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RECORDING REQUESTED BY

Ross Dress For Less, Inc.

PREPARED BY AND WHEN RECORDED MAIL TO:

Bartko, Zankel, Bunzel & Miller  
One Embarcadero Center, Suite 800  
San Francisco, CA 94111  
Attn: Hilda A. Senseney, Esq.



Doc# 1807140001 Fee \$58.00

RHS FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2018 10:28 AM PG: 1 OF 11

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## MEMORANDUM OF LEASE

1 APNs: 25-04-200-015-0000; 25-04-200-018-6001; 25-04-200-018-6002; 25-04-200-026-0000; 25-  
2 04-200-027-0000; 25-04-200-028-0000; 25-04-200-030-0000; 25-04-209-016-0000; 25-04-209-023-  
3 0000.

4  
5 1. This Memorandum of Lease is effective upon recordation and is entered into by and  
6 between REDUS ILLINOIS, LLC, a Delaware limited liability company ("Landlord"), having its  
7 principal place of business at c/o Foresite Realty Partners, LLC, 5600 N. River Road, Suite 925,  
8 Rosemont, IL 60018, and ROSS DRESS FOR LESS, INC., a Virginia corporation ("Tenant"),  
9 having its principal place of business at 5130 Hacienda Drive, Dublin, CA 94568-7579, who agree  
10 as follows:

11 2. By written lease (the "Lease"), Landlord leases to Tenant and Tenant hires from  
12 Landlord a portion of the real property located in the City of Chicago, County of Cook, State of  
13 Illinois, described in Exhibit A hereto, for a term of approximately ten (10) years which term is  
14 subject to extension by Tenant for four (4) additional periods of five (5) years each. The Exhibit A  
15 lands are sometimes herein referred to as the "Shopping Center."

16 3. Landlord has granted Tenant and its authorized representatives and invites the  
17 nonexclusive right to use the Shopping Center common area with others who are entitled to use  
18 those areas subject to Landlord's rights as set forth in the Lease.

19 4. The provisions of the Lease are incorporated into this Memorandum of Lease by  
20 reference. The Lease contains the following provision(s):

21 "3.2.1. Retail Use.

22 (a) General. Tenant has entered into this Lease in reliance upon  
23 representations by Landlord that the Shopping Center is and shall remain retail in  
24 character, and, further, subject to Section 3.2.1(b) below, no part of the Shopping  
25 Center shall be used for office or residential purposes or as a theater, auditorium,  
26 meeting hall, school, church or other place of public assembly, "flea market,"  
27 mortuary or funeral home, pet store or pet supply store, veterinary services or pet

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1 vaccination clinic or overnight stay pet facilities, pet grooming facilities, pet boarding  
2 facilities, pet day care facilities, pet adoption facilities, pet training facilities and  
3 similar pet facilities, gymnasium or health club, dance hall, billiard or pool hall,  
4 massage parlor, video game arcade, bowling alley, skating rink, car wash, facility for  
5 the sale, display, leasing or repair of motor vehicles, on-premises consumption of  
6 alcoholic beverages except as incidental to a primarily restaurant use, including any  
7 night club, bar, sports bar, or any restaurant where the on-premises consumption of  
8 alcohol exceeds forty percent (40%) of gross sales (and which shall include Buffalo  
9 Wild Wings, Elephant Bar and BJ's Brewhouse regardless of the percentage sale of  
10 alcohol, and other similar establishments), facility offering gambling to the public  
11 (including any so called Internet café that offers gambling to the public, off track  
12 betting facility, casino or gaming facility), provided that the incidental sale of lottery  
13 tickets shall be permitted, the sale of adult products or adult bookstores or adult  
14 audio/video products stores (which are defined as stores in which at least ten  
15 percent (10%) of the inventory is not available for sale or rental to children under the  
16 age of majority in the state in which the Store is located because such inventory  
17 explicitly deals with or depicts human sexuality). No tenant or occupant of the  
18 Shopping Center, other than Tenant, shall be permitted to use one thousand five  
19 hundred (1,500) square feet or more of Leasable Floor Area of its premises primarily  
20 for the rental or sale of prerecorded audio or video merchandise or electronic games  
21 software and technological evolutions thereof. Landlord shall not permit the sale of  
22 whole bean or ground coffee in the Shopping Center by a nationally known specialty  
23 coffee retailer, having one thousand (1,000) stores or more and leasing or occupying  
24 five thousand (5,000) square feet of Leasable Floor Area or less. Landlord shall not  
25 lease space nor allow space to be occupied in the Shopping Center by any occupant  
26 other than Tenant, whose use of the space shall be for the sale of bridal wear.  
27 Further, no restaurant or other "High Intensity Parking User" (as hereinafter  
28 defined) shall be permitted in the Shopping Center within five hundred (500) feet of  
29 the front and side perimeter walls of the Store. A "High Intensity Parking User" is a  
30 tenant or occupant whose use requires more than five (5) parking spaces per one  
31 thousand (1,000) square feet of Leasable Floor Area in accordance with either  
32 customary shopping center practices or governmental regulations, whichever has a  
33 higher parking requirement. The foregoing use restrictions are referred to herein as  
34 the "Ross Prohibited Uses."

35 (b) Exceptions. Notwithstanding the restrictions set forth in Section  
36 3.2.1(a) above, the following uses shall be permitted in the Shopping Center:

37 (i) Pet Store/Supply Store. Notwithstanding the prohibition on  
38 pet stores or pet supply stores, said prohibition shall not apply to a nationally  
39 recognized pet store retailer located in the Shopping Center so long as (A) such  
40 retailer's front and side perimeter walls are located more than one hundred fifty (150)  
41 feet from the front and side perimeter walls of the Store, and (B) such retailer does  
42 not conduct outdoor pet adoption events.

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1 (ii) Pet Services. Notwithstanding the prohibition on veterinary  
2 services or pet vaccination clinic or overnight stay pet facilities, pet grooming  
3 facilities, pet boarding facilities, pet day care facilities, pet adoption facilities, pet  
4 training facilities and similar pet facilities, such services and facilities shall be  
5 permitted in the Shopping Center so long as such services are offered on an  
6 incidental basis as part of, and located wholly within the interior of, a nationally  
7 recognized pet store retailer whose front and side perimeter walls are located more  
8 than one hundred fifty (150) feet from the front and side perimeter walls of the  
9 Store. The foregoing shall not be deemed to permit any outdoor pet adoption  
10 events.

11 (iii) Retail Service Offices. Notwithstanding the prohibition on  
12 offices, retail service offices shall be permitted in the Shopping Center; provided that  
13 (A) retail service offices do not exceed five percent (5%) of the Leasable Floor Area  
14 of the Shopping Center, in the aggregate, (B) no individual retail service office  
15 exceeds two thousand five hundred (2,500) square feet of Leasable Floor Area, and  
16 (C) no retail service office is located within one hundred fifty (150) feet from the  
17 front and side perimeter walls of the Store.

18 (iv) Existing Tenants. The Ross Prohibited Uses set forth in  
19 Section 3.2.1(a) shall not apply to those tenants or occupants of the Shopping Center  
20 listed on Exhibit K ("Existing Tenants") who, in accordance with the terms of  
21 existing leases or occupancy agreements in effect on the Effective Date, cannot be  
22 prohibited from so operating, but only for the balance of the term(s) of such existing  
23 lease(s) or occupancy agreement(s), including any options or rights of extension  
24 contained in such leases or occupancy agreements as of the Effective Date.  
25 Landlord covenants and agrees that if Landlord has the right to consent to a change  
26 in use of the premises occupied by any such Existing Tenant, Landlord shall not  
27 consent to a change in use of the premises which violates the Ross Prohibited Uses."

28 "15.3 Protection. Without the prior written consent of Tenant, which consent may  
29 be withheld in the absolute and sole discretion of Tenant, no tenant or occupant of  
30 the Shopping Center (other than Tenant and Existing Tenants (as defined below))  
31 may use, and Landlord, if it has the capacity to do so, shall not permit any other  
32 tenant or occupant of the Shopping Center to (a) use its premises for the Off Price  
33 Sale (as hereinafter defined) of merchandise, or (b) use more than ten thousand  
34 (10,000) square feet of Leasable Floor Area of its premises for the sale of apparel  
35 (except for discount department stores in excess of eighty-five thousand (85,000)  
36 square feet of Leasable Floor Area), or (c) use in excess of five hundred (500) square  
37 feet of Leasable Floor Area of its premises for the sale of (i) silk flowers, picture  
38 frames, wedding and other party goods, or (ii) health and beauty aids and related  
39 sundries, or (d) use in excess of one thousand five hundred (1,500) square feet of  
40 Leasable Floor Area of its premises primarily for the rental or sale of prerecorded  
41 audio or video merchandise or electronic games software and technological  
42 evolutions thereof, or (e) use in excess of two thousand five hundred (2,500) square  
43 feet of Leasable Floor Area of its premises for the sale of any of the other types of

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1 merchandise specified in Section 15.1 above. In addition, Landlord shall not permit  
2 the sale of whole bean or ground coffee in the Shopping Center by a nationally  
3 known specialty coffee retailer, having one thousand (1,000) stores or more and  
4 leasing or occupying five thousand (5,000) square feet of Leasable Floor Area or less.  
5 For purposes of this Section 15.3, "Off Price Sale" shall mean the retail sale of  
6 merchandise on an everyday basis at prices reduced from those charged by full price  
7 retailers, such as full price department stores; provided, however, this definition shall  
8 not prohibit sales events by a retailer at a price discounted from that retailer's  
9 everyday price. (As of the Effective Date, examples of Off Price Sale retailers  
10 include such retailers as T.J. Maxx, Marshalls, Fallas Paredes, Nordstrom Rack,  
11 Factory 2U, Burlington Coat, Steinmart, Filene's Basement, Gordmans and Beall's  
12 Outlet.)

13 For purposes of this Section 15.3, "Existing Tenants" shall mean and refer to those  
14 tenants or occupants of the Shopping Center listed on Exhibit K who, in accordance  
15 with the terms of existing leases or occupancy agreements in effect on the Effective  
16 Date, cannot be prohibited from operating in violation of the restrictions set forth  
17 above, but only for the balance of the term(s) of such existing lease(s) or occupancy  
18 agreement(s), including any options or rights of extension contained in such leases or  
19 occupancy agreements as of the Effective Date. Landlord covenants and agrees that  
20 if Landlord has the right to consent to a change in use of the premises occupied by  
21 any such Existing Tenant, Landlord shall not consent to a change in use of the  
22 premises which violates the restrictions set forth in this Section 15.3."

23 In addition to the provisions referred to above, the Lease contains numerous other terms,  
24 covenants and conditions which affect not only the Store but also Landlord's Parcel and the  
25 Shopping Center, including, but not limited to, the Article 2 - Site Plan definition and Section 3.6 of  
26 the Lease which, among other things, include building height restrictions, restrictions on changes to  
27 the Control Area (defined in the Lease and identified on the Site Plan) and changes to the Common  
28 Areas (defined in the Lease and identified on the Site Plan), restrictions on construction of buildings,  
29 except within the Building Envelopes (defined in the Lease and identified on the Site Plan), subject  
30 to size limitations within the Building Envelopes, and restrictions on changes to building storefronts  
31 and exteriors. Notice is hereby given that reference should be made to the Lease with respect to the  
32 details of such terms, covenants and conditions.

33 5. The terms, conditions, restrictions and covenants in the Lease, including the  
34 provisions of the Lease to be performed by Landlord whether to be performed at the Tenant's store,  
35 or any other portion of the Shopping Center, whether affirmative or negative in nature shall run  
36 with the real property comprising the Shopping Center and shall inure to the benefit of and be  
37 binding upon the parties hereto and the heirs, executors, administrators, successors, assigns and  
38 other successors in interest to the parties hereto.

39 6. This Memorandum of Lease is prepared for the purpose of constructive notice and  
40 in no way modifies the provisions of the Lease.

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1 Contents of Memorandum of Lease:

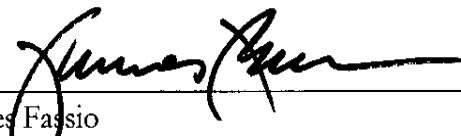
- Paragraphs 1-6
- Exhibit A - Legal Description of the Shopping Center
- Exhibit B - Site Plan

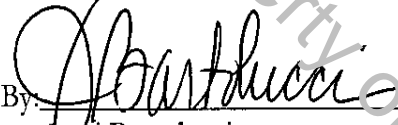
2  
 3 IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum of  
 4 Lease on the respective dates shown below.

**LANDLORD:**  
**REDUS ILLINOIS, LLC,**  
 a Delaware limited liability company

**TENANT:**  
**ROSS DRESS FOR LESS, INC.,**  
 a Virginia corporation

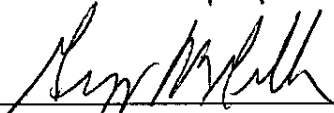
By: REDUS Properties, Inc., a Delaware corporation, its sole member

By:   
 James Fassio  
 Its: President and Chief Development Officer

By:   
 Jami Bartolucci  
 Its: Vice President

Dated: 10/4/2017

Dated: 10/13/17

By:   
 Gregg McGillis  
 Its: Group Senior Vice President, Property Development

Dated: 10/4/2017

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## TENANT ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

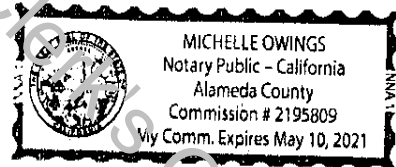
State of California )  
 )  
 County of Alameda )

On October 4, 2017 before me, Michelle Owings,  
 a Notary Public, personally appeared James Fassio and Gregg McGillis, who proved to me on the  
 basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
 instrument and acknowledged to me that he/she/they executed the same in his/her/their  
 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or  
 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michelle Owings  
 Notary Public





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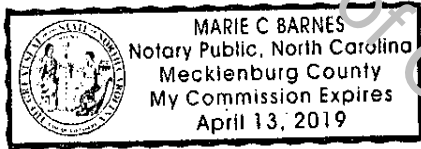
## LANDLORD ACKNOWLEDGMENT

1 State of North Carolina )  
 )  
 County of Mecklenburg )

2  
 3  
 4 On October 13, 2017 before me, Marie C Barnes, a Notary Public,  
 5 personally appeared J. Barolucci, personally known to me, or who  
 6 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
 7 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
 8 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
 9 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

10  
 11 WITNESS my hand and official seal.  
 12

Marie C Barnes  
 Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE SHOPPING CENTER

#### PARCEL 1:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 87TH STREET SAID POINT BEING 100 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 4 AND 305 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST 87TH STREET, A DISTANCE OF 50 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 255 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 357.68 FEET TO A POINT 457.68 FEET SOUTH OF SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4; THENCE NORTHWESTERLY ON A STRAIGHT LINE A DISTANCE OF 61.57 FEET TO A POINT 421.21 FEET SOUTH OF THE SAID NORTH LINE OF THE NORTHEAST 1/4 AND 305 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF THE NORTHEAST 1/4 OF SECTION 4; THENCE NORTH PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE A DISTANCE OF 321.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

AN IRREGULAR PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST 87TH STREET WITH A LINE 5 FEET WEST OF AND PARALLEL TO NORTH AND SOUTH CENTER LINE OF SAID NORTHEAST 1/4 WHICH POINT OF INTERSECTION IS 69.66 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4, THENCE SOUTHERLY ON SAID LOT 5 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 570.37 FEET, THENCE NORTHWESTERLY ON A STRAIGHT LINE 307.91 FEET MORE OR LESS TO A POINT WHICH IS 255 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE MEASURED AT RIGHT ANGLES THERETO AND 457.68 FEET SOUTH OF NORTH LINE OF SAID NORTHEAST 1/4 THENCE NORTHERLY FROM LAST DESCRIBED POINT ON A LINE WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 357.68 FEET TO THE POINT OF INTERSECTION OF SOUTHERLY LINE OF WEST 87TH STREET WITH THE LAST DESCRIBED COURSE; THENCE EASTERLY ON THE SOUTHERLY LINE OF WEST 87TH STREET, A DISTANCE OF 1.79 FEET TO A POINT; THENCE CONTINUING NORTHEASTERLY FROM THE LAST DESCRIBED POINT ON A CURVED LINE CONVEX TO THE SOUTH EAST HAVING A RADIUS OF 1033 FEET A DISTANCE OF 251 FEET MORE OR LESS TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

AN IRREGULAR PLOT OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

TO WIT:



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COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST 87TH STREET WITH A LINE 305 FEET WEST OF AND PARALLEL TO NORTH AND SOUTH CENTER LINE OF SAID NORTHEAST 1/4 WHICH POINT OF INTERSECTION IS 100 FEET SOUTH OF NORTH LINE OF SAID NORTHEAST 1/4, THENCE SOUTHERLY ON SAID LINE 305 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 321.21 FEET THENCE NORTH WESTERLY ON A STRAIGHT LINE, 197.08 FEET MORE OR LESS TO A POINT 465 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE MEASURED AT RIGHT ANGLES THERETO AND 304.51 FEET SOUTH OF NORTH LINE OF SAID NORTHEAST 1/4, THENCE NORTHERLY FROM LAST DESCRIBED POINT ON A LINE 465 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 204.51 FEET TO POINT OF INTERSECTION OF SOUTHERLY LINE OF WEST 87TH STREET WITH LAST DESCRIBED COURSE, THENCE EASTERLY ON SOUTHERLY LINE OF WEST 87TH STREET, A DISTANCE OF 160.01 FEET MORE OR LESS TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

BEGINNING AT A POINT ON THE SOUTH LINE OF 87TH STREET AS RELOCATED; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 25 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4; THENCE SOUTH ALONG SAID WEST LINE TO A POINT 436.70 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE EAST 170.96 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF 69 DEGREES 12 MINUTES 35 SECONDS TO THE POINT OF BEGINNING.

ALSO A STRIP OF LAND BEING THE EASTERLY 5 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, LYING BETWEEN THE SOUTH LINE OF 87TH STREET AND A LINE 436.70 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE ABOVE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 87TH STREET AS RELOCATED (AS DESCRIBED IN THE PLAT OF DEDICATION RECORDED MARCH 1, 1929 AS DOCUMENT 10297189) WITH A LINE DRAWN BETWEEN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4 AND A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 WHICH IS 806.35 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF 87TH STREET 25 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH ALONG SAID WEST LINE TO A POINT 436.70 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE EAST 170.96 FEET, MORE OR LESS, TO A POINT ON SAID LINE DRAWN BETWEEN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4 AND A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 WHICH IS 806.35 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE NORTHWESTERLY ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 403.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO

THAT PART OF THE EASTERLY 5 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID

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SECTION 4 LYING BETWEEN THE SOUTHERLY LINE OF 87TH STREET AS RELOCATED (SAID SOUTHERLY LINE BEING THE NORTHERLY LINE OF THE PROPERTY CONVEYED BY THE DEED RECORDED MARCH 1, 1929 AS DOCUMENT 10297191) AND A LINE 436.70 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

TRACT A

AN IRREGULAR PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT A POINT 436.70 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 AND 5 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID NORTHEAST 1/4; THENCE EASTERLY AT RIGHT ANGLES TO SAID NORTH AND SOUTH CENTERLINE A DISTANCE OF 175.96 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BELT RAILWAY COMPANY OF CHICAGO; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 374.83 FEET; THENCE SOUTHERLY 79.05 FEET ON A LINE WHICH IS 307.60 FEET EAST OF AND PARALLEL WITH SAID NORTH AND SOUTH CENTERLINE; THENCE NORTHWESTERLY 385.02 FEET TO A POINT WHICH IS 5 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE AND 640.03 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTHERLY 203.33 FEET TO THE POINT OF BEGINNING; AND

TRACT B

AN IRREGULAR PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT A; THENCE SOUTHERLY ON AN EXTENSION SOUTH OF EASTERLY LINE OF TRACT A, 58.2 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 129 DEGREES 01 MINUTES 47 SECONDS WITH LAST DESCRIBED COURSE AS MEASURED FROM NORTH TO SOUTHWEST A DISTANCE OF 50.4 FEET; THENCE NORTHWEST AT RIGHT ANGLES 166.2 FEET TO INTERSECTION WITH A LINE WHICH MAKES A RIGHT ANGLE WITH THE SOUTHWESTERLY LINE OF TRACT A FROM A POINT 147.45 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID TRACT A, WHICH POINT IS 44.52 FEET SOUTHWESTERLY FROM THE SOUTHWEST LINE OF SAID TRACT A AS MEASURED ALONG SAID RIGHT ANGLE LINE; THENCE SOUTHWESTERLY ON EXTENSION OF SAID RIGHT ANGLE LINE 16 FEET; THENCE NORTHWESTERLY 102.45 TO A POINT WHICH IS 44.2 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, A POINT ON THE SOUTHWESTERLY LINE OF TRACT A WHICH IS 137.57 FEET SOUTHEASTERLY FROM THE SOUTHWEST CORNER OF TRACT A; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF TRACT A; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

PARCEL 6:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 5 AS SET FORTH AND DEFINED IN QUIT CLAIM DEED AND GRANT OF EASEMENT DATED MAY 8, 1974 AND RECORDED MAY 10, 1974 AS DOCUMENT 22713871.

Street Address: 161-233 West 87th Street, Chicago, IL

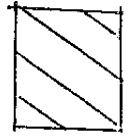
APN: 25-04-200-015-0000; 25-04-200-018-6001; 25-04-200-018-6002; 25-04-200-026-0000; 25-04-200-027-0000; 25-04-200-028-0000; 25-04-200-030-0000; 25-04-209-016-0000; 25-04-209-023-0000.

# UNOFFICIAL COPY



REC Site Plan  
May 11, 2017

- A) Rainbow 4,000 sf
- B) Dress Code 2,500 sf
- C) Available 4,000 sf
- D) Ashley Stewart 4,000 sf
- E) America's Best 4,000 sf
- F) T-Mobile 3,366 sf
- G) Buddy's Wine & Spirits 4,766 sf
- H) Sinbad's Fish & Chicken 1,600 sf



Control Area

Burlington 75,623 sf  
Jewel-Osco 60,000 sf

Future  
Expansion Area  
2,997 sf

dd's  
20,338 sf

DTLR  
12,000 sf

124'-9"

Building Envelope

Building Envelope

West Chatham (Chicago), Illinois

to Dan Ryan Expwy (229,800 ADT)

West 87th Street (37,100 ADT)

PYLON

TCF  
Bank  
4,225 sf

Home Depot  
125,000 sf

Exhibit B