

# UNOFFICIAL COPY



Doc# 1636322133 Fee \$64.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2016 03:50 PM PG: 1 OF 14

8983/17  
③  
Instrument Prepared By And  
When Recorded Return To:  
Bryan Cave LLP  
One Atlantic Center, 14<sup>th</sup> Floor  
1201 W. Peachtree St. NW  
Atlanta, GA 30309  
Attention: Johnny D. Latzak, Jr., Esq.

## ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES ("**Assignment**") is made and entered into as of December 23 2016 by **CP WEST DIVISION, LLC**, an Illinois limited liability company ("**Assignor**"), with the address of c/o Centrum Partners, LLC, 225 W. Hubbard Street, 4<sup>th</sup> Floor, Chicago, Illinois 60654, for the benefit of **VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY**, a Connecticut corporation ("**Assignee**"), with the address of c/o Voya Investment Management LLC, 5780 Powers Ferry Road, NW Suite 300, Atlanta, Georgia 30327-4349.

## WITNESSETH:

WHEREAS, Assignor has executed and delivered to Assignee a Construction and Term Loan Promissory Note dated on or about this same date in the original principal amount of up to FIFTY-TWO MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$52,800,000.00) (the "**Note**"), performance of which is secured, among other things, by a Mortgage, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing (the "**Mortgage**"), which Mortgage encumbers certain real estate described in Exhibit "A", attached hereto and hereby made a part hereof, and improvements thereon (together, the "**Premises**"); and

CCRD REVIEWER

# UNOFFICIAL COPY

WHEREAS, as a condition to Assignee's obligation to make the loan evidenced by the Note and secured by the Mortgage (and any extensions and/or modifications thereof) and made pursuant to or in connection with and secured by other documents, including, but not limited to, any financing statements naming Assignor as debtor and Assignee as secured party (this Assignment, the Note, the Mortgage, and such other documents are sometimes hereinafter collectively referred to as the "**Loan Documents**"), Assignor has agreed to absolutely and unconditionally assign to Assignee all of Assignor's rights under and title to various leases affecting the Premises, including Assignor's rights in and title to the rents therefrom, subject only to the terms and conditions herein set forth.

NOW THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Assignor hereby agrees as follows:

1. Assignment of Leases. Assignor hereby presently and absolutely assigns, transfers, grants and conveys unto Assignee, its successors and assigns, all leasehold estates of Assignor, as lessor, and all right, title and interest of Assignor in, to and under all existing and future leases, subleases, license agreements, concessions, tenancies and other use or occupancy agreements, whether oral or written, covering or affecting any or all of the Premises and all agreements for any use of, all or any part of the Premises, the buildings, fixtures and other improvements located thereon ("**Improvements**"), and all extensions, renewals and guaranties thereof and all amendments and supplements thereto (collectively, the "**Leases**"), including without limitation the following:

(a) any and all rents, revenues, issues, income, royalties, receipts, profits, contract rights, accounts receivable, general intangibles, and other amounts now or hereafter becoming due to Assignor in connection with or under the Leases (whether due for the letting of space, for services, materials or installations supplied by Assignor or for any other reason whatsoever), including without limitation all insurance, tax and other contributions, insurance proceeds, condemnation awards, damages following defaults by tenants under the Leases ("**Tenants**"), cash or securities deposited by Tenants to secure performance of their obligations under the Leases, and all other extraordinary receipts, and all proceeds thereof, both cash and non-cash (all of the foregoing being hereinafter collectively called the "**Rents**") and all rights to direct the payment of, make claim for, collect, receive and receipt for the Rents;

(b) all claims, rights, privileges and remedies on the part of Assignor, whether arising under the Leases or by statute or at law or in equity or otherwise, arising out of or in connection with any failure by any Tenant to pay the Rents or to perform any of its other obligations under its Lease;

(c) all rights, powers and privileges of Assignor to exercise any election or option or to give or receive any notice, consent, waiver or approval under or with respect to the Leases; and

(d) all other claims, rights, powers, privileges and remedies of Assignor under or with respect to the Leases, including without limitation the right, power and privilege (but not the

# UNOFFICIAL COPY

obligation) to do any and all acts, matters and other things that Assignor is entitled to do thereunder or with respect thereto.

