistant Vice President

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen M. Gottesman, the Assistant Vice President of MB Financial Bank, N.A., a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of March, 2015.

  
Notary Public



My Commission Expires:  
08/26/2017

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## EXHIBIT "A"

**Parcel 1:**

Unit 3S and P-5 in the 2504-06 N. Willetts Condominium at Logan Station as delineated on a survey of the following described real estate: Part of Lots 4 and 5 in Block 2 in Storey and Allen's Milwaukee Avenue Addition to Chicago, being a Subdivision of 5.8 acres in the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as appendix "A" to the Declaration of Condominium recorded as document number 0935516012, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

Non-exclusive easements for ingress, egress, use, enjoyment and support as set forth in and created by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 2504-06 N. Willetts, Chicago, Illinois recorded December 21, 2009 as document number 0935516011.

PIN(S): 13-25-315-071-1006 and 13-25-315-071-1014

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[TO BE INSERTED]

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOTS 6, 7, 8 AND 9 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 1A:**

EXCLUSIVE EASEMENT FOR THE CONTINUED EXISTENCE OF THE WALL LOCATED ALONG THE NORTHWEST LINE OF LOTS 8 AND 9 ("LOTS") OF PARCEL 1 AND A NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE OF SAID WALL FOR THE BENEFIT OF SAID LOTS, AS CREATED BY EASEMENT AGREEMENT RECORDED MARCH 29, 2013 AS DOCUMENT 1308839020, OVER, UPON AND ACROSS THE EASEMENT PARCEL DESCRIBED AS: A PORTION OF LOT 10 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DEPICTED IN EXHIBIT C OF THE EASEMENT AGREEMENT.

**PARCEL 1B:**

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS TO THE WALL LOCATED ALONG THE NORTHWEST LINE OF LOTS 8 AND 9 ("LOTS") OF PARCEL 1 FOR THE BENEFIT OF SAID LOTS, AS CREATED BY EASEMENT AGREEMENT RECORDED MARCH 29, 2013 AS DOCUMENT 1308839020, OVER, UPON AND ACROSS THE ASSOCIATION PARCEL DESCRIBED AS THE 2518-20 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR 2518-20 N. WILLETTS CONDOMINIUMS RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109080 ON THE FOLLOWING PARCEL: LOTS 10 AND 11 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN EXHIBIT A OF THE EASEMENT AGREEMENT.

**PARCEL 2:**

UNITS A, B, C, D, 3N, G-1, G-2, G-3, G-4, G-5, P-3 AND P-4 IN THE 2504-06 N. WILLETTS



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CONDOMINIUM AT LOGAN STATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 4 AND 5 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0935516012 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2504-06 N. WILLETTS, CHICAGO, ILLINOIS RECORDED DECEMBER 21, 2009 AS DOCUMENT NUMBER 0935516011.

PARCEL 4:

UNIT IN

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.90 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT, BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF NORTH WILLETTS COURT DISTANT 28.75 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, BEING ALSO THE SOUTHWESTERLY LINE OF SAID NORTH WILLETTS COURT, A DISTANCE OF 25.39 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 52 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.98 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2504-06 NORTH WILLETTS COURT IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG

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THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE NORTHWESTERLY, A DISTANCE OF 14.73 FEET; SOUTHWESTERLY, A DISTANCE OF 16.83 FEET; NORTHWESTERLY, A DISTANCE OF 2.40 FEET; SOUTHWESTERLY, A DISTANCE OF 4.75 FEET; NORTHWESTERLY, A DISTANCE OF 1.70 FEET; SOUTHWESTERLY, A DISTANCE OF 1.55 FEET; SOUTHEASTERLY, A DISTANCE OF 0.66 FEET; SOUTHWESTERLY, A DISTANCE OF 11.45 FEET; NORTHWESTERLY, A DISTANCE OF 5.16 FEET; SOUTHWESTERLY, A DISTANCE OF 12.20 FEET; SOUTHEASTERLY, A DISTANCE OF 10.67 FEET; NORTHEASTERLY, A DISTANCE OF 0.22 FEET; SOUTHEASTERLY, A DISTANCE OF 13.15 FEET; NORTHEASTERLY, A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING.

AND

UNIT IS

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.90 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT, BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF NORTH WILLETTS COURT DISTANT 28.75 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, BEING ALSO THE SOUTHWESTERLY LINE OF SAID NORTH WILLETTS COURT, A DISTANCE OF 0.65 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 06 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2504-06 NORTH WILLETTS COURT IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE, NORTHWESTERLY, A DISTANCE OF 23.77 FEET; SOUTHWESTERLY, A DISTANCE OF 33.46 FEET; SOUTHEASTERLY, A DISTANCE OF 0.25 FEET; SOUTHWESTERLY, A DISTANCE OF 12.80 FEET; SOUTHEASTERLY, A DISTANCE OF 23.60 FEET; NORTHEASTERLY, A DISTANCE OF 52.48 FEET TO THE POINT OF BEGINNING.

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AND

UNIT P-1

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.08 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 18.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWESTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET TO THE POINT ON THE SOUTHWESTERLY LINE OF TRACT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTERCLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

AND

P-2

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.08 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 18.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWESTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET TO THE POINT ON THE SOUTHWESTERLY LINE OF TRACT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTERCLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

AND

P-6

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.08 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF TRACT A DISTANCE OF 18.00 FEET TO THE POINT; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED CLOCKWISE, NORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 8.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWESTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49

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MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE A DISTANCE OF 4.70 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 04 MINUTES 09 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 3.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 04 MINUTES 09 SECONDS MEASURED CLOCKWISE, SOUTHEASTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE A DISTANCE OF 3.30 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY TO FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

## PARCEL 5:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 4 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2504-06 N. WILLETTS, CHICAGO, ILLINOIS RECORDED DECEMBER 21, 2009 AS DOCUMENT NUMBER 0935516011.

## PARCEL 6:

UNITS 3S AND P-5 IN THE 2504-06 N. WILLETTS CONDOMINIUM AT LOGAN STATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 4 AND 5 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0935516012 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 7:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 6 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2504-06 N. WILLETTS, CHICAGO, ILLINOIS RECORDED DECEMBER 21, 2009 AS DOCUMENT NUMBER 0935516011.

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13-25-315-071-1014

ADDRESS: 2504-2506 North Willetts Court, 2510-2512 North Willetts Court, 2514-2516  
North Willetts Court, Chicago, Illinois

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