

# UNOFFICIAL COPY

2004

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

Jessica G. Lingertat  
Gould & Ratner LLP  
222 North LaSalle Street, Suite 800  
Chicago, Illinois 60601

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

Address:  
See **Exhibit A** attached hereto



Doc# 1805819045 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 01:31 PM PG: 1 OF 12

This space reserved for Recorder's use only

17022344 WF

## ASSIGNMENT OF RENTS AND LEASES

### UNIT 8, 10 AND 13, 4000 W. DIVERSEY

**THIS ASSIGNMENT OF RENTS AND LEASES** is made and delivered this 31<sup>st</sup> day of January, 2018 by **4K CB, LLC**, an Illinois limited liability company (as context may require, separately and collectively "Assignor"), to **FIRST MIDWEST BANK**, its successors and assigns ("Assignee").

### WITNESSETH:

Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, transfers, sets over and assigns to Assignee, all of the right, title and interest of Assignor (i) in and to all of the rents, issues and profits of and from the Property described in **Exhibit A** attached hereto and made a part hereof (the "Property"); (ii) in and to all leases and subleases (the "Leases") now or hereafter existing on all or any part of the Property; (iii) in and to all rights and claims for damage against tenants arising out of defaults under the Leases, including rights to compensation with respect to rejected Leases pursuant to Section 365(a) of the United States Bankruptcy Code (11 U.S.C. § 101 *et seq.*) or any replacement Section thereof; and (iv) all of Assignor's interest in any tenant improvements and fixtures located on the Property.

### THIS ASSIGNMENT OF RENTS AND LEASES IS GIVEN TO SECURE:

A. Payment by Assignor when due of (i) the indebtedness evidenced by that certain Promissory Note of even date herewith (the "Note") made by Assignor, in the principal sum of Eight Million One Hundred Twenty Thousand and No/100 Dollars (\$8,120,000.00) delivered to Assignee simultaneously with the execution and delivery of this Assignment, and any and all renewals, extensions or refinancings thereof; (ii) any other obligations, liabilities or indebtedness which may be due and owing from Assignor to Assignee, or by any co-maker or guarantor of the Note, whether such obligations, liabilities or indebtedness are now existing or hereafter created, direct or indirect, absolute or contingent, joint or several due or to become due, howsoever created, evidenced or arising and howsoever acquired by

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Assignee, and any and all renewals, extensions or refinancings thereof; and (iii) all costs and expenses paid or incurred by Assignee in enforcing its rights hereunder, including without limitation, court costs and reasonable attorneys' fees.

B. Observance and performance by Assignor of the covenants, terms, conditions and agreements contained in the Note, this Assignment, the Mortgage and Security Agreement (the "Mortgage") of even date herewith made by Assignor to Assignee and creating a first mortgage lien on the Property, the Loan Agreement ("Loan Agreement") of even date herewith by and among Assignor, Assignee and the Guarantors (as defined therein), and any other document or instrument evidencing or securing the Note or delivered to induce Assignee to disburse the proceeds thereof. The Mortgage, Loan Agreement, this Assignment and all such other documents and instruments evidencing or securing the Note and delivered to induce Assignee to disburse the proceeds thereof are hereinafter collectively referred to as the "Loan Documents".

AND ASSIGNOR HEREBY COVENANTS, AGREES, REPRESENTS AND WARRANTS AS FOLLOWS:

1. **Representation and Warranties of Assignor.** Assignor represents and warrants to Assignee that:

(a) This Assignment, as executed by Assignor, constitutes the legal and binding obligation of Assignor enforceable in accordance with its terms and provisions;

(b) Assignor is or will be the lessor under all Leases, in each case either directly or as successor in interest to the named lessor thereunder;

(c) Assignor has not heretofore made any other assignment, which has not been released, of its entire or any part of its interest in and to any or all of the Leases, or any or all of the rents, issues, income or profits assigned hereunder or entered into any agreement to subordinate any of the Leases (except for standard provisions in the Leases automatically subordinating the leases to any existing or future mortgages), or Assignor's right to receive any of the rents, issues, income or profits assigned hereunder;

(d) Assignor has not heretofore executed any instrument or performed any act which may or might prevent Assignee from operating under any of the terms and provisions hereof or which would limit Assignee in such operation; and

(e) To Assignor's knowledge, no tenant is in material default under any Lease, except to the extent as disclosed to Assignee in the Rent Roll.