2. Purpose of Assignment; Security. This Assignment is made for the purpose of securing Assignor's full and faithful (a) payment of the indebtedness (including any extensions or renewals thereof) evidenced by the Note, (b) payment of all other sums with interest thereon becoming due and payable to Assignee under the provisions of the Mortgage or any other Loan Documents, and (c) performance and discharge of each and every term, covenant and condition contained in the Note, Mortgage, or any of the other Loan Documents.

3. Assignor's Covenants. Assignor covenants and agrees with Assignee as follows:

(a) That the sole ownership of the entire lessor's interest in the Leases and the Rents is, and as to future Leases shall be, vested in Assignor, and that Assignor has not, and shall not, perform any acts or execute any other instruments which might prevent Assignee from fully exercising its rights under any of the terms, covenants and conditions of this Assignment.

(b) That the Leases are and shall be valid and enforceable against the respective lessees thereunder in accordance with their terms and have not been altered, modified, amended, terminated, cancelled, renewed or surrendered nor have any Rents thereunder been collected more than one month in advance nor have any of the terms and conditions thereof been waived in any manner whatsoever except as approved in writing by Assignee or as permitted in the Mortgage.

(c) That none of the Leases entered into prior to the date hereof, unless such Lease is by its express terms subordinated to the Mortgage, shall be altered, modified, amended, terminated, cancelled, extended, renewed or surrendered, nor any term or condition thereof waived, nor shall Assignor consent to any assignment or subletting by any lessee thereunder without the prior written approval of Assignee. Notwithstanding the above, in no event shall any Lease for which Assignee has executed a subordination, non-disturbance and attornment agreement be altered, modified, amended, terminated, cancelled, extended, renewed or surrendered, nor any term or condition thereof waived, nor shall Assignor consent to any assignment or subletting by any lessee thereunder, without the prior written approval of Assignee. All Leases shall be subject to and subordinate to the Mortgage. Under no Lease will any Rents be abated or collected or distributed more than one month in advance. Leases entered into after the date hereof shall be governed by **Paragraph 10** of the Mortgage. Notwithstanding the foregoing, Assignor may, without prior consent but with subsequent notice to Assignee: (i) extend any residential Lease for an additional period not to exceed twenty-four (24) months, on the same terms with adjustments to rent and or security deposits, if applicable, to reflect market rates (or adjusted rental rates in the case of Affordable Units) and to include or exclude parking fees as applicable; (ii) make non-material amendments to non-residential Leases that do not reduce base rent or additional rent payable under such Lease or increase landlord's obligations thereunder; or (iii) amend any Lease to correct typographical errors or errors in legal descriptions, or to confirm possession dates, rent commencement dates and the like.

Without in any way limiting the requirement of Assignee's prior written approval hereunder, any sums received by Assignor in consideration of any termination (or release or

# UNOFFICIAL COPY

discharge of any lessee) of any Lease with respect to the retail portion of the Premises shall be held by Assignee and, provided no Event of Default (as hereinafter defined) exists, made available to Assignor for the payment of tenant improvement costs and leasing commissions to re-let the applicable vacated space and any such sums received by Assignor shall be held in trust by Assignor for such purpose. Any such amounts which are not used to pay tenant improvement costs and leasing commissions in connection with the re-letting of such space within a reasonable period of time after the receipt thereof shall be applied by Assignee, without the payment of any otherwise applicable Prepayment Premium (as defined in the Note), to reduce the then outstanding principal amount of the Indebtedness (as is defined in the Mortgage).

(d) That there are no defaults now existing under any of the Leases and there exists no state of facts which, with the giving of notice or lapse of time or both, would constitute a default under any of the Leases.

(e) That Assignor shall give prompt notice to Assignee of any written notice received by Assignor claiming that a default has occurred under any of the Leases on the part of the Assignor, together with a complete copy of any such notice.

(f) That Assignor will not permit any Lease to become subordinate to any lien other than the lien of the Mortgage.

(g) That there shall be no merger of the Leases, or any of them, by reason of the fact that the same person may acquire or hold directly or indirectly the Leases, or any of them, as well as the fee estate in the Premises or any interest in such fee estate.

4. Absolute Assignment/License to Collect Rents. This Assignment is entered into for the purpose of absolutely assigning the Leases and the Rents to Assignee as additional collateral for the loan evidenced by the Note and such Assignment is choate on the date hereof. Notwithstanding the foregoing, so long as no Event of Default, as hereinafter defined, shall have occurred, Assignor shall have a license, terminable by the Assignee upon any Event of Default, to collect the Rents accruing from the Premises on or after, but in no event more than one (1) month in advance of, the respective dates set forth in the Leases on which the Rents become due (provided that in no event shall Assignor be permitted to enter into any Lease which makes rent due earlier than one (1) calendar month in advance of the current month (except for the last month's rent or security deposit)), and to hold the Rents as a trust fund for the uses and purposes more particularly described in the Mortgage. Upon the occurrence of an Event of Default, the license granted to the Assignor shall be automatically and immediately revoked without notice to the Assignor. Upon the revocation of such license the Assignee may at its option give Tenants a written notice (a "**Tenant Notice**") requesting the Tenants to pay all Rents and other amounts due under the Leases directly to Assignee and to perform any of the Tenants' respective obligations under the Leases for the benefit of Assignee.

5. Assignee's Powers and Rights. At any time during the term of the Note or the Mortgage, Assignee may, at its option upon or after an Event of Default and after giving a Tenant Notice, receive and collect all of the Rents as they become due. Assignee shall thereafter

# UNOFFICIAL COPY

continue to receive and collect all of the Rents, as long as Assignee deems such receipt and collection to be necessary or desirable, in Assignee's sole discretion.

Assignor hereby irrevocably appoints Assignee its true and lawful attorney, coupled with an interest, with full power of substitution and with full power for Assignee in its own name and capacity or in the name and capacity of Assignor, from and after the occurrence of an Event of Default and after the giving of a Tenant Notice, to demand, collect, receive and give complete acquittance for any and all Rents and at Assignee's discretion to file any claim or take any other action or proceeding and make any settlement of any claims, either in its own name or in the name of Assignor or otherwise, which Assignee may deem necessary or desirable in order to collect and enforce the payment of the Rents. Tenants are hereby expressly authorized and directed to pay all Rents and any other amounts due Assignor pursuant to the Leases or otherwise, to Assignee, or such nominee as Assignee may designate in a Tenant Notice delivered to such Tenants, and the Tenants are expressly relieved of any and all duty, liability or obligation to Assignor with respect to all payments so made.

From and after the occurrence of an Event of Default and after the giving of a Tenant Notice, Assignee is hereby vested with full power to use all measures, legal and equitable, deemed by Assignee necessary or proper to enforce this Assignment and to collect the Rents assigned hereunder, including the right of Assignee or its designee to enter upon the Premises, or any part thereof, with or without force and with or without process of law and take possession of all or any part of the Premises together with all personal property, fixtures, documents, books, records, papers and accounts of Assignor relating thereto, and may exclude the Assignor, its agents and servants, wholly therefrom. Assignor herein grants full power and authority to Assignee to exercise all rights, privileges and powers herein granted at any and all times after the occurrence of an Event of Default and after the giving of a Tenant Notice, without further notice to Assignor, with full power to use and apply all of the Rents and other income herein assigned to the payment of the costs of managing and operating the Premises and of any indebtedness or liability of Assignor to Assignee, including but not limited to the payment of taxes, special assessments, insurance premiums, damage claims, the costs of maintaining, repairing, rebuilding and restoring the improvements on the Premises or of making the same rentable, reasonable attorneys' fees incurred in connection with the enforcement of this Assignment, and of principal and interest payments due (and all other amounts due under the Mortgage) from Assignor to Assignee on the Note and the Mortgage, all in such order as Assignee may determine. Assignee shall be under no obligation to exercise or prosecute any of the rights or claims assigned to it hereunder or to perform or carry out any of the obligations of the lessor under any of the Leases and does not assume any of the liabilities in connection with or arising or growing out of the covenants and agreements of Assignor in the Leases. It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of the Premises, or parts thereof, upon Assignee, nor shall it operate to make Assignee liable for the performance of any of the terms and conditions of any of the Leases, or for any waste of the Premises by any Tenant or any other person, or for any dangerous or defective condition of the Premises or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any Tenant, licensee, employee or stranger. If Assignor shall fail to pay, perform or observe any of its covenants or agreements hereunder, Assignee may

# UNOFFICIAL COPY

pay, perform or observe the same and collect the cost thereof from Assignor all as more fully provided in the Mortgage.

