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This instrument was prepared by and after recording should be mailed to:

Alexander Demchenko
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, Illinois 60618



Doc#: 1623534028 Fee: \$66.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2016 09:47 AM Pg: 1 of 15

FIRST SPECIAL AMENDMENT TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION

This First Special Amendment ("Amendment") to the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for Cornelia Townhome Association ("Declaration") is made and entered into this 8th day of July, 2016, by 2957 Cornelia Inc., an Illinois corporation ("Declarant").

WITNESSETH:

WHEREAS, the Declarant is the assignee of any and all rights of the Developer, Cornelia Court, LLC, an Illinois limited liability company, by virtue of the Assignment of Declarant's Rights Under Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for Cornelia Townhome Association dated May 7, 2016; and recorded with the Recorder of Deeds of Cook County, Illinois on May 21, 2015 as Document number 1514122090;

WHEREAS, Article 12.15 the Declaration authorizes the Declarant to (a) change or modify the terms or conditions of the Declaration based upon Declarant's determination, made in good faith, that such change or modification is in the best interest of the Property and is consistent with the intent and purposes of the Declaration; and (b) change, amend or modify the configuration of the lots which comprise the Townhome Parcels with respect to the portion of portions of the Property affected for purposes of changing, modifying or adjusting those lot lines dividing two or more immediately adjacent Townhome Parcels then owned by the Declarant;

WHEREAS, the Supplemental Declaration to Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for Cornelia Townhome Association dated June 3, 2014, recorded with the Recorder of Deeds of Cook County, Illinois on June 26, 2014 as Document number 1417745009 and re-recorded on June 26, 2014 as Document number 1417745009 ("Supplemental Declaration") added certain portions of the Additional Parcel to the

RECORDING FEE \$ 66.00
DATE 8/22/16 COPIES 02
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Declaration, which portions included the Townhomes number 54 and 55 commonly known as 2957 W. Cornelia, Unit 1 and 2957 W. Cornelia, Unit 2;

WHEREAS, the City of Chicago Department of Buildings has authorized the construction of the total of four (4) townhomes within the Townhome Parcels commonly known as 2957 W. Cornelia, Unit 1 and 2957 W. Cornelia, Unit 2;

WHEREAS, the Declarant has determined, in good faith, that the construction of the additional townhomes is in the best interest of the Property and is consistent with the intent and purposes of the Declaration;

WHEREAS, the Board of Directors of the Association has approved the construction of the total of four (4) townhomes within the Townhome Parcels commonly known as 2957 W. Cornelia, Unit 1 and 2957 W. Cornelia, Unit 2;

WHEREAS, the Declarant desires to exercise its rights pursuant to Article 12.15 to amend the Exhibit D of the Supplemental Declaration to reflect the subdivision of the Townhome Parcels commonly known as 2957 W. Cornelia, Unit 1 and 2957 W. Cornelia, Unit 2 into four (4) separate Townhome Parcels and the reassignment of the percentage of ownership interest of each Townhome Parcel in the Property;

NOW, THEREFORE, the Declarant, for the purposes set forth above, hereby adopts this First Special Amendment to the Declaration and declares as follows:


1. Exhibit D to the Declaration, Percentage Ownership of the Common Area, shall be replaced in its entirety with the Amended Exhibit D attached hereto.
2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.
3. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Amendment, shall run with and bind the Property.
4. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.
5. All capitalized terms not otherwise defined herein shall have the meaning ascribed to same in the Declaration.

IN WITNESS WHEREOF, this Amendment was executed this 8th day of July, 2016.

[The Signature Appears on the Following Page]

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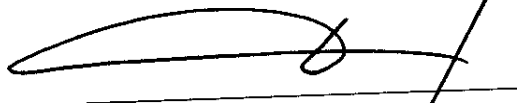
2957 CORNELIA INC.

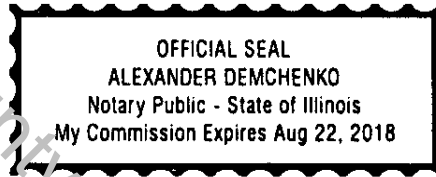
By: 
President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Tetyana Lobas, the President of 2957 Cornelia Inc., 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 as such President, she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 8th day of July, 2016.