2. **Covenants of Assignor.** Assignor covenants and agrees that so long as this Assignment shall be in effect:

(a) Assignor shall not enter into any lease for all or any portion of the Property without the prior written consent of Assignee;

(b) Assignor shall, in the ordinary course of Assignor's business, observe and perform all of the material covenants, terms, conditions and agreements contained in the Leases

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to be observed or performed by the lessor thereunder, and Assignor shall not do or suffer to be done anything to impair the security thereof, or without the express written consent of Assignee, (i) release the liability of any tenant under any Lease, or (ii) permit or suffer any tenant thereunder to withhold the payment of rent or to make monetary advances and off-set the same against future rentals, or (iii) permit or suffer any tenant thereunder to claim a total or partial eviction, (iv) permit any tenant thereunder to terminate or cancel any Lease (except to the extent such termination or cancellation is permitted under any Lease entered into in accordance with the terms of the Loan Documents), or (v) enter into any oral leases with respect to all or any portion of the Property;

(c) Assignor shall not collect any of the rents, issues, income or profits assigned hereunder outside the ordinary course of Assignor's business, except for security or similar deposits;

(d) Assignor shall not make any other assignment of its entire or any part of its interest in or to any or all Leases, or any or all rents, issues, income or profits assigned hereunder without the prior written consent of Assignee;

(e) Assignor shall not accept a surrender of any Lease other than any Lease in which the tenant thereunder is in default, or convey or transfer, or suffer or permit a conveyance or transfer, of the premises demised under any Lease or of any interest in any Lease so as to effect, directly or indirectly, proximately or remotely, a merger of the estates and rights of, or a termination or diminution of the obligations of, any tenant thereunder other than any Lease in which the tenant thereunder is in default;

(f) Assignor shall not, subject to reasonable and prudent property management standards, alter, modify or change the terms of any guaranty of any Lease, or cancel or terminate any such guaranty or do or suffer to be done anything which would terminate any such guaranty as a matter of law, without the prior written consent of Assignee;

(g) Assignor shall not, subject to reasonable and prudent property management standards, waive or excuse the obligation to pay rent under any Lease;

(h) Assignor shall enforce the Leases and all rights and remedies of the lessor thereunder in case of default thereunder by any tenant, subject to reasonable and prudent property management standards;

(i) Assignor shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under, relating to or in any manner connected with any Lease or the obligations, duties or liabilities of the lessor or any tenant or guarantor thereunder, and shall pay all reasonable costs and expenses of Assignee, including court costs and reasonable attorneys' fees, in any such action or proceeding in which Assignee may appear;

(j) Assignor shall give prompt notice to Assignee of any material default on the part of the lessor with respect to any Lease received from any tenant thereunder;

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(k) Assignor shall enforce the observance and performance of each covenant, term, condition and agreement contained in each Lease to be observed and performed by the tenant(s) thereunder, subject to reasonable and prudent property management standards;

(l) Assignor shall furnish to Assignee, at least annually or more frequently if requested by Assignee within ten (10) days after Assignee's written request, a written statement containing the names of all tenants and subtenants (to the extent of Assignor's actual knowledge of such subtenants) of the Property, unit number, amount of monthly rental, security deposit, term of Lease and whether or not such Lease is in default; and

(m) In the event that any tenant under any Lease is or becomes the subject of any proceeding under title 11 of the United States Code, as amended from time to time, or any other federal, state, or local statute which provides for the possible termination or rejection of the Lease assigned hereby, Assignor covenants and agrees that if any such Lease is so terminated or rejected, the settlement for damages shall not be made without the prior written consent of Assignee, and any check in payment of damages will be applied in accordance with the provisions of Paragraph 6 below.

3. **Rights Prior to Default.** So long as an Event of Default has not occurred hereunder, Assignee shall not demand from tenants under the Leases or any other person liable thereunder, any of the rents, issues, income and profits assigned hereunder, and Assignor shall have the right to collect at the time, but not more than thirty (30) days in advance of the date, provided for the payment thereof, all rents, issues, income and profits assigned hereunder, and to retain, use and enjoy the same. Assignee shall have the right to notify the tenants under the Leases of the existence of this Assignment at any time.

4. **Events of Default.** The occurrence of any one or more of the following shall constitute an "Event of Default" for purposes of this Assignment:

(a) Failure by Assignor to pay or cause to be paid (i) ten (10) days after any installment of principal or interest payable pursuant to the Note, or (ii) within ten (10) days written notice from Assignee any other amount payable pursuant to the Note, the Mortgage, the other Loan Documents or this Assignment.

(b) Failure by Assignor to promptly perform or cause to be performed any other obligation or observe any other condition, covenant, term, agreement or provision required to be performed or observed by Assignor under this Assignment, the Note, the Mortgage or any other Loan Document within thirty (30) days after written notice; provided, however, that if such condition, covenant, term, agreement or provision is such that it cannot with the exercise of reasonable diligence be performed within said thirty (30) days and Assignor diligently undertakes said performance within said thirty (30) day period, and thereafter diligently pursues such performance, the time to so perform shall be extended for an additional period, not to exceed ninety (90) days total, to effect such performance, unless such failure is the result of Assignee's willful conduct or gross negligence, or the continued operation or safety of the Property, or the priority, validity or enforceability of the lien created by the Mortgage, the Loan Agreement or any other Loan Document or the value of the Property is materially impaired, threatened or jeopardized.

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(c) There shall exist or be continuing an “Event of Default” under the Note, the Loan Agreement, the Mortgage or any of the other Loan Documents.

(d) The existence of any material inaccuracy or untruth in any representation, covenant or warranty contained in this Assignment or any Loan Document or of any statement or certification as to facts delivered to Assignee by Assignor, any co-maker or guarantor of the Note, or any applicant for the loan evidenced by the Note.

(e) At any time, Assignor or any guarantor or co-maker of the Note files a voluntary petition in bankruptcy, or is adjudicated a bankrupt or insolvent, or institutes (by petition, application, answer, consent or otherwise) any bankruptcy, insolvency, reorganization, arrangement, composition, readjustment, dissolution, liquidation or similar proceedings under any present or future Federal, state or other statute or law, or admits in writing his or its inability to pay his or its debts as they mature, or makes an assignment for the benefit of his or its creditors, or seeks or consents to the appointment of any receiver, Assignor or similar officer for all or any substantial part of his or its property.

(f) The commencement of any involuntary petition in bankruptcy against the Assignor or any guarantor or co-maker of the Note, or the institution against the Assignor, Assignor or any guarantor or co-maker of the Note, of any reorganization, arrangement, composition, readjustment, dissolution, liquidation or similar proceedings under any present or future Federal, state or other statute or law, or the appointment of a receiver, Assignor or other officer for all or any substantial part of the property of Assignor or any guarantor or co-maker of the Note, which is not consented or acquiesced to by Assignor or Guarantor and which is not dismissed or discharged within sixty (60) days.

(g) Any sale, transfer, lease, assignment, conveyance, pledge, lien or encumbrance made in violation of the provisions of the Loan Documents.

(h) The making of any levy, judicial seizure or attachment on the Leases or any portion thereof, which shall remain undismissed or undischarged for a period of sixty (60) days.

(i) Assignor fails to cause to be resolved to Assignee’s satisfaction any claim which could affect the validity or priority of this Agreement or the lien of the Mortgage or the Loan Documents.