6. Assignee Not Liable; Indemnification. Anything contained herein or in any of the Leases to the contrary notwithstanding: (a) Assignor shall at all times remain solely liable under the Leases to perform all of the obligations of Assignor thereunder to the same extent as if this Assignment had not been executed; (b) neither this Assignment nor any action or inaction on the part of Assignor or Assignee shall release Assignor from any of its obligations under the Leases or constitute an assumption of any such obligations by Assignee; and (c) Assignee shall not have any obligation or liability under the Leases or otherwise by reason of or arising out of this Assignment nor shall Assignee be required or obligated in any manner to make any payment or perform any other obligation of Assignor under or pursuant to the Leases, or to make any inquiry as to the nature or sufficiency of any payment received by Assignee, or to present or file any claim, or to take any action to collect or enforce the payment of any amounts which have been assigned to Assignee or to which it may be entitled at any time or times. Assignor shall and does hereby agree to indemnify Assignee and hold Assignee harmless from and against any and all liability, loss or damage which Assignee may or might incur, and from and against any and all claims and demands whatsoever which may be asserted against Assignee, in connection with or with respect to the Leases or this Assignment, whether by reason of any alleged obligation or undertaking on Assignee's part to perform or discharge any of the covenants or agreements contained in the Leases or otherwise. Should Assignee incur any such liability, loss or damage in connection with or with respect to the Leases or this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and attorneys' fees, shall be paid by Assignor to Assignee immediately upon demand, together with interest thereon from the date of advancement at the Default Rate (as defined in the Note) until paid.

7. Mortgage Foreclosure. Upon foreclosure of the lien and interest of the Mortgage and sale of the Premises pursuant thereto, or delivery and acceptance of a deed in lieu of foreclosure, all right, title and interest of Assignor in, to and under the Leases shall thereupon vest in and become the absolute property of the purchaser of the Premises in such foreclosure proceeding, or the grantee in such deed, without any further act or assignment by Assignor. Nevertheless, Assignor shall execute, acknowledge and deliver from time to time such further instruments and assurances as Assignee may require in connection therewith and hereby irrevocably appoints Assignee the attorney-in-fact of Assignor in its name and stead to execute all appropriate instruments of transfer or assignment, or any instrument of further assurance, as Assignee may deem necessary or desirable, and Assignee may substitute one or more persons with like power, Assignor hereby ratifying and confirming all that its said attorney or such substitute or substitutes shall lawfully do by virtue hereof.

8. Non-Waiver. Waiver or acquiescence by Assignee of any default by the Assignor, or failure of the Assignee to insist upon strict performance by the Assignor of any covenants, conditions or agreements in this Assignment, shall not constitute a waiver of any subsequent or other default or failure, whether similar or dissimilar.

9. Rights and Remedies Cumulative. The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or

# UNOFFICIAL COPY

remedies which Assignee shall have under the Note, Mortgage, or any other Loan Document, or at law or in equity.

10. Severability. If any term of this Assignment, or the application thereof to any person or circumstances, shall, to any extent, be invalid or unenforceable, the remainder of this Assignment, or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Assignment shall be valid and enforceable to the full extent permitted by law.

11. Notices.

(a) All notices, demands, requests, and other communications desired or required to be given hereunder ("**Notices**"), shall be in writing and shall be given by: (i) hand delivery to the address for Notices; (ii) delivery by overnight courier service to the address for Notices; or (iii) sending the same by United States mail, postage prepaid, certified mail, return receipt requested, addressed to the address for Notices.

(b) All Notices shall be deemed given and effective upon the earlier to occur of: (x) the hand delivery of such Notice to the address for Notices; (y) one business day after the deposit of such Notice with an overnight courier service by the time deadline for next day delivery addressed to the address for Notices; or (z) three business days after depositing the Notice in the United States mail as set forth in (a)(iii) above. All Notices shall be addressed to the following addresses:

Assignor: CP West Division, LLC  
c/o CP2 Management LLC  
225 W. Hubbard Street, 4<sup>th</sup> Floor  
Chicago, Illinois 60654  
Attention: John McLinden

With copies to: CP2 Management LLC  
225 W. Hubbard Street, 4<sup>th</sup> Floor  
Chicago, Illinois 60654  
Attention: Legal Department

and

Greenberg Traurig LLP  
77 W. Wacker Drive, Suite 3100  
Chicago, Illinois 66001  
Attention: Michael J. Baum, Esq.

# UNOFFICIAL COPY

Assignee: Voya Retirement Insurance and Annuity Company  
 c/o Voya Investment Management LLC  
 5780 Powers Ferry Road, NW, Suite 300  
 Atlanta, Georgia 30327-4349  
 Attention: Mortgage Department Loan Servicing Department

and

Voya Investment Management LLC  
 5780 Powers Ferry Road, NW, Suite 300  
 Atlanta, Georgia 30327-4349  
 Attention: Real Estate Law Department

With a copy to: Bryan Cave LLP  
 One Atlantic Center  
 Fourteenth Floor  
 1201 West Peachtree Street, NW  
 Atlanta, Georgia 30309-3488  
 Attention: Johnny D. Latzak, Jr., Esq.

or to such other persons or at such other place as any party hereto may by Notice designate as a place for service of Notice. Provided, that the "copy to" Notice to be given as set forth above is a courtesy copy only; and a Notice given to such person is not sufficient to effect giving a Notice to the principal party, nor does a failure to give such a courtesy copy of a Notice constitute a failure to give Notice to the principal party.

12. Heirs, Successors and Assigns. The terms "Assignor" and "Assignee" shall be construed to include the respective heirs, personal representatives, successors and assigns of Assignor and Assignee. The gender and number used in this Assignment are used as a reference term only and shall apply with the same effect whether the parties are of the masculine or feminine gender, corporate or other form, and the singular shall likewise include the plural.

13. Amendment. This Assignment may not be amended, modified or changed nor shall any waiver of any provisions hereof be effective, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

14. Captions. The captions or headings preceding the text of the Paragraphs of this Assignment are inserted only for convenience of reference and shall not constitute a part of this Assignment, nor shall they in any way affect its meaning, construction or effect.

15. Termination of Assignment. Upon payment in full of the indebtedness described in Paragraph 2, this Assignment shall terminate and be void and of no force or effect, and Assignee shall release its lien on the Rents and Leases without costs or expenses to Assignee, Assignor hereby agreeing to reimburse Assignee for such costs and expenses.



# UNOFFICIAL COPY

16. Choice of Law. The validity and interpretation of this Assignment shall be construed in accordance with the laws (excluding conflicts of laws rules) of the State of Illinois.

17. Event of Default. As used herein, "*Event of Default*" means the failure of Assignor to comply with any term or provision of this Assignment within the time specified herein after any applicable notice and cure period, or the occurrence of an event which constitutes an Event of Default as defined in the Note, the Mortgage, or any of the other Loan Documents. Any Event of Default hereunder shall constitute an Event of Default under each and all of the other Loan Documents.

18. Exculpatory. The liability of Assignor personally to pay the Note or any interest that may accrue thereon, or any indebtedness or obligation accruing or arising hereunder is limited to the extent set forth in the Note.

19. Integration. This Assignment, together with the other Loan Documents, constitutes the entire agreement between the parties hereto pertaining to the subject matters hereof and supersedes all negotiations, preliminary agreements and all prior or contemporaneous discussions and understandings of the parties hereto in connection with the subject matters hereof.

20. Time of Essence. Time is of the essence in the performance of this Assignment.

21. **WAIVER OF JURY TRIAL**. THE PARTIES HERETO, AFTER CONSULTING OR HAVING HAD THE OPPORTUNITY TO CONSULT WITH COUNSEL, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN ANY LITIGATION BASED ON OR ARISING OUT OF THIS AGREEMENT OR INSTRUMENT, OR ANY RELATED INSTRUMENT OR AGREEMENT, OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY OR ANY COURSE OF CONDUCT, DEALING, STATEMENTS, WHETHER ORAL OR WRITTEN, OR ACTION OF ANY PARTY HERETO. NO PARTY SHALL SEEK TO CONSOLIDATE BY COUNTERCLAIM OR OTHERWISE, ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. THESE PROVISIONS SHALL NOT BE DEEMED TO HAVE BEEN MODIFIED IN ANY RESPECT OR RELINQUISHED BY ANY PARTY HERETO EXCEPT BY A WRITTEN INSTRUMENT EXECUTED BY ALL PARTIES.