Notary Public



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EXHIBIT B

ADDED DWELLING PARCELS

TRACT 1

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE NORTH 00°43'57" WEST 118.00 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 118.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 2

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 274.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 79.50 FEET; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE NORTH 00°43'57" WEST 79.50 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 3

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH

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LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 167.17 FEET; THENCE SOUTH 00°43'57" EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'03" WEST 54.00 FEET; THENCE NORTH 00°43'57" WEST 123.00 FEET; THENCE NORTH 89°16'03" EAST 54.00 FEET; THENCE SOUTH 00°43'57" EAST 123.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 4

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 167.17 FEET; THENCE SOUTH 00°43'57" EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'03" WEST 54.00 FEET; THENCE SOUTH 00°43'57" EAST 76.26 FEET; THENCE SOUTH 64°44'48" EAST 6.26 FEET; THENCE NORTH 74°28'16" EAST 33.52 FEET; THENCE NORTH 50°18'08" EAST 20.52 FEET; THENCE NORTH 00°43'57" WEST 57.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 5

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 86.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET; THENCE SOUTH 37°34'08" EAST 20.92 FEET; THENCE SOUTH 00°22'58" WEST 27.57 FEET; THENCE SOUTHERLY, EASTERLY AND NORTHEASTERLY 10.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 5.00 FEET CONCAVE NORTHEASTERLY AND WHOSE CHORD BEARS SOUTH 61°12'14" EAST, A DISTANCE OF 8.80 FEET; THENCE NORTH 57°12'34" EAST 13.48 FEET; THENCE SOUTH 37°34'08" EAST 2.66 FEET; THENCE NORTH 52°25'52" EAST 95.50 FEET; THENCE NORTH 26°14'10" EAST 37.08 FEET; THENCE NORTH 00°02'37" EAST 66.62 FEET; THENCE NORTH 89°57'23" WEST 54.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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TRACT 6

PARTS OF BLOCK 5 AND BLOCK 6 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCKS 5 AND 6); THENCE SOUTH $89^{\circ}57'23''$ EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $00^{\circ}02'37''$ WEST 131.49 FEET; THENCE SOUTH $89^{\circ}57'23''$ EAST 30.21 FEET; THENCE NORTHERLY 94.17 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 423.43 FEET CONCAVE WESTERLY AND WHOSE CHORD BEARS NORTH $08^{\circ}34'36''$ EAST, A DISTANCE OF 93.98 FEET; THENCE NORTH $02^{\circ}12'20''$ EAST 38.58 FEET TO THE SOUTH LINE OF WEST CORNELIA AVENUE; THENCE NORTH $89^{\circ}57'23''$ WEST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 45.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 8

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH $00^{\circ}43'57''$ EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}16'03''$ EAST 55.40 FEET; THENCE SOUTH $00^{\circ}43'57''$ WEST 2.00 FEET; THENCE SOUTH $89^{\circ}16'03''$ WEST 55.40 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH $00^{\circ}43'57''$ WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 2.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 9

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH $89^{\circ}57'23''$ EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH $00^{\circ}02'37''$ WEST 135.00 FEET; THENCE NORTH $89^{\circ}57'23''$ WEST 86.12 FEET; THENCE SOUTH $00^{\circ}02'37''$ WEST 60.47 FEET; THENCE SOUTH $52^{\circ}25'52''$ WEST 89.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $37^{\circ}34'08''$ EAST 20.92 FEET; THENCE SOUTH $00^{\circ}22'58''$ WEST 6.60 FEET; THENCE NORTH $85^{\circ}47'59''$ WEST 17.39 FEET; THENCE NORTH $00^{\circ}43'57''$ WEST 13.18 FEET; THENCE NORTHEASTERLY 9.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.00 FEET CONCAVE SOUTHEASTERLY AND WHOSE CHORD BEARS NORTH $25^{\circ}50'57''$ EAST, A DISTANCE OF 8.95 FEET; THENCE NORTH $52^{\circ}25'52''$ EAST 1.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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AMENDED EXHIBIT D

PERCENTAGE OWNERSHIP OF THE COMMON AREA

Building Number	Townhome Number	Address	Total Percentage Ownership
PHASE I			
6	1	3001 W. Cornelia	2.19%
	2	3003 W. Cornelia	1.69%
	3	3005 W. Cornelia	1.69%
	4	3007 W. Cornelia	1.69%
	5	3009 W. Cornelia	1.69%
	6	3011 W. Cornelia	1.69%
	7	3015 W. Cornelia	2.19%
5	8	3019 W. Cornelia	2.19%
	9	3021 W. Cornelia	2.19%
3	10	3459 W. Whipple	2.19%
	11	3457 W. Whipple	1.69%
	12	3455 W. Whipple	1.69%
	13	3453 W. Whipple	1.69%
	14	3451 W. Whipple	1.69%
	15	3449 W. Whipple	1.69%
	16	3447 W. Whipple	2.19%
7	39	3012 W. Newport	2.19%
	40	3010 W. Newport	1.69%
	41	3008 W. Newport	1.69%
	42	3006 W. Newport	1.69%
	43	3004 W. Newport	1.69%
	44	3002 W. Newport	1.69%
	45	3000 W. Newport	2.19%
10	36	3018 W. Newport	2.19%
	37	3016 W. Newport	1.69%
	38	3014 W. Newport	2.19%

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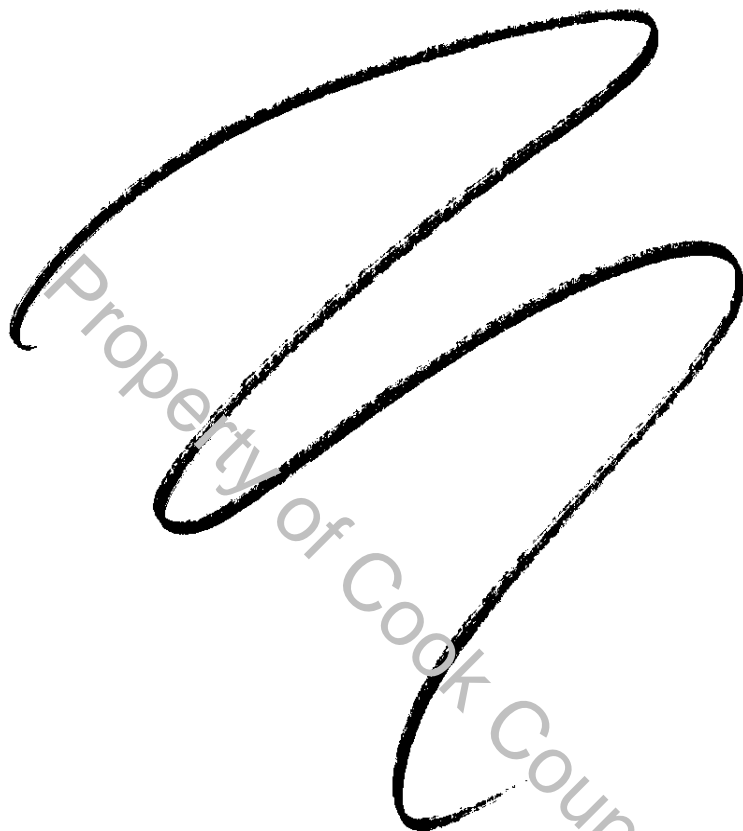
Building Number	Townhome Number	Address	Total Percentage Ownership
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PHASE II			
2	17	3445 N. Whipple	1.81%
	18	3443 N. Whipple	1.81%
	19	3441 N. Whipple	1.81%
	20	3439 N. Whipple	1.81%
	21	3437 N. Whipple	1.81%
	22	3435 N. Whipple	1.81%
1	23	3433 N. Whipple	1.81%
	24	3431 N. Whipple	1.81%
	25	3429 N. Whipple	1.81%
12	27	3036 W. Newport	1.81%
	28	3034 W. Newport	1.81%
	29	3032 W. Newport	1.81%
11	30	3030 W. Newport	1.81%
	31	3028 W. Newport	1.81%
	32	3026 W. Newport	1.81%
	33	3024 W. Newport	1.81%
	34	3022 W. Newport	1.81%
	35	3020 W. Newport	1.81%
9	49	3011 W. Newport	1.97%
	50	3013 W. Newport	1.81%
	51	3015 W. Newport	1.81%
	52	3017 W. Newport	1.81%
	53	3019 W. Newport	1.81%
13	54	2957 W. Cornelia, Unit 1	0.87%
	55	2957 W. Cornelia, Unit 2	0.87%
	56	2957 W. Cornelia, Unit 3	0.87%
	57	2957 W. Cornelia, Unit 4	0.87%
8	46	3005 W. Newport	1.81%
	47	3007 W. Newport	1.81%
	48	3009 W. Newport	1.97%

100%

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LEGAL DESCRIPTION OF THE COMMON AREA



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EXHIBIT F

Legal Description of Common Area

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 89° 57' 23" EAST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 44.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 57' 23" EAST ALONG SAID SOUTH LINE 31.02 FEET; THENCE SOUTH 00° 02' 37" WEST 54.00 FEET; THENCE SOUTH 89° 57' 23" EAST 51.50 FEET; THENCE NORTH 00° 02' 37" EAST 54.00 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, THENCE SOUTH 89° 57' 23" EAST ALONG SAID SOUTH LINE 6.00 FEET; THENCE SOUTH 00° 02' 37" WEST 54.00 FEET; THENCE SOUTH 89° 57' 23" EAST 136.50 FEET; THENCE SOUTH 00° 02' 37" WEST 19.00 FEET; THENCE NORTH 89° 57' 23" WEST 135.00 FEET; THENCE SOUTH 00° 02' 37" WEST 54.00 FEET; THENCE SOUTH 89° 57' 23" EAST 137.00 FEET; THENCE SOUTH 00° 02' 37" WEST 8.00 FEET; THENCE NORTH 89° 57' 23" WEST 141.18 FEET; THENCE NORTH 00° 43' 57" WEST 62.00 FEET; THENCE SOUTH 89° 16' 03" WEST 55.21 FEET; THENCE SOUTH 00° 43' 57" EAST 64.50 FEET; THENCE NORTH 89° 16' 03" EAST 55.21 FEET; THENCE SOUTH 00° 43' 57" EAST 6.00 FEET; THENCE SOUTH 89° 16' 03" WEST 55.21 FEET; THENCE SOUTH 00° 43' 57" EAST 9.50 FEET; THENCE SOUTH 89° 16' 03" WEST 72.99 FEET TO THE EAST LINE OF SAID NORTH WHIPPLE STREET; THENCE NORTH 00° 43' 57" WEST ALONG SAID EAST LINE 6.00 FEET; THENCE NORTH 89° 16' 03" EAST 54.19 FEET; THENCE NORTH 00° 43' 57" WEST 136.05 FEET; THENCE NORTH 89° 57' 23" WEST 10.00 FEET; THENCE NORTH 00° 43' 57" WEST 11.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 9,207 SQ. FT. OR 0.21 ACRES MORE OR LESS

TRACT 7

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT

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RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 86.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET; THENCE SOUTH 89°16'03" WEST 8.70 FEET; THENCE NORTH 00°43'57" WEST 115.14 FEET; THENCE SOUTH 89°57'23" EAST 81.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STREET & ALLEY COMMON AREAS

PARTS OF BLOCK 5 AND BLOCK 6 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCKS 5 AND 6); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°57'23" EAST ALONG SAID SOUTH LINE, 45.61 FEET; THENCE SOUTH 02°12'20" WEST, 38.58 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVED LINE, AN ARC DISTANCE OF 106.00 FEET, HAVING A RADIUS OF 423.43, A CHORD BEARING OF SOUTH 09°22'38" WEST, A CHORD DISTANCE OF 105.72 FEET TO A POINT IN A CURVED LINE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG A CURVED LINE, AN ARC DISTANCE OF 141.39 FEET, HAVING A RADIUS OF 406.59 FEET, A CHORD BEARING OF SOUTH 27°37'47" WEST AND A CHORD DISTANCE OF 140.68 FEET TO A POINT IN A LINE THAT IS 300.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCKS 5 AND 6; THENCE NORTH 89°57'23" WEST ALONG SAID PARALLEL LINE, 16.43 FEET; THENCE SOUTH 50°07'52" WEST, 64.65 FEET; THENCE SOUTH 54°31'50" WEST, 51.47 FEET; THENCE SOUTH 26°10'12" WEST, 32.63 FEET; THENCE SOUTH 88°00'10" WEST, 51.92 FEET; THENCE SOUTH 75°47'13" WEST, 82.17 FEET TO THE EAST LINE OF SAID NORTH WHIPPLE STREET; THENCE NORTH 00°43'57" WEST ALONG THE EAST LINE OF SAID NORTH WHIPPLE STREET, 235.43 FEET; THENCE NORTH 89°16'03" EAST, 72.99 FEET; THENCE NORTH 00°43'57" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTH WHIPPLE STREET, 9.50 FEET; THENCE NORTH 89°16'03" EAST, 55.21 FEET; THENCE NORTH 00°43'57" WEST ALONG SAID PARALLEL LINE, 8.51 FEET; THENCE SOUTH 89°57'23" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCKS 5 AND 6, 167.17 FEET; THENCE NORTH 00°02'37" EAST, 135.00 FEET TO THE POINT OF BEGINNING,

(EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

TRACT 1

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH

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LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE NORTH 00°43'57" WEST 118.00 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 118.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 2

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 274.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 79.50 FEET; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE NORTH 00°43'57" WEST 79.50 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 3

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 167.17 FEET; THENCE SOUTH 00°43'57" EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'03" WEST 54.00 FEET; THENCE NORTH 00°43'57" WEST 123.00 FEET; THENCE NORTH 89°16'03" EAST 54.00 FEET; THENCE SOUTH 00°43'57" EAST 123.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 4

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT

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RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 167.17 FEET; THENCE SOUTH 00°43'57" EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'03" WEST 54.00 FEET; THENCE SOUTH 00°43'57" EAST 76.26 FEET; THENCE SOUTH 64°44'48" EAST 6.26 FEET; THENCE NORTH 74°28'16" EAST 33.52 FEET; THENCE NORTH 50°18'08" EAST 20.52 FEET; THENCE NORTH 00°43'57" WEST 57.54 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 5

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 86.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET; THENCE SOUTH 37°34'05" EAST 20.92 FEET; THENCE SOUTH 00°22'58" WEST 27.57 FEET; THENCE SOUTHERLY, EASTERLY AND NORTHEASTERLY 10.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 5.00 FEET CONCAVE NORTHEASTERLY AND WHOSE CHORD BEARS SOUTH 61°12'14" EAST, A DISTANCE OF 8.80 FEET; THENCE NORTH 57°12'34" EAST 13.45 FEET; THENCE SOUTH 37°34'08" EAST 2.66 FEET; THENCE NORTH 52°25'52" EAST 95.50 FEET; THENCE NORTH 26°14'10" EAST 37.08 FEET; THENCE NORTH 00°02'37" EAST 66.62 FEET; THENCE NORTH 89°57'23" WEST 54.49 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 6

PARTS OF BLOCK 5 AND BLOCK 6 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCKS 5 AND 6); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'37" WEST 131.49 FEET; THENCE SOUTH 89°57'23" EAST 30.21 FEET; THENCE NORTHERLY 94.17 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 423.43 FEET CONCAVE WESTERLY AND WHOSE CHORD BEARS NORTH

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08°34'36" EAST, A DISTANCE OF 93.98 FEET; THENCE NORTH 02°12'20" EAST 38.58 FEET TO THE SOUTH LINE OF WEST CORNELIA AVENUE; THENCE NORTH 89°57'23" WEST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 45.61 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 7

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 86.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET; THENCE SOUTH 89°16'03" WEST 8.70 FEET; THENCE NORTH 00°43'57" WEST 115.14 FEET; THENCE SOUTH 89°57'23" EAST 81.05 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 8

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE SOUTH 00°43'57" WEST 2.00 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH 00°43'57" WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 2.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT

TRACT 9

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF

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AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 86.12 FEET; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37°34'08" EAST 20.92 FEET; THENCE SOUTH 00°22'58" WEST 6.60 FEET; THENCE NORTH 85°47'59" WEST 17.39 FEET; THENCE NORTH 00°43'57" WEST 13.18 FEET; THENCE NORTHEASTERLY 9.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.00 FEET CONCAVE SOUTHEASTERLY AND WHOSE CHORD BEARS NORTH 25°50'57" EAST, A DISTANCE OF 8.95 FEET; THENCE NORTH 52°25'52" EAST 1.13 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

TRACT 58

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 89° 57' 23" EAST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 269.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 57' 23" EAST ALONG SAID SOUTH LINE 28.00 FEET; THENCE SOUTH 00° 02' 37" WEST 135.00 FEET; THENCE NORTH 89° 57' 23" WEST 25.99 FEET; THENCE NORTH 00° 02' 37" EAST 62.00 FEET; THENCE NORTH 89° 57' 23" WEST 2.00 FEET; THENCE NORTH 00° 02' 37" WEST 73.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Pin: 13-24-305-057-0000; 13-24-305-056-0000

Address: 3445 Whipple, Chicago, Illinois.