5. **Rights and Remedies Upon Default.** At any time upon or following the occurrence of any one or more Events of Default hereunder, Assignee may, at its option, exercise any one or more of the following rights and remedies without any obligation to do so, without in any way waiving such Event or Events of Default, without further notice or demand on Assignor (except as provided in the Loan Documents), without regard to the adequacy of the security for the obligations secured hereby, without releasing Assignor or any guarantor or co-maker of the Note from any obligation hereunder, and with or without bringing any action or proceeding to foreclose the Mortgage or any other lien granted by the Loan Documents:

(a) Declare the unpaid balance of the principal sum of the Note, together with all accrued and unpaid interest thereon, immediately due and payable;



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(b) Enter upon and take possession of the Property, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the same on such terms and for such period of time as Assignee may deem necessary or proper, with full power to make from time to time all reasonable alterations, renovations, repairs or replacements thereto or thereof as may seem proper to Assignee, to make, enforce, modify and accept the surrender of Leases, to obtain and evict tenants, to fix or modify rents, and to do any other act which Assignee deems necessary or proper;

(c) Either with or without taking possession of the Property, demand, sue for, settle, compromise, collect, and give acquittances for all rents, issues, income and profits of and from the Property and pursue all remedies for enforcement of the Leases and all the lessor's rights therein and thereunder, provided that, for such purpose, this Assignment shall constitute an authorization and direction to the tenants under the Leases to pay all rents and other amounts payable under the Leases to Assignee, without proof of default hereunder, upon receipt from Assignee of written notice to thereafter pay all such rents and other amounts to Assignee and to comply with any notice or demand by Assignee for observance or performance of any of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the tenants thereunder, and provided, further, that Assignor will facilitate in all reasonable ways Assignee's collection of such rents, issues, income and profits, and upon request will execute written notices to the tenants under the Leases to thereafter pay all such rents and other amounts to Assignee; and

(d) Make any payment or do any act required herein of Assignor in such manner and to such extent as Assignee may reasonably deem necessary, and any amount so paid by Assignee shall become immediately due and payable by Assignor with interest thereon until paid at an annual rate (the "Default Rate") equal to five percent (5%) plus the applicable Loan Rate (as defined in the Note) then in effect under the Note and shall be secured by this Assignment.

6. **Application of Proceeds**. All sums collected and received by Assignee out of the rents, issues, income and profits of the Property following the occurrence of any one or more events of default under the provisions of Paragraph 4 of this Assignment shall be applied as follows:

(a) First, to reimbursement of Assignee for all expenses (including court costs and reasonable attorneys' fees) of taking and retaining possession of the Property; managing the Property and collecting the rents, issues, income and profits thereof, including without limitation, salaries, fees and wages of a managing agent and such other employees as Assignee may reasonably deem necessary and proper; operating and maintaining the Property, including without limitation, taxes, charges, claims, assessments, water rents, sewer rents, other liens, and premiums for any insurance provided in the Mortgage; the cost of all alterations, renovations, repairs or replacements of or to the Property which Assignee may deem necessary and proper, with interest thereon at the Default Rate;

(b) Second, to reimbursement of Assignee for and of all sums expended by Assignee pursuant to Paragraph 5 above to make any payment or do any act required herein of Assignor, together with interest thereon as provided herein;

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(c) Third, to reimbursement of Assignee for and of all other sums with respect to which Assignee is indemnified pursuant to Paragraph 7 below, together with interest thereon as provided herein;

(d) Fourth, to reimbursement of Assignee for and of all other sums expended or disbursed by Assignee pursuant to the terms and provisions of or constituting additional indebtedness under any of the Loan Documents, with interest thereon as provided therein;

(e) Fifth, in the order set forth in the Note; and

(f) Sixth, any balance remaining to Assignor, its successors and assigns.

7. **Limitation of Assignee's Liability.** Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Property following the occurrence of any one or more Events of Default under the provisions hereof or from any other act or omission of Assignee in managing, operating or maintaining the Property following the occurrence of any one or more Events of Default under the provisions hereof. Unless and until Assignee takes actual possession of the Property, Assignee shall not be obligated to observe, perform or discharge, nor does Assignee hereby undertake to observe, perform or discharge any covenant, term, condition or agreement contained in any Lease to be observed or performed by the lessor thereunder, or any obligation, duty or liability of Assignor under or by reason of this Assignment, and Assignor shall and does hereby agree to indemnify Assignee for, and to hold Assignee harmless of and from, any and all liability, loss or damage which Assignee may or might incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to observe or perform any of the covenants, terms, conditions and agreements contained in any Lease, except for such claims and demands arising or resulting from the negligent or willful actions of Assignee or its successors or assigns and except for liability first arising after Assignee takes actual possession of the Property. Should Assignee incur any such liability, loss or damage under any Lease or under or by reason of this Assignment, or in the defense of any such claim or demand, the amount thereof (excluding any amounts for any liability first arising after Assignee takes actual possession of the Property), including costs, expenses and reasonable attorneys' fees, shall become immediately due and payable by Assignor with interest hereon at the Default Rate and shall be secured by this Assignment. This Assignment shall not operate to place responsibility for the care, control, management or repair of the Property or for the carrying out of any of the covenants, terms, conditions and agreements contained in any Lease upon Assignee, nor shall it operate to make Assignee responsible or liable for any waste committed upon the Property by any tenant, occupant or other party, or for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, occupant, licensee, employee or stranger, except to the extent of any liability first arising after Assignee takes actual possession of the Property. Nothing herein or in the Mortgage contained, and no exercise by Assignee of any of the rights herein or in the Mortgage conferred shall constitute or be construed as constituting Assignee a "mortgagee in possession" of the Property, in the absence of the taking of actual possession of the Property by Assignee pursuant to the provisions hereof. Assignee has not received nor been transferred any security deposited by any tenant with the lessor under the terms of any Lease and Assignee

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assumes no responsibility or liability for any security so deposited, except and to the extent said security deposits are subsequently received by Assignee.

8. **Non-Waiver**. Nothing contained in this Assignment and no act done or omitted to be done by Assignee pursuant to the rights and powers granted to it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies under the Note, the guaranty thereof or any of the Loan Documents; this Assignment is made and accepted without prejudice to any of the rights and remedies of Assignee under the terms and provisions of such instruments; and Assignee may exercise any of its rights and remedies under the terms and provisions of such instruments either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Assignee may take or release any other security for the performance of the obligations secured hereby, may release any party primarily or secondarily liable therefor, and may apply any other security held by it for the satisfaction of the obligations secured hereby without prejudice to any of its rights and powers hereunder.

9. **Further Assurances**. Assignor shall execute or cause to be executed such additional instruments (including, but not limited to, general or specific assignments of such Leases as Assignee may designate) and shall do or cause to be done such further acts, as Assignee may reasonably request in order to permit Assignee to perfect, protect, preserve and maintain the assignment made to Assignee by this Assignment.

10. **Security Deposits**. Assignor hereby acknowledges that Assignee has not received nor been transferred any security deposited by any tenant with lessor under the terms of the Existing Leases and that Assignee assumes no responsibility or liability for any security so deposited, except and to the extent said security deposits are subsequently received by Assignee.

11. **Written Modifications**. This Assignment shall not be amended, modified or supplemented without the written agreement of Assignor and Assignee at the time of such amendment, modification or supplement.

12. **Duration**. This Assignment shall become null and void at such time as Assignor shall have paid the principal sum of the Note, together with all interest thereon, and shall have fully paid and performed all of the other obligations secured hereby and by the Loan Documents.

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

14. **Notices**. All notices and demands which are required or permitted to be given or served hereunder shall be deemed sufficiently served when delivered or mailed in the manner and to the persons described in the Mortgage.

15. **CONSENT TO JURISDICTION**. ASSIGNOR AND ASSIGNEE IRREVOCABLY AGREE THAT, SUBJECT TO ASSIGNEE'S SOLE AND ABSOLUTE ELECTION, ALL ACTIONS OR PROCEEDINGS IN ANY WAY ARISING OUT OF OR RELATED TO (A) THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS



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ASSIGNMENT OR (B) ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT WILL BE LITIGATED IN COURTS HAVING SITUS IN COOK COUNTY, ILLINOIS. ASSIGNOR HEREBY CONSENTS AND SUBMITS TO THE JURISDICTION OF ANY COURT LOCATED WITHIN COOK COUNTY, ILLINOIS.

16. **WAIVER OF TRIAL BY JURY.** ASSIGNOR AND ASSIGNEE (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL, EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (A) UNDER THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR (B) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST ASSIGNEE OR ANY OTHER PERSON INDEMNIFIED UNDER THIS ASSIGNMENT ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.

[Signatures on the following page]

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IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment as of the day and year first above written.

**ASSIGNOR:**

**4K CB, LLC,**  
an Illinois limited liability company

By:   
\_\_\_\_\_  
Aaron Paris, Manager

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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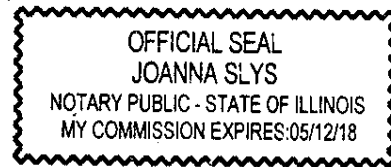
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Aaron Paris, the Manager of 4K CB, LLC, an Illinois limited liability company (the "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 Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 25<sup>TH</sup> day of JANUARY, 2018 ~~December, 2017~~.

Joanna Slys  
Notary Public

(SEAL)



My Commission Expires: 05/12/18

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNITS 8, 10 AND 13, IN THE FIELDS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PORTIONS OF LOTS 1, 2, 3 AND 4, PART OF LOTS 5, 6 AND 7 IN WALTER E. OLSON'S OWNERS DIVISION PER DOCUMENT 12844295 AND THAT PART OF THAT CERTAIN STRIP, BELT OR PARCEL OF LAND LYING BETWEEN SAID LOTS 5, 6 AND 7 AND LYING NORTH OF SAID LOTS 1, 2, 3 AND 4 IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL AS ON THE PLAT ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FIELDS CONDOMINIUM AND PROVISIONS RELATING TO CERTAIN NON-CONDOMINIUM PROPERTY RECORDED JUNE 16, 2015 AS DOCUMENT NO. 1516716083, AS AMENDED FROM TIME TO TIME TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR ACCESS OVER AND ACROSS COMMON DRIVEWAYS, WALKWAYS, CORRIDORS, ELEVATORS AND STAIRWAYS; USE, MAINTENANCE REPAIR AND REPLACEMENT OF FACILITIES AND COMPONENTS THAT SERVICE THE LAND; USE OF ENTRYWAYS, FOYERS, CORRIDORS, STAIRWAYS, ELEVATOR SHAFTS AND ELEVATORS; MAINTENANCE, PUBLIC UTILITIES, USE OF COMMON ELEMENTS AND USE OF LOADING COURTS ALL AS DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FIELDS CONDOMINIUM AND PROVISIONS RELATING TO CERTAIN NON-CONDOMINIUM PROPERTY RECORDED JUNE 16, 2015 AS DOCUMENT NO. 1516716083, AS AMENDED BY 1520539038, 1530318046, 1601134081, 1601134082, 1605429073, 1626045068, 1636434056 AND 1733813032, AND AS MAY BE AMENDED FROM TIME TO TIME

#### PARCEL 3:

EXCLUSIVE RIGHTS TO THE USE OF THE UNIT 10 EXCLUSIVE USE SPACES, AS DEFINED IN THE CONDOMINIUM RECHARACTERIZATION AMENDMENT NO. 4 RECORDED AS DOCUMENT NUMBER 1735544064 AS MAY BE AMENDED FROM TIME TO TIME.

PIN NO. 13-27-228-020-0000 AND 13-27-228-021-0000

ADDRESS: 4000 WEST DIVERSEY AVENUE, CHICAGO, ILLINOIS 60639