

# UNOFFICIAL COPY

This Instrument Was Prepared By and After  
Recording Should be Mailed to:

David A. Golin  
Arnstein & Lehr LLP  
120 S. Riverside Plaza, Suite 1200  
Chicago, IL 60606



Doc#: 1625157009 Fee: \$64.25  
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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/07/2016 07:54 AM Pg: 1 of 13

## TENTH MODIFICATION AGREEMENT

This Tenth Modification Agreement (this "Agreement") is entered into as of May 29, 2016 by and between GROUP 6 LLC, an Illinois limited liability company (herein called the "Mortgagor") whose address is 2917 N. Latoria Lane, Franklin Park, Illinois 60131, and MB FINANCIAL BANK, N.A., a national banking association, successor in interest to COLE TAYLOR BANK (herein together with its successors and assigns, including each and every from time to time holder of the Notes described below, called the "Mortgagee") whose address is 6111 N. River Road, Rosemont, Illinois 60018.

WHEREAS, Mortgagee extended to Mortgagor a mortgage loan in the original principal sum of \$2,375,000.00; and

WHEREAS, Mortgagee also extended to TUKAIZ, LLC, an Illinois limited liability company ("Tukaiz") the following loans: (i) a \$3,250,000.00 revolving line of credit loan, and (ii) a \$2,500,000.00 non-revolving capital expenditure line of credit loan (with a five year term conversion feature following an initial draw period), and (iii) terms loans in the respective original principal sums of \$1,339,285.90, \$1,435,797.72 and \$2,400,000.00; and

WHEREAS, to secure payment of all of the above-described loans, Mortgagor executed a certain Mortgage, Security Agreement and UCC Fixture Filing dated as of June 19, 2008 (the "Mortgage") and a certain Assignment of Rents and of Lessor's Interest in Leases dated as of June 19, 2008 (the "Assignment of Rents") mortgaging, granting and conveying to Mortgagee the Premises as defined in the Mortgage and Assignment of Rents, including the Real Estate described in **Exhibit "A"** attached hereto and incorporated herein by reference; and

WHEREAS, the Mortgage and Assignment of Rents were recorded on June 20, 2008, in the office of the Recorder of Deeds of Cook County, Illinois as Documents No. 0817239007 and 0817239008, respectively; and

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yes  
yes  
no  
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WHEREAS, pursuant to First Modification Agreement dated March 18, 2009, the Mortgage and Assignment of Rents were modified to reflect and secure an increase in the amount of the aforesaid mortgage loan to \$2,850,000.00; and

WHEREAS, pursuant to Second Modification Agreement dated as of July 13, 2009, the Mortgage and Assignment of Rents were modified to reflect and secure (i) an increase in the amount of said revolving line of credit loan made to Tukaiz from \$3,250,000.00 to \$4,000,000.00 and an extension of its term until June 1, 2011, and (ii) a new \$2,000,000.00 non-revolving capital expenditure line of credit loan (with a five year term conversion feature following an initial draw period) made to Tukaiz; and

WHEREAS, pursuant to Third Modification Agreement dated as of September 30, 2010, the Mortgage and Assignment of Rents were modified to reflect and secure (i) an extension of the term of said \$4,000,000.00 revolving line of credit loan made to Tukaiz until June 1, 2012, and (ii) a new \$2,400,000.00 non-revolving capital expenditure line of credit loan (with a five year term conversion feature following an initial draw period) made to Tukaiz; and

WHEREAS, pursuant to Fourth Modification Agreement dated as of September 30, 2011, the Mortgage and Assignment of Rents were modified to reflect and secure (i) an extension of the term of said \$4,000,000.00 revolving line of credit loan made to Tukaiz until June 1, 2013, and (ii) a new \$2,000,000.00 non-revolving capital expenditure line of credit loan (with a five year term conversion feature following an initial draw period) made to Tukaiz; and

WHEREAS, pursuant to Fifth Modification Agreement dated as of October 10, 2012, the Mortgage and Assignment of Rents were modified to reflect and secure (i) an increase in the amount of the aforesaid mortgage loan made by Mortgagee to Mortgagor to \$4,010,000.00; and (ii) an increase in the amount of the aforesaid revolving line of credit loan made by Mortgagee to Tukaiz from \$4,000,000.00 to \$5,000,000.00, and (iii) a new \$3,000,000.00 non-revolving capital expenditure line of credit loan (with a five year term conversion feature following an initial draw period) made by Mortgagee to Tukaiz; and

WHEREAS, pursuant to Sixth Modification Agreement dated as of April 12, 2013, the Mortgage and Assignment of Rents were modified to reflect and secure an increase in the amount of the aforesaid revolving line of credit loan made by Mortgagee to Tukaiz from \$5,000,000.00 to \$7,000,000.00; and

WHEREAS, pursuant to Seventh Modification Agreement dated as of September 30, 2013, the non-revolving capital expenditure line of credit loan was increased from \$3,000,000.00 to \$4,000,000.00; and

WHEREAS, pursuant to Eighth Modification Agreement dated as of January 4, 2014, the maturity date of the revolving line of credit was extended and a new non-revolving capital expenditure line of credit in the amount of \$3,000,000.00 was made available; and

WHEREAS, pursuant to Ninth Modification Agreement dated as of November 3, 2015 but effective as of August 5, 2015 (the "Credit Agreement"), the Mortgage and Assignment of Rents were modified to reflect and secure the obligations of Tukaiz under the Amended and Restated Credit and Security Agreement dated as of November 3, 2015, but effective as of

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August 5, 2015, entered into by Mortgagee and Tukaiz (the "Credit Agreement") and the promissory notes (the "Tukaiz Notes") executed by Tukaiz pursuant thereto; and

WHEREAS, upon the request of Tukaiz, Mortgagee and Tukaiz have agreed to enter into a Forbearance and Loan Modification Agreement (the "Forbearance Agreement") which will make certain modifications to the Credit Agreement by: (i) extending the Maturity Date of the Tukaiz Notes to August 15, 2016; (ii) increasing the interest rate on the Tukaiz Notes to six percent (6.0%) per annum; and (iii) decreasing the Maximum Revolving Loan Limit to \$5,500,000 (the terms "Maturity Date" and "Maximum Revolving Loan Limit" are defined in the Credit Agreement as modified by the Forbearance Agreement); and

WHEREAS, Mortgagee has consented to such request, provided, among other conditions, that Mortgagee agrees to modify and amend the Mortgage and Assignment of Rents to reflect and secure the obligations of Tukaiz under the Credit Agreement as modified by the Forbearance Agreement; and

WHEREAS, Mortgagee and Tukaiz have agreed to modify and amend the notice provisions in the Mortgage and Assignment of Rents to reflect that MB Financial Bank, N.A., as successor in interest to Cole Taylor Bank, is the current Mortgagee and Assignee.

NOW THEREFORE, in consideration of the premises and for good and valuable consideration, Mortgagee and Mortgagee hereby agree that the Mortgage and Assignment of Rents shall be and are hereby modified and amended as follows:

1. Except as otherwise expressly set forth herein to the contrary, the capitalized terms used herein without definition shall have the same meaning herein as such terms have in the Mortgage.
2. The definition of "Tukaiz Notes" in the Mortgage and the Assignment of Rents includes the modifications set forth in the Forbearance Agreement, which (i) extend the Maturity Date of the Tukaiz Notes to August 15, 2016; (ii) increase the interest rate on the Tukaiz Notes to six percent (6.0%) per annum; and (iii) decrease the Maximum Revolving Loan Limit to \$5,500,000.
3. Paragraph 37 of the Mortgage is hereby amended by replacing the contact information for Mortgagee with the following:

If to Mortgagee: MB Financial Bank, N.A.  
6111 North River Road  
Rosemont, Illinois 60018  
Attn: Mary Alberts  
Fax No. \_\_\_\_\_

With a copy to: Arnstein & Lehr, LLP  
120 S. Riverside Plaza, Suite 1200  
Chicago, Illinois 60606  
Attn: David A. Golin  
Fax No. 312-876-0288

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4. The second “WHEREAS” clause of the Mortgage is hereby amended in its entirety to read as follows:

“WHEREAS, TUKAIZ, LLC, an Illinois limited liability company (“Tukaiz”), has executed and delivered to the Mortgagee the following promissory notes (together with all present and future extensions, renewals, refinancings, modifications, restatements, replacements, consolidations and conversions thereof or thereto, collectively, the “Tukaiz Notes” and singularly, a “Tukaiz Note”): (i) an Amended and Restated Revolving Note dated November 3, 2015 (but effective as of August 5, 2015) in the principal sum of Six Million and 00/100 Dollars (\$6,000,000.00) (herein called the “Tukaiz Revolving Note”), evidencing a \$6,000,000.00 revolving line of credit loan made by Mortgagee to Tukaiz, payable to the order of Mortgagee, plus interest payable periodically and calculated at the applicable rate therein described, the terms and provisions of which Tukaiz Revolving Note are incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; (ii) an Amended and Restated Capex Note No. 3 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Mortgagee, in the principal sum of Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00) (herein called the “Tukaiz Capex Note No. 3”), evidencing a \$480,000.00 non-revolving capital expenditure line of credit loan made by Mortgagee to Tukaiz (which has been converted to an amortizing five year term loan), payable to the order of Mortgagee in monthly installments of principal, plus interest payable periodically and calculated at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 3 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; (iii) an Amended and Restated Capex Note No. 4 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Mortgagee, in the principal sum of Eight Hundred Thirty Three Thousand Three Hundred Thirty Three and 45/100 Dollars (\$833,333.45) (herein called the “Tukaiz Capex Note No.4”), evidencing a \$833,333.45 non-revolving capital expenditure line of credit loan made by Mortgagee to Tukaiz (which has been converted to an amortizing five year term loan), payable to the order of Mortgagee in installments of principal, plus interest payable periodically and calculated at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 4 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; (iv) an Amended and Restated Capex Note No. 5 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Mortgagee, in the principal sum of Two Million Four Hundred Sixty Two Thousand Four Hundred Fifty Two and 57/100 Dollars (\$2,462,452.57) (herein called the “Tukaiz Capex Note No. 5”), evidencing a \$2,462,452.57 non-revolving capital expenditure line of credit loan made by Mortgagee to Tukaiz, payable to the order of Mortgagee in installments of principal plus interest calculated and payable at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 5 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; and (v) an Amended and Restated Capex Note No. 6 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Mortgagee, in the principal sum of Two Million Two Hundred Forty One Thousand Eight Hundred Fifty Eight and 87/100 Dollars (\$2,241,858.87) (herein called the “Tukaiz Capex Note No. 6”), evidencing a \$2,241,858.87 non-revolving capital expenditure line of credit loan made by Mortgagee to Tukaiz, payable to the order of Mortgagee in installments of principal plus interest calculated and payable at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 6 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length;”

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5. The second “WHEREAS” clause of the Assignment of Rents, is amended in its entirety to read as follows:

“WHEREAS, TUKAIZ, LLC, an Illinois limited liability company (“Tukaiz”) has executed and delivered to the Assignee the following promissory notes (together with all present and future extensions, renewals, refinancings, modifications, restatements, replacements, consolidations and conversions thereof or thereto, collectively, the “Tukaiz Notes” and singularly, a “Tukaiz Note”): (i) an Amended and Restated Revolving Note dated November 3, 2015 (but effective as of August 5, 2015) in the principal sum of Six Million and 001100 Dollars (\$6,000,000.00) (herein called the “Tukaiz Revolving Note”), evidencing a \$6,000,000.00 revolving line of credit loan made by Assignee to Tukaiz, payable to the order of Assignee, plus interest payable periodically and calculated at the applicable rate therein described, the terms and provisions of which Tukaiz Revolving Note are incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; (ii) an Amended and Restated Capex Note No. 3 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Assignee, in the principal sum of Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00) (herein called the “Tukaiz Capex Note No. 3”), evidencing a \$480,000.00 non-revolving capital expenditure line of credit loan made by Assignee to Tukaiz (which has been converted to an amortizing five year term loan), payable to the order of Assignee in monthly installments of principal, plus interest payable periodically and calculated at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 3 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; (iii) an Amended and Restated Capex Note No. 4 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Assignee, in the principal sum of Eight Hundred Thirty Three Thousand Three Hundred Thirty Three and 45/100 Dollars (\$833,333.45) (herein called the “Tukaiz Capex Note No. 4”), evidencing a \$833,333.45 non-revolving capital expenditure line of credit loan made by Assignee to Tukaiz (which has been converted to an amortizing five year term loan), payable to the order of Assignee in installments of principal, plus interest payable periodically and calculated at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 4 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; (iv) an Amended and Restated Capex Note No. 5 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Assignee, in the principal sum of Two Million Four Hundred Sixty Two Thousand Four Hundred Fifty Two and 57/100 Dollars (\$2,462,452.57) (herein called the “Tukaiz Capex Note No. 5”), evidencing a \$2,462,452.57 non-revolving capital expenditure line of credit loan made by Assignee to Tukaiz, payable to the order of Assignee in installments of principal plus interest calculated and payable at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 5 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; and (v) an Amended and Restated Capex Note No. 6 dated November 3, 2015 (but effective as of August 5, 2015), payable to the order of Assignee, in the principal sum of Two Million Two Hundred Forty One Thousand Eight Hundred Fifty Eight and 87/100 Dollars (\$2,241,858.87) (herein called the “Tukaiz Capex Note No. 6”), evidencing a \$2,241,858.87 non-revolving capital expenditure line of credit loan made by Assignee to Tukaiz, payable to the order of Assignee in installments of principal plus interest calculated and payable at the applicable rate therein described, the terms and provisions of which Tukaiz Capex Note No. 6 is incorporated herein and made a part hereof by this reference with the same effect as if set forth at length; and”.

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6. Hereafter, the reference in the Mortgage, as amended hereby, and Assignment of Rents, as amended hereby, and herein below, to the term "Notes" shall hereafter collectively mean the Mortgage Note (as defined in the Mortgage and Assignment of Rents, as amended) and the Tukaiz Notes (as defined in the Mortgage and Assignment of Rents, and amended hereinabove) and all extensions, renewals, refinancings, modifications, restatements, replacements, consolidations and conversions of the foregoing described promissory notes. **THIS MODIFICATION SHALL SERVE AS PUBLIC NOTICE TO ALL CREDITORS AND OTHER PERSONS THAT THE NOTES MAY BE EXTENDED, RENEWED, REFINANCED, MODIFIED, RESTATED, REPLACED, CONSOLIDATED OR CONVERTED, IN WHOLE OR IN PART, FROM TIME TO TIME HEREAFTER, AND THAT IT IS THE EXPRESS INTENTION OF THE MORTGAGOR AND MORTGAGEE THAT (1) THE MORTGAGE AND ASSIGNMENT OF RENTS SHALL AUTOMATICALLY SECURE PAYMENT OF ALL SUCH EXTENSIONS, RENEWALS, REFINANCINGS, MODIFICATIONS, RESTATMENTS, REPLACEMENTS, CONSOLIDATIONS AND CONVERSIONS, WITHOUT THE NECESSITY OF RECORDING ANY SUBSEQUENT MODIFICATION OF THIS MORTGAGE, AND (2) NEITHER THE NOTES NOR ANY SUBSEQUENT EXTENSIONS, RENEWALS, REFINANCINGS, MODIFICATIONS, RESTATMENTS, REPLACEMENTS, CONSOLIDATIONS OR CONVERSIONS THEREOF, IN WHOLE OR IN PART SHALL IMPAIR THE VALIDITY OR PRIORITY OF THE MORTGAGE, NOR RELEASE THE MORTGAGOR FROM ANY OF ITS OBLIGATIONS THEREUNDER.**

7. Mortgagor acknowledges and agrees that the Mortgage and Assignment of Rents are and as amended hereby shall remain in full force and effect, and that the Premises are and shall remain subject to the lien granted and provided for by the Mortgage and Assignment of Rents, as amended hereby, for the benefit and security of all obligations and indebtedness described therein, including, without limitation, the loans evidenced by the Notes and all other Indebtedness Hereby Secured (as defined in the Mortgage).

8. Nothing contained in this Agreement shall in any manner impair the Mortgage or Assignment of Rents, as amended hereby, or the first lien created by the Mortgage and Assignment of Rents, or any other loan documents executed in connection with the loans evidenced by the Notes, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the foregoing documents, except as expressly provided in this Agreement, or affect or impair any rights, powers, or remedies of Mortgagee under any of the foregoing documents.

9. Except as specifically amended and modified hereby, all of the terms and conditions of the Mortgage and Assignment of Rents shall stand and remain unchanged and in full force and effect. This Agreement shall be construed and governed by and in accordance with the laws of the State of Illinois (exclusive of choice of law principles).

10. This Agreement shall be binding upon Mortgagor and its respective successors and assigns, and shall inure to the benefit of the Mortgagee, its successors and assigns.

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11. Mortgagor shall reimburse Mortgagee for all of its out-of-pocket costs incurred in connection with the aforesaid loan increase, including, without limitation, all legal fees, title insurance premiums, recording fees and search fees.

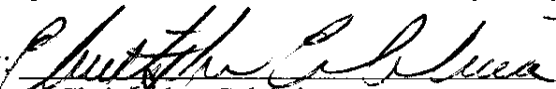
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Mortgagor and Mortgagee have executed this Tenth Modification Agreement as of the day and year first above written.

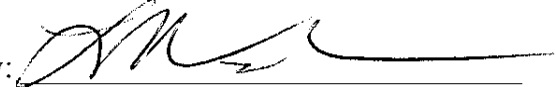
**MORTGAGOR:**

Group 6, LLC, an Illinois limited liability company

By:   
Name: Christopher Calabria  
Title: Manager, Vice President and CFO

**MORTGAGEE:**

MB Financial Bank, N.A., a national banking association

By:   
Name: ~~Mary C. Alberts~~ Linda Weber  
Title: Senior Vice President

Property of Cook County Clerk's Office



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## ACKNOWLEDGEMENT OF SIGNATURE

STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )

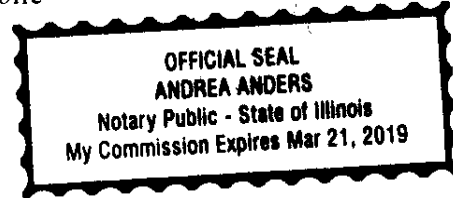
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The undersigned, a Notary Public in and for the said County, in the State aforesaid, do certify that Christopher Calabria, a Manager, Vice President and CFO of Group 6, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing instrument as such Manager, Vice President and CFO, appeared before me this day in person and acknowledge that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25 day of June, 2016.

Andrea Anders  
 Notary Public

My commission Expires: 3/21/19



## ACKNOWLEDGEMENT OF SIGNATURE

STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )

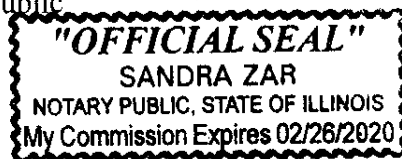
SS

The undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that ~~Mary C. Alberts~~ <sup>Sandra Zar</sup>, a Senior Vice President, of MB Financial Bank, N.A., a national banking association, personally known to me to be the same person whose name is subscribed to the forgoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her 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 notarial seal this 25 day of June, 2016.

Sandra Zar  
 Notary Public

My commission Expires: 02/26/2020



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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

Lots 1 through 9, both inclusive, in Mike Latoria Sr. Industrial Subdivision, being a subdivision of the West 200.00 feet of Tract No. 2 (except that part of the West 38.72 feet, measured at right angles, lying South of the North 204.16 feet thereof) in Owner's Division of that part of the East 112 of the Northeast 114 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the North 40 acres thereof and North of the center line of Grand Avenue, in Cook County, Illinois.

#### PARCEL 2A:

That part of the Southwest 1/4 of the Northeast 114 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian described as follows: Commencing at a point on the East line of the Southwest 114 of the Northeast 114 of said Section 29, said point being 251.13 feet South of the Northeast corner thereof; thence continuing South on said East line 328.99 feet to a point 250.12 feet North of the center line of Grand Avenue; thence West along a line parallel with the North line of the Southwest 1/4 of the Northeast 1/4 of said section 134.0 feet; thence North along a line parallel with the East line of the Southwest 114 of the Northeast 114 of said Section 29 to the point of intersection with a line drawn 338.036 feet South of and parallel with the North line of the Southwest 114 of the Northeast 1/4 of said Section 29; thence Northeasterly to a point 125.0 feet West of the point of beginning as measured along a line drawn perpendicularly to said East line of the Southwest 1/4 of the Northeast 1/4 through said point of beginning; thence East along said perpendicular line 125.00 feet to the point of beginning, in Cook County, Illinois.

#### PARCEL 2B:

A non-exclusive perpetual easement for the benefit of Parcel 2A as set forth in the Declaration and Grant of Easement made by J. Emil Anderson & Son, Inc., a corporation of Illinois, dated July 30, 1965 and recorded August 6, 1965 as Document 19550511 and as created by Deed from J. Emil Anderson & Son, Inc., a corporation of Illinois, to Probrand Building Corporation, a corporation of Illinois, dated January 1, 1966 and recorded March 1, 1966 as Document 19753702 for ingress and egress over, under, and across the property described as Tracts One through Five inclusive as shown on plat of survey prepared by National Survey Service, Inc., dated June 17, 1965 and recorded August 6, 1965 as Exhibit "B" of Document

#### PARCEL 2C:

A non-exclusive perpetual easement for the benefit of Parcel 2A as created by that certain Indenture from the Commonwealth Edison Company, a corp. of Illinois, to Pro brand Building Corporation, a corporation of Illinois, dated February 1, 1966 and recorded March 1, 1966 as Document Number 19753703 for ingress and egress over the following described property: The existing paved 31 foot wide roadway, together with the existing paved portions of roadway

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connecting said roadway with Tracts One, Two, Three, and Four in Parcel 2B above, the center line of said roadway being located 33 feet Southeasterly of and parallel with the Northwesterly line of the following described property, to wit: A strip of land 60 feet in width through that part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the center line of Grand Avenue described as follows: Beginning at the intersection of the center line of Grand Avenue with the West line of said Northeast 1/4, said point being the Southeast corner of Frederick H. Bartlett's Grand Farms Unit "F" as recorded as Document 12319125 and running thence Northeasterly along a diagonal line a distance of 996.58 feet to the intersection of said diagonal line with the North line of said Southwest 1/4 of the Northeast 1/4 at a point 661.07 feet East of the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence East along the North line of the Southwest 1/4 of the Northeast 1/4, a distance of 79.55 feet; thence Southwesterly along a line 60 feet Southeasterly of, measured at right angles to and parallel with first mentioned diagonal line a distance of 1,002.59 feet to the intersection of said parallel line with the center line of Grand Avenue thence Northwesterly along the center line of Grand Avenue a distance of 75.74 feet to the point of beginning, in Cook County, Illinois;

ALSO,

A strip of land 60 feet in width described as follows: Beginning at a point on the South line of said Northwest 1/4 of the Northeast 1/4, which is 661.07 feet East of the Southwest corner thereof, and running thence Northeasterly along a diagonal line, a distance of 995.82 feet more or less to its intersection with the East line of said Northwest 1/4 of the Northeast 1/4 at a point which is 751.10 feet North of the Southeast corner thereof; thence South along the East line of said Northwest 1/4 of the Northeast 1/4 a distance of 90.36 feet to a point which is 60 feet Southeasterly along a line 60 feet Southeasterly from (measured at right angles) and parallel with the aforesaid diagonal line, a distance of 876.02 feet more or less to its intersection with the South line of said Northwest 1/4 of the Northeast 1/4 to a point which is 79.55 feet East of the point of beginning; thence West along the South line of said Northwest 1/4 of the Northeast 1/4 to the point of beginning, in Cook County, Illinois;

ALSO,

A strip of land 10.0 feet in width lying Southeasterly of and adjoining the Southeasterly line of the land conveyed to the Commonwealth Edison Company per Deed recorded July 6, 1954 as Document 15951274 lying North of a line 50.0 feet North of and parallel with the center line of Grand Avenue and lying South of the North line of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

ALSO,

That part of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 40 North, Range 12 East of the Third Principal Meridian being a strip of land 10.0 feet in width, lying Southeasterly of and adjoining the Southeasterly line of the land conveyed to the Commonwealth Edison Company per Deed recorded April 25, 1955 as Document 16215102 all in Cook County, Illinois.

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## PARCEL 3A:

That part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the North line of Grand Avenue and the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 29, thence North along the said East line a distance of 200 feet to a point, which point may also be described as the point 250.12 feet North of the center line of Grand Avenue as measured along said East line of the Southwest 1/4, thence West along a line which is parallel to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 29, a distance of 134.0 feet; thence South parallel with the East line of the Southwest 1/4 of the Northeast 1/4 of said section to a point on the North line of Grand Avenue (being a line 50.0 feet North of and parallel with the center line of Grand Avenue as improved); thence Easterly along said North line to the point of beginning.

## PARCEL 3B:

That part of the West 38.72 feet (measured at right angles to the West line) lying South of the North 204.16 feet of Tract Number 2 in Owners Division of part of the East 1/2 of the Northeast 1/4 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the North 40 acres thereof and North of the center line of Grand Avenue, (excepting from the above described tract of land, that part thereof bounded and described as follows: Beginning at a point on the East line of said West 38.72 feet, said point being the Northwest corner of Lot 10 in Mike Latoria Sr., Industrial Subdivision, being a subdivision of the West 200 feet of Tract number 2 (except that part of the West 38.72 feet, measured at right angles, lying South of the North 204.16 feet thereof), in said Owner's Division; thence West 0.36 feet along the North line of said Lot 10 extended West to a point on the East face of brick wall of a building known as 10628 West Grand; thence Southerly along said East face 32.3 feet to a point 0.79 feet West of the West line of said Lot 10; thence continuing Southerly along said East face, to a point 50.27 feet North of the Southwest corner of said Lot 10, said point being 1.08 feet West of the West line of said Lot 10; thence continuing Southerly parallel to the West line of Lot 10 to the North line of Grand Avenue; thence Easterly 1.08 feet to said Southwest corner of Lot 10; thence Northerly 136.35 feet to the point of beginning) in Cook County, Illinois.

## PARCEL 4A:

Lot 10 in Mike Latoria Sr. Industrial Subdivision being a subdivision of the West 200 feet of Tract Number 2 (except that part of the West 38.72 feet, measured at right angles, lying South of the North 204.16 feet thereof) in Owners' Division of that part of the East half of the Northeast quarter of Section 29, Township 40 North, Range 12 East of the Third Principal Meridian, lying South of the North 40 acres thereof and North of the center line of Grand Avenue, according to the plat of said Mike Latoria Sr., Industrial Subdivision registered in the Office of the Registrar of Titles of Cook County, Illinois on June 13, 1967 as Document Number LR2329474.

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## PARCEL 4B:

That part of the West 38.72 feet (measured at right angles to the West line) lying South of the North 204.16 feet thereof, of Tract Number Two in Owners' Division of that part of the East half of the Northeast quarter of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the North 40 acres thereof and North of the center line of Grand Avenue, beginning at a point of the East line of said West 38.72 feet, said point being the Northwest corner of said Lot 10; thence West 0.36 feet along the North line of said Lot 10 extended West to a point on the East face of the brick wall of a building known as 10628 West Grand; thence Southerly along said East face 32.3 feet to a point 0.79 feet West of the West line of said Lot 10; thence continuing Southerly along said East face, to a point 50.27 feet North of the Southwest corner of said Lot 10, said point being 1.08 feet West of the West line of said Lot 10; thence continuing Southerly parallel to the West line of Lot 10 to the North line of Grand Avenue; thence Easterly 1.08 feet to said Southwest corner of Lot 10; thence Northerly 136.35 feet to the point of beginning, all in Cook County, Illinois.

## P. I. N.'s:

12-29-203-042-0000 (lots 1 and 2 and the south half of lot 3 of parcel 1)  
 12-29-203-041-0000 (the north 1/2 of lot 3 of parcel 1)  
 12-29-203-029-0000 (lot 4 of parcel 1)  
 12-29-203-030-0000 (lot 5 of parcel 1)  
 12-29-203-031-0000 (lot 6 of parcel 1)  
 12-29-203-038-0000 (the north part of lot 7 of parcel 1)  
 12-29-203-039-0000 (the south part of lot 7 of parcel 1)  
 12-29-203-040-0000 (lots 8 and 9 of parcel 1)

12-29-202-012-0000 (parcel 2A)

12-29-202-005-0000 (part of parcel 3A)  
 12-29-202-014-0000 (part of parcel 3A)  
 12-29-202-022-0000 (part of parcel 3A)

12-29-203-048-0000 (parcel 3B)

12-29-203-035-0000 (parcel 4A) 12-29-203-049-0000 (parcel 4B)

## Street Addresses:

2909-2923 and 2912-2924 N. Latoria Lane, Franklin Park, IL 60131  
 2950 N. Hart Drive, Franklin Park, IL 60131  
 10622 W. Grand Avenue, Franklin Park, IL 60131  
 10628 W. Grand Avenue, Franklin Park, IL 60131