6614323.3

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed as of the date first above written, and acknowledges receipt of a copy hereof at the time of execution.

### ASSIGNOR:

CP WEST DIVISION, LLC, an Illinois  
limited liability company

By: 

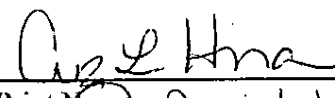
Name: John McLunden

Title: One of its Managers

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John McLunden, who is one of the Company's Managers of CP WEST DIVISION, LLC, an Illinois limited liability company (the "Company"), on behalf of said Company, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument, and duly acknowledged before me that he executed the same for the purposes therein contained as the act and deed of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the jurisdiction last aforesaid this 4<sup>th</sup> day of December, A.D. 2016.

  
Print Name: Amy L Horan  
NOTARY PUBLIC, State of ILLINOIS

MY COMMISSION EXPIRES:

October 4, 2019

[AFFIX NOTARIAL SEAL]



# UNOFFICIAL COPY

## EXHIBIT "A"

### Parcel Identification Nos.:

17-06-235-067-0000  
 17-06-235-068-0000  
 17-06-235-069-0000  
 17-06-235-070-0000  
 17-06-235-115-0000  
 17-06-501-003-0000

Common Address: 1640 West Division Street  
 Chicago, Illinois 60622

### PARCEL 1: (PHASE 2A)

LOTS 31 AND 32 IN FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO LOT 35 AND THE EAST 3.00 FEET OF LOT 36 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2: (PHASE 2B)

THAT PART OF LOTS 27, 30, 31, 33 AND 34 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF VACATED MAUTENE COURT AND VACATED ALLEY AS VACATED BY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO RECORDED JANUARY 8, 1957 AS DOCUMENT 16796912, AND THAT PART OF THE EAST-WEST SOUTHEASTERLY-NORTHWESTERLY AND NORTHEASTERLY-SOUTHWESTERLY VACATED PUBLIC ALLEY, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 27 AND 30; LYING SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY LINE OF LOT 31; LYING SOUTH OF THE SOUTH LINE OF LOT 34; LYING NORTH AND NORTHEASTERLY OF THE NORTH AND NORTHEASTERLY LINE OF LOT 35 ALL IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF LOT 31 AND NORTHWESTERLY AND NORTH OF THE NORTHWESTERLY AND NORTH LINES OF LOT 32 IN J. P. FISH'S SUBDIVISION OF

# UNOFFICIAL COPY

LOTS 1 AND 2 IN ASSESSOR'S DIVISION IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF THE NORTHWARDLY EXTENSION OF THE WEST LINE OF LOT 35 IN J. E. THOMPSON'S ADDITION AFOREMENTIONED AND LYING WEST OF THE NORTHWARDLY EXTENSION OF THE EAST LINE OF LOT 32 IN J. P. FISH'S SUBDIVISION AFOREMENTIONED, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE NORTH 89 DEGREES 53 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 33 AND EASTERLY EXTENSION THEREOF, 38.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, 51.49 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS EAST, 93.69 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 50 SECONDS WEST, 4.75 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 09 SECONDS EAST, 17.74 FEET; THENCE NORTH 41 DEGREES 35 MINUTES 23 SECONDS EAST, 8.18 FEET TO A POINT 1.01 FEET, MEASURED AT RIGHT ANGLES, SOUTHWEST OF THE NORTHEAST LINE OF AFORESAID LOT 27; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS EAST PARALLEL WITH SAID NORTHEAST LINE, 72.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 27; THENCE NORTH 41 DEGREES 35 MINUTES 23 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, 1.01 FEET TO THE EAST CORNER OF SAID LOT 27; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS EAST, 1.16 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 32 IN J. P. FISH'S SUBDIVISION; THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS EAST ALONG SAID EXTENSION, 24.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 9.81 FEET, THENCE SOUTH 41 DEGREES 35 MINUTES 23 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF LOTS 31 AND 32 OF SAID J. P. FISH'S SUBDIVISION, 57.93 FEET TO THE EAST CORNER OF LOT 35 OF SAID J. E. THOMPSON'S ADDITION; THENCE NORTH 48 DEGREES 25 MINUTES 54 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 35, A DISTANCE OF 65.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 13.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 35; THENCE NORTH 00 DEGREES 07 MINUTES 22 SECONDS WEST, 10.00 FEET TO THE SOUTH LINE OF LOT 34 OF SAID J. E. THOMPSON'S ADDITION; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 34 AND WESTERLY EXTENSION THEREOF, 62.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## PARCEL 4: (PHASE 5)

LOTS 74 AND 75 IN MOORMAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 5: (PHASE 6)

THAT PART OF LOTS 12, 13 AND 16 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 33 IN SAID J. E. THOMPSON'S ADDITION; THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF LOTS 28, 29, 32, AND 33 OF J. E. THOMPSON'S ADDITION, 171.78 FEET; THENCE NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOTS 12, 13, 16, 17, 20, 21, 24, 25, AND 28 OF J. E. THOMPSON'S ADDITION, 163.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE SAID NORTHWESTERLY LINE, 44.56 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 11.34 FEET; THENCE SOUTH 43 DEGREES 30 MINUTES 09 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 48.77 FEET; THENCE SOUTH 42 DEGREES 18 MINUTES 28 SECONDS WEST, 52.81 FEET; THENCE NORTH 48 DEGREES 15 MINUTES 35 SECONDS WEST, 56.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE PARKING GARAGE ACCESS EASEMENT AGREEMENT RECORDED, OR TO BE RECORDED, IN THE LAND RECORDS OF COOK COUNTY, ILLINOIS, FOR INGRESS AND EGRESS OVER AND ACROSS THE PATH OF TRAVEL FROM AND TO SUCH PARCELS 1 AND 2 TO AND FROM THE ADJACENT ALLEY AND NORTH PAULINA STREET AND TEMPORARY CONSTRUCTION EASEMENT OVER AND UPON LOTS 56, 57, 58 AND 59 IN MOOREMAN'S ADDITION TO CHICAGO SUBDIVISION AND LOTS 37, 38, 39 AND THE WEST 10 FEET OF LOT 36 IN J.E. THOMPSON'S ADDITION TO CHICAGO SUBDIVISION AND OVER THOSE PARTS OF LOTS 11 TO 33 IN J. E. THOMPSON'S ADDITION TO CHICAGO DESCRIBED ON EXHIBIT 'C' ATTACHED THERETO.

# UNOFFICIAL COPY

## PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE PARKING GARAGE MANAGEMENT AND PARKING EASEMENT AGREEMENT RECORDED, OR TO BE RECORDED, IN THE LAND RECORDS OF COOK COUNTY, ILLINOIS, FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS DRIVE AISLES AND INGRESS AND EGRESS FOR PERSONS OVER A STAIRWELL WITHIN THE IMPROVEMENTS LOCATED ON LOTS 56, 57, 58 AND 59 IN MOOREMAN'S ADDITION TO CHICAGO SUBDIVISION AND LOTS 37, 38, 39 AND THE WEST 10 FEET OF LOT 36 IN J.E. THOMPSON'S ADDITION TO CHICAGO SUBDIVISION AND OVER THOSE PARTS OF LOTS 11 TO 33 IN J. E. THOMPSON'S ADDITION TO CHICAGO DESCRIBED ON EXHIBIT 'C' ATTACHED THERETO.

## PARCEL 8:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED, OR TO BE RECORDED, IN THE LAND RECORDS OF COOK COUNTY, ILLINOIS, FOR PEDESTRIAN INGRESS AND EGRESS AND USE OF PART OF THE PLAZA; CONSTRUCTION AND MAINTENANCE OF THE SHARED PLAZA FACILITIES AND MAINTENANCE OF THE PLAZA IMPROVEMENTS AND RECIPROCAL TEMPORARY EASEMENTS, OVER AND UPON THE LAND MORE PARTICULARLY DESCRIBED ON EXHIBITS 'B', 'C' AND 'D' ATTACHED THERETO.