

# UNOFFICIAL COPY



\*1808906243D\*

Doc# 1808906243 Fee \$102.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2018 04:09 PM PG: 1 OF 33

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

DLA Piper LLP (US)  
444 W. Lake Street, Suite 900  
Chicago, IL 60606  
Attn: Brian Cohen

EXEMPT PARA. E  
ILCS 200/31-4.5

Dated: March \_\_, 2018

8984795 15FC

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## SPECIAL WARRANTY DEED

SULLIVAN OFFICE OWNER, LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by KRE SULLIVAN MANAGER LLC, a Delaware limited liability company, as to an undivided 79.27% interest ("**Manager**"), MC SULLIVAN INVESTOR I LLC, a Delaware limited liability company, as to an undivided 4.17% interest ("**Sullivan**"), MC ACQ I LLC, a Delaware limited liability company, as to an undivided 10.60% interest ("**MC ACQ I**"), MC ACQ II LLC, a Delaware limited liability company, as to an undivided 2.65% interest ("**MC ACQ II**"), and RYDAN HOLDINGS LLC, a Delaware limited liability company as to an undivided 3.31% interest ("**Rydan**") as tenant in common (Rydan together with Manager, Sullivan, MC ACQ I, and MC ACQ II being collectively referred to hereinafter as the "**Grantees**"), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantees the tract (the "**Office Parcel**") in Cook County, Illinois, more fully described on **Exhibit A** hereto, together with all improvements thereon and all or Grantor's right, title and interest, if any, in and to all easements, rights-of-way, rights and appurtenances appertaining thereto (the "**Office Property**").

This Special Warranty Deed is executed by Grantor and accepted by Grantees subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in **Exhibit B** hