

ORT \* 301536 NCT  
5 of 10

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This instrument was prepared by and,  
after recording, return to:

Allen C. Balk  
Meltzer, Purtill & Stelle LLC  
300 South Wacker Drive, Suite 2300  
Chicago, Illinois 60606

Permanent Tax Index No.:  
See **Exhibit A** attached hereto

Property Address:  
See **Exhibit A** attached hereto



Doc# 1729019036 Fee \$80.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 03:34 PM PG: 1 OF 18

This space reserved for Recorder's use only

### CROSS-COLLATERALIZATION/CROSS-DEFAULT AGREEMENT

**THIS CROSS-COLLATERALIZATION/CROSS-DEFAULT AGREEMENT** (this "Agreement") dated as of this 11th day of October, 2017, is made by **INGRAFFIA-GAMBINO INVESTMENTS, LLC**, an Illinois limited liability company ("IG Investments") and **IG CAPITAL, LLC**, an Illinois limited liability company ("IG Capital"; together with IG Investments, jointly and severally, "Borrower"), in favor of **VILLAGE BANK & TRUST**, its successors and assigns, in its capacity as administrative agent ("Agent") and for the benefit of Lenders under the Loan Agreement (as said terms are hereinafter defined)

### RECITALS:

A. Pursuant to the terms and conditions of that certain Loan and Security Agreement of even date herewith ("Loan Agreement") by and among Borrower, Guarantor (as defined therein), Agent, Village Bank & Trust (in its individual capacity as a lender, "Wintrust") and those certain other financial institutions that are, or may become, from time to time, parties thereto (collectively, with Wintrust and their respective successors and assigns, "Lenders"), Lenders have extended to Borrower a loan in the principal amount of Forty-Three Million Eight Hundred Five Thousand Seven Hundred Twelve and 68/100 Dollars (\$43,805,712.68) ("Loan"). The Loan is comprised of the IG Capital Loan and the IG Investments Loan. All terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement.

B. The IG Capital Loan is evidenced by certain Promissory Notes in the original aggregate principal amount of Thirty-Seven Million Eight Hundred Thirteen Thousand One Hundred Ninety-Three and 15/100 Dollars (\$37,813,193.15) (collectively, "IG Capital Note"), each made as of even date herewith by IG Capital, and made payable to the order of and delivered to Lenders. The IG Investments Loan is evidenced by certain Promissory Notes in the original aggregate principal amount of Five Million Nine Hundred Ninety-Two Thousand Five Hundred Nineteen and 53/100 Dollars (\$5,992,519.53) (collectively, "IG Investments Note"), each made as of even date herewith by IG Investments, and made payable to the order of and delivered to Lenders.

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C. The IG Capital Note is secured by, *inter alia*, that certain (i) Mortgage and Security Agreement (“IG Capital Mortgage”) of even date herewith made by IG Capital to Agent and for the benefit of Lenders conveying the IG Investments Property legally described in **Exhibit A-1** attached hereto, and (ii) Assignment of Leases and Rents (“IG Investments Assignment of Leases”) of even date herewith made by IG Investments to Agent and for the benefit of Lenders.

D. The IG Investments Note is secured by, *inter alia*, that certain (i) Mortgage and Security Agreement (“IG Investments Mortgage”) of even date herewith made by IG Investments to Agent and for the benefit of Lenders conveying the IG Investments Property legally described in **Exhibit A-2** attached hereto, and (ii) Assignment of Leases and Rents (“IG Investments Assignment of Leases”) of even date herewith made by IG Investments to Agent and for the benefit of Lenders.

E. The IG Capital Note and the IG Investments Note are collectively referred to herein as the “Note”. The IG Capital Mortgage and the IG Investments Mortgage are collectively referred to herein as the “Mortgage”. The IG Capital Assignment of Leases and the IG Investments Assignment of Leases are referred to herein as the “Assignment of Leases”. The Loan Agreement, the Note, the Mortgage, the Assignment of Leases, the Guaranty, this Agreement, and all other documents evidencing or securing the Loan are collectively referred to herein as “Loan Documents”.

F. As a condition precedent to Lenders’ agreement to make the Loan, Lenders have required each Borrower to enter into this Agreement so that (i) the IG Investments Loan and the IG Capital Loan are cross collateralized, (ii) the IG Investments Property and the IG Capital Property are conveyed and mortgaged by each Borrower as collateral for the Loan and (iii) an “Event of Default” under the IG Investments Mortgage, IG Investments Assignment of Leases, IG Capital Mortgage, or the IG Capital Assignment of Leases, or any Note, will be and constitute such an Event of Default under all of the Loan Documents.

**NOW, THEREFORE**, and in consideration of the foregoing recitals, each of which is made a contractual part hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Cross Default.** An “Event of Default” or default under any of the Loan Documents, including, without limitation, any Mortgage described in the recitals hereto, shall be and constitute an “Event of Default” or “default” under all of the Loan Documents, including, without limitation, each Mortgage, in which event, Agent may, in its sole and absolute discretion, elect to accelerate the Obligations and enforce such remedies as are available under the terms of the Loan Documents.

2. **Cross Collateralization.** IG Investments hereby grants, conveys, hypothecates, mortgages, assigns and pledges to Agent all of the IG Investments Property as collateral security for the repayment of the obligations of IG Capital (including the IG Capital Loan), and the performance of the covenants and agreements under the Loan Documents by IG Capital. IG Capital hereby conveys, hypothecates, mortgages, assigns and pledges to Agent all of the IG Capital Property as collateral security for the repayment of the obligations of IG Investments

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(including the IG Investments Loan), and the performance of the covenants and agreements under the Loan Documents by IG Investments. Such mortgages, security interests, assignments and pledges shall permit Agent to exercise any and all rights of enforcement and remedies afforded under all of the Loan Documents, together with any and all other rights and remedies otherwise provided and available to a secured party and/or mortgagee at law or in equity as of the date of this Agreement or the date of any such Event of Default or default. Agent shall file, record and/or lodge with appropriate recorder's or filing office to evidence the security interests, assignment and pledge hereunder, including, without limitation, recording this Agreement in the real estate records of Cook County, Illinois and Will County, Illinois. Except as otherwise provided in the Loan Agreement, Agent shall have no obligation to release the lien of the Loan Documents, including the liens granted hereunder until the Loan has been indefeasibly paid in full.

3. **Acknowledgment.** Each Borrower acknowledges that it will enjoy significant benefits from the business conducted by each Borrower because of, *inter alia*, their combined ability to bargain with other Persons including without limitation their ability to receive the Loan under the Loan Agreement and the other Loan Documents which would not have been available to a Borrower acting alone. Each Borrower has determined that it is in its best interest to procure the credit facilities contemplated under the Loan Agreement, with the credit support of the other Borrower as contemplated by this Agreement, the Loan Agreement and the other Loan Documents.

4. **Successors and Assigns.** This Agreement, and the terms, conditions and obligations hereunder, shall be binding upon, and inure to the benefit of, the successors and assigns of each of the parties hereto.

5. **Enforceability.** If any provision of this Agreement or any document evidencing and/or securing the Loan or the application thereof to any entity or circumstance is held invalid or unenforceable, the remainder of this Agreement, such documents and the application thereof to such entity or circumstance will not be affected thereby and the provisions of this Agreement, and such documents shall be severable in any such instance.

6. **Governing Law.** This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Illinois.

7. **Counterparts.** This Agreement may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same Agreement.

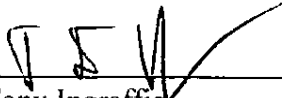
[Signatures on the following page]


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IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed by their respective officers thereunto duly authorized, as of the date first above written.

**IG CAPITAL:**

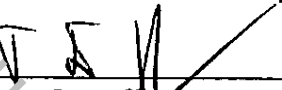
**IG CAPITAL, LLC**, an Illinois limited liability company


By:   
Name: Tony Ingraffia  
Title: Manager

By:   
Name: Domenico Gambino  
Title: Manager

**IG INVESTMENTS:**

**INGRAFFIA-GAMBINO INVESTMENTS, LLC**, an Illinois limited liability company

By:   
Name: Tony Ingraffia  
Title: Manager

By:   
Name: Domenico Gambino  
Title: Manager

Property of Cook County Clerk's Office


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## IG CAPITAL

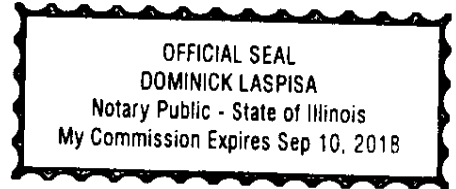
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tony Ingraffia, the Manager of IG Capital, LLC, an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Notary Public

(SEAL)

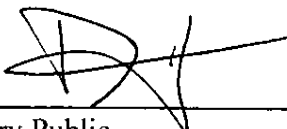


My Commission Expires: 9/10/18

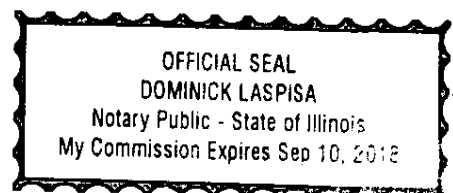
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Domenico Gambino, the Manager of IG Capital LLC, an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Notary Public

(SEAL)



My Commission Expires: 9/10/18


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## IG INVESTMENTS

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tony Ingraffia, the Manager of Ingraffia-Gambino Investments, LLC, an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Notary Public


(SEAL)

My Commission Expires: 9/10/18

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Domenico Gambino, the Manager of Ingraffia-Gambino Investments, LLC, an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Notary Public

(SEAL)

My Commission Expires: 9/10/18

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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### IG CAPITAL

#### TRACT: 140-200 SOUTH ROSELLE ROAD, SCHAUMBURG, ILLINOIS 60193

##### PARCEL 1:

LOT 1 IN TOWN SQUARE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 OF TOWN SQUARE SHOPPING CENTER SUBDIVISION AND LOTS 1 AND 2 OF WILK'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY ILLINOIS.

##### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS FOR TOWN SQUARE SHOPPING CENTER RECORDED MAY 1, 1996 AS DOCUMENT 96328988 AND AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 97377291 AND RE-RECORDED AS DOCUMENT 00553312 BY SECOND AMENDMENT RECORDED AS DOCUMENT 98630985 AND BY THIRD AMENDMENT RECORDED SEPTEMBER 21, 2005 AS DOCUMENT 0526450057.

##### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 17, 1998 AS DOCUMENT NO. 98125948.

PINS:           07-22-301-063-0000  
                  07-22-301-064-0000

#### TRACT: 2069-2099 NORTH MANNHEIM ROAD, MELROSE PARK, ILLINOIS 60160

##### PARCEL 1:

LOT 1 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF K & M-VENTURE RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183, IN COOK COUNTY, ILLINOIS.

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## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS ACROSS A STRIP 30 FEET IN WIDTH RESERVED IN DEED DATED NOVEMBER 30, 1955 FROM INTERNATIONAL HARVESTER COMPANY TO INDIANA HARBOR BELT RAILROAD COMPANY, RECORDED DECEMBER 7, 1955 AS DOCUMENT NO. 16440486 AND AS SET FORTH IN DEEDS DATED AND RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316181 AND AS DOCUMENT 85316182 MADE BY INTERNATIONAL HARVESTER COMPANY TO JOHN M. ZAWALINSKI AND MADE BY JOHN M. ZAWALINSKI TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 31, 1985 AND KNOWN AS TRUST NUMBER 65769 ACROSS LAND DESCRIBED AS:

THE SOUTH 16.50 FEET OF THE NORTH 49.50 FEET OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, EXCEPT THE WEST 50 FEET THEREOF DEDICATED FOR THE EAST 1/2 OF MANNHEIM ROAD, AND EXCEPT THEREFROM THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT WHICH IS 296.51 FEET WEST OF THE WEST LINE OF CORNELL AVENUE, MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4, AND 92.2 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4, AS MEASURED ALONG A LINE MAKING AN ANGLE WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF 90 DEGREES 26 MINUTES DEFLECTED FROM WEST TO SOUTH; THENCE NORTH A DISTANCE OF 92.2 FEET ALONG LAST DESCRIBED LINE TO THE NORTH LINE OF SAID SOUTHWEST 1/4; SAID EASEMENT TO BE AT LOCATION OWN AS GATE 5A AS TO THE DATE OF SAID DEEDS OR AT SUCH OTHER RELOCATIONS OF GATE 5A AS MAY BE REQUIRED BY THE GRANTOR FROM TIME TO TIME.

## PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316185 WHICH ORIGINAL AGREEMENT HAS BEEN SUPPLEMENTED BY JUNIOR DECLARATION OF MUTUAL AND RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 14, 1987 AND RECORDED AUGUST 14, 1987 AS DOCUMENT 87452704 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NO. 65769 AND ANTHONY A. PETRARCA, AS ASSIGNED TO HIGH EQUITY PARTNERS L.P. - SERIES 86, AND AS SUPPLEMENTED FROM TIME TO TIME BY JUNIOR DECLARATIONS OF MUTUAL AND RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE VARIOUS LOTS ORIGINALLY OWNED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NO. 65769, FOR INGRESS AND EGRESS, PASSAGE OF VEHICLES AND PEDESTRIANS, PARKING, UTILITY FACILITIES, CONSTRUCTION, BUILDING ELEMENTS AND ROOF FLASHING ENCROACHMENTS, COMMON AREA IMPROVEMENTS AND EXTERIOR LIGHTS IN THOSE LOCATIONS



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SPECIFIED IN SAID AGREEMENT AND IN THAT CERTAIN JOINT IMPROVEMENT AGREEMENT DATED DECEMBER 9, 1985 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 AND THE MAY DEPARTMENT STORES COMPANY.

## PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN LICENSE AGREEMENT FOR PRIVATE GRADE CROSSING DATED JANUARY 17, 1986 AND RECORDED FEBRUARY 25, 1986 AS DOCUMENT 86077228 MADE BY AND BETWEEN THE INDIANA HARBOR BELT RAILROAD COMPANY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769, TO CONSTRUCT, USE, MAINTAIN, REPAIR, RENEW AND ULTIMATELY REMOVE A TIMBER ASPHALT RAILROAD CROSSING OVER THE INDIANA HARBOR BELT RAILROAD COMPANY TRACKS AS SHOWN ON THE PLANS PREPARED BY MACKIE CONSULTANTS, INC., DATED SEPTEMBER 16, 1985 AND LOCATED ON THAT PORTION OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY AND TRACK LYING (A) SOUTH OF ARMITAGE AVENUE (B) NORTH OF LOT 1 IN K & 14-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND (C) BETWEEN THE EAST LINE OF SAID LOT 1 IN K & M-VENTURE RESUBDIVISION, AS EXTENDED NORTH, AND A LINE 40 FEET TO THE WEST THEREOF, AS SHOWN ON INDIANA HARBOR BELT RAILROAD PLAT NO. 16356-U--4 DATED OCTOBER 16, 1985.

## PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN LICENSE AGREEMENT FOR WIRE, PIPE AND CABLE TRANSVERSE CROSSINGS AND LONGITUDINAL OCCUPATIONS DATED JANUARY 1, 1986 AND RECORDED FEBRUARY 25, 1986 AS DOCUMENT 86077227 MADE BY AND BETWEEN THE INDIANA HARBOR BELT RAILROAD COMPANY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 TO CONSTRUCT, MAINTAIN, REPAIR, RENEW, RELOCATE AND ULTIMATELY REMOVE ONE (1) 48 INCH STORM SEWER PIPE AND (1) 12 INCH WATER MAIN CROSSING UNDER INDIANA HARBOR BELT RAILROAD RIGHT OF WAY AND TRACK LOCATED ON THAT PORTION OF THE INDIANA HARBOR BELT RIGHT OF WAY AND TRACK LYING (A) SOUTH OF ARMITAGE AVENUE, (B) NORTH OF LOT 1 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND (C) BETWEEN THE EAST LINE OF SAID LOT 1 IN K & M-VENTURE RESUBDIVISION, AS EXTENDED NORTH, AND A LINE 40 FEET TO THE

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WEST THEREOF, AS SHOWN ON INDIANA HARBOR RAILROAD PLAT NO. 16157-U-4 DATED OCTOBER 16, 1985, IN COOK COUNTY, ILLINOIS.

PIN: 12-33-301-021-0000

**TRACT: 8900 NORTH GREENWOOD, NILES, ILLINOIS 60714**

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 02 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 708.57 FEET TO AN INTERSECTION WITH A LINE DRAWN 618.0 FEET NORTH, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE 618.0 FEET NORTH, 50.04 FEET TO A POINT ON THE WEST LINE OF GREENWOOD AVENUE, BEING A LINE 50.0 FEET WEST, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION, AND THE PLACE OF BEGINNING OF THAT TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE 618.0 FEET NORTH, AS AFORESAID, A DISTANCE OF 592.57 FEET TO A POINT ON SAID LINE 642.61 FEET WEST OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 02 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 419.09 FEET TO AN INTERSECTION WITH A LINE DRAWN 290.0 FEET SOUTH, AS MEASURED ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 128.64 FEET TO AN INTERSECTION WITH A LINE DRAWN 150.0 FEET EAST, AS MEASURED ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID QUARTER QUARTER SECTION; THENCE NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID LINE 150.0 FEET EAST, AS AFORESAID, A DISTANCE OF 256.98 FEET TO AN INTERSECTION WITH A LINE 33.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, SAID PARALLEL LINE BEING ALSO THE SOUTH LINE OF BALLARD ROAD; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF BALLARD ROAD, A DISTANCE OF 433.95 FEET TO A POINT OF CURVE; THENCE SOUTH AND EAST ALONG A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 30.0 FEET, A DISTANCE OF 48.31 FEET, ARC MEASURE, TO A POINT OF TANGENT WITH THE WEST LINE OF GREENWOOD AVENUE, BEING A LINE 50.0 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION, AFORESAID; THENCE SOUTH 02 DEGREES 19 MINUTES 00 SECONDS WEST ALONG

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THE WEST LINE OF SAID GREENWOOD AVENUE, A DISTANCE OF 644.38 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER QUARTER SECTION WITH THE NORTH LINE THEREOF; THENCE SOUTH 02 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER QUARTER SECTION, 33.02 FEET TO AN INTERSECTION WITH A LINE DRAWN 33.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, SAID PARALLEL LINE BEING THE SOUTH LINE OF BALLARD ROAD AND SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH 02 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 266.98 FEET TO A POINT ON SAID LINE 290.0 FEET SOUTH OF THE POINT OF COMMENCEMENT; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST LONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 150.0 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 256.98 FEET TO A POINT ON THE SOUTH LINE OF BALLARD ROAD, AS AFORESAID; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 150.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT FOR INGRESS AND EGRESS DATED SEPTEMBER 13, 1990 AND RECORDED JANUARY 30, 1991 AS DOCUMENT 91044849, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. OVER THE TRACT OF LAND DESCRIBED AS FOLLOWS:

THE NORTH 40.00 FEET, MEASURED AT RIGHT ANGLES, OF THE EAST 710.61 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN GREENWOOD AVENUE OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AND THAT PART OF THE EAST 327.63 FEET, MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTH OF THE SOUTH LINE OF BALLARD ROAD, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, WITH A LINE 618.00 FEET NORTH, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 710.61 FEET; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF

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110.0 FEET; THENCE WEST PARALLEL WITH AND 508.00 FEET NORTH, MEASURED AT RIGHT ANGLES OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION OF SAID SECTION 14, A DISTANCE OF 350.00 FEET; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 25.00 FEET; THENCE WEST PARALLEL WITH AND 483.00 FEET NORTH, MEASURED AT RIGHT ANGLES OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION OF SAID SECTION 14 AND SAID LINE EXTENDED WEST, A DISTANCE OF 600.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 327.63 FEET, MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTHEAST 1/4 OF SECTION 15 AFORESAID, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF DEMPSTER STREET, (WHICH IS 50.00 FEET NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 14) AND THE WEST LINE OF GREENWOOD AVENUE, (WHICH IS 50.00 FEET WEST OF THE EAST LINE THEREOF); THENCE NORTHERLY ALONG SAID WEST LINE OF GREENWOOD AVENUE FOR A DISTANCE OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT LYING ON SAID NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY EASEMENT AGREEMENT RECORDED AUGUST 23, 2005 AS DOCUMENT 0523535517, OVER THE FOLLOWING DESCRIBED PARCELS OF LAND:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 02 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 708.57 FEET TO AN INTERSECTION WITH A LINE DRAWN 618.0 FEET NORTH, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE 618.0 FEET NORTH, AS AFORESAID, A DISTANCE OF 50.04 FEET TO AN INTERSECTION WITH A LINE DRAWN 50.0 FEET WEST, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AFORESAID; THENCE NORTH 02 DEGREES 19 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 644.38 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 30.0 FEET, A DISTANCE OF 48.31 FEET, ARC MEASURE, TO A POINT OF TANGENT WITH A LINE 33.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID LINE 33.0 FEET SOUTH, A DISTANCE OF 433.95 FEET TO AN INTERSECTION WITH A LINE 150.0 FEET EAST AS MEASURED ALONG THE

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NORTH LINE THEREOF, OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 33.02 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 515.24 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO THE FOLLOWING:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER QUARTER SECTION WITH THE NORTH LINE THEREOF; THENCE SOUTH 02 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 33.02 FEET TO AN INTERSECTION WITH A LINE DRAWN 33.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, SAID PARALLEL LINE BEING THE SOUTH LINE OF BALLARD ROAD; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 150.0 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.02 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 150.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS:           09-14-308-007-0000  
                       09-14-308-012-0000  
                       09-14-308-020-0000  
                       09-14-308-021-0000

**TRACT: 7201-7401 WEST 25TH STREET, NORTH RIVERSIDE, ILLINOIS 60546**

PARCEL 1:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A LINE 1191.75 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 AND 1338.90 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST 48.23 FEET ON A LINE MAKING AN ANGLE OF 90 DEGREES 05 MINUTES 30 SECONDS FROM NORTH TO EAST WITH THE LINE 1191.75 FEET WEST, ALSO BEING

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THE SOUTH LINE OF 25TH STREET, TO A POINT OF CURVE, THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 106.49 FEET, AND A CHORD BEARING OF NORTH 73 DEGREES 28 MINUTES 49 SECONDS EAST TO A POINT OF REVERSE CURVE; THENCE CONTINUING EASTERLY ON A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 125 FEET, AN ARC DISTANCE OF 71.95 FEET, AND A CHORD BEARING OF NORTH 73 DEGREES 28 MINUTES 30 SECONDS EAST TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST 392.16 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 115 FEET, AN ARC DISTANCE OF 90.27 FEET, AND A CHORD BEARING OF SOUTH 67 DEGREES 30 MINUTES 47 SECONDS EAST TO A POINT OF TANGENT; THENCE SOUTH 45 DEGREES 00 MINUTES 48 SECONDS EAST 367.98 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 148.73 FEET, AN ARC DISTANCE OF 116.81 FEET, AND A CHORD BEARING OF SOUTH 67 DEGREES 30 MINUTES 48 SECONDS EAST TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST 56.52 FEET TO A POINT OF CURVE ALL RUNNING ALONG THE SOUTHERLY LINE OF 25TH STREET; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 30 FEET, AN ARC DISTANCE OF 47.07 FEET, AND A CHORD BEARING OF SOUTH 45 DEGREES 01 MINUTES 48 SECONDS EAST TO A POINT OF TANGENT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HARLEM AVENUE; THENCE SOUTH 0 DEGREES 06 MINUTES 18 SECONDS EAST 121.12 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 1141.75 FEET TO THE WEST LINE OF THE EAST 1191.75 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST 436.19 FEET ALONG LAST SAID LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DOCUMENT NO. 23458810 RECORDED APRIL 21, 1976, IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE SOUTH 110.00 FEET OF THE NORTH 1338.90 FEET OF THE WEST 18.00 FEET OF THE EAST 1191.75 FEET OF SAID NORTHEAST QUARTER AND THE SOUTH 100.00 FEET OF THE NORTH 1358.9 FEET OF THE WEST 20.00 FEET OF THE EAST 1211.75 FEET OF SAID NORTHEAST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

PINS:           15-25-201-016-0000  
                  15-25-201-018-0000

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## TRACT: 241-299 BOLINGBROOK DRIVE, BOLINGBROOK, ILLINOIS 60440

### PARCEL 1:

LOT 1 IN DODI'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15., TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1984 AS DOCUMENT NO. R84-27545, IN WILL COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 1 IN DODI'S SUBDIVISION FOR PEDESTRIAN AND VEHICULAR USE OVER ALL OF THE COMMON AREAS AS CREATED AND DESCRIBED IN RECIPROCAL GRANT OF EASEMENT FROM THE CARDIFF CORPORATION, A NEW YORK CORPORATION TO LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 18, 1983 AND KNOWN AS TRUST NUMBER 106677 RECORDED AUGUST 16, 1984 AS DOCUMENT NO. R84-24801, BEING SITUATED ON THE FOLLOWING TWO TRACTS OF LAND:

#### TRACT 1:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 DISTANT 234.40 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST PARALLEL WITH THE CENTERLINE OF STATE ROUTE 53 A DISTANCE OF 357.45 FEET TO A POINT; THENCE SOUTH 77 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 13.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST PARALLEL WITH THE CENTERLINE OF STATE ROUTE 53 A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 566.65 FEET TO A POINT ON THE EAST LINE OF THE WEST 502.00 FEET OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00 DEGREES 02 MINUTES 17 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 370.46 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 31 MINUTES 02 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 579.46 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

#### TRACT 2:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 107.60 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH EAST 1/4 OF SAID NORTHEAST 1/4, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROUTE 53 AS PER CIRCUIT COURT CASE NO. W79G 275 ED; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST PARALLEL WITH THE CENTERLINE OF STATE ROUTE

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53 A DISTANCE OF 329.61 FEET TO A POINT; THENCE SOUTH 77 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 130.04 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 18 SECONDS WEST PARALLEL WITH THE CENTERLINE OF STATE ROUTE 53 A DISTANCE OF 357.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 31 MINUTES 09 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 126.80 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 1 IN DODI'S SUBDIVISION TO CONSTRUCT, INSTALL AND MAINTAIN A STORM SEWER AS CREATED IN DOCUMENT RECORDED AUGUST 16, 1984 AS DOCUMENT NO. R84-24801 FROM THE CARDIFF CORPORATION, A NEW YORK CORPORATION, TO LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 13, 1983 AND KNOWN AS TRUST NUMBER 106677, ITS SUCCESSORS, ASSIGNS AND TENANTS, UNDER A TEN FOOT WIDE STRIP OF LAND, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DISTANT 333.45 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 85 DEGREES 41 MINUTES 36 SECONDS EAST A DISTANCE OF 503.37 FEET TO A POINT ON THE EAST LINE OF THE WEST 502.00 FEET OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 DISTANT 375.46 FEET SOUTH OF THE NORTH LINE THEREOF, IN WILL COUNTY, ILLINOIS.

PIN: 12-02-15-226-001-0000



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## EXHIBIT A-2

### LEGAL DESCRIPTION

#### IG INVESTMENTS

##### PARCEL 1:

THAT PART SOUTH OF THE SOUTH LINE OF BERWYN AVENUE AND EAST OF THE EAST LINE OF LINCOLN AVENUE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 8.00 FEET THEREOF DEDICATED FOR ALLEY AND EXCEPT THE SOUTH 315.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

(1) THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 275.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID QUARTER SECTION; THENCE NORTH 40.00 FEET; THENCE SOUTHWESTERLY 173.25 FEET TO THE EAST LINE OF PUBLIC ROAD; THENCE SOUTH ON SAID EAST LINE 40.00 FEET; THENCE NORTHEASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT, 173.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

(2) THE NORTH 31.00 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 12 AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST CORNER OF 10 ACRES CONVEYED TO BENJAMIN PERKINS BY RICHARD J. HAMILTON AND WIFE BY WARRANTY DEED RECORDED SEPTEMBER 6, 1847, BOOK 24, PAGE 230; THENCE WEST 168.00 FEET TO THE EAST LINE OF PUBLIC ROAD; THENCE NORTH ON THE EAST LINE OF SAID ROAD, 275.00 FEET; THENCE EAST TO A POINT DUE NORTH OF BEGINNING; THENCE SOUTH 275.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(3) THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12 AFORESAID, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF LINCOLN AVENUE, 212.00 FEET NORTH OF THE CENTER OF FOSTER AVENUE; THENCE EAST 173.25 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST 40 RODS OF SAID NORTHEAST 1/4 OF SECTION 12; THENCE NORTH ON SAID WEST LINE 32.00 FEET; THENCE WEST 173.25 FEET, MORE OR LESS TO THE EAST LINE OF LINCOLN AVENUE; THENCE SOUTH 32.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (EXCEPTING FROM THE ABOVE DESCRIBED PARCELS OF LAND, THE EAST 8.00 FEET THEREOF DEDICATED FOR ALLEY)

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PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF LINCOLN AVENUE 180.00 FEET NORTH OF THE CENTERLINE OF FOSTER AVENUE; THENCE EAST 173.25 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST 40 RODS OF SAID NORTHEAST 1/4 OF SECTION 12; THENCE NORTH ON THE SAID WEST LINE 32.00 FEET; THENCE WEST 173.25 FEET, MORE OR LESS TO THE EAST LINE OF LINCOLN AVENUE; THENCE SOUTH 32.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 8.00 FEET THEREOF DEDICATED FOR ALLEY), IN COOK COUNTY, ILLINOIS.

PINS: 13-12-233-001-0000  
13-12-233-002-0000  
13-12-233-003-0000  
13-12-233-004-0000

ADDRESS: 5233 N. LINCOLN AVENUE, CHICAGO, ILLINOIS 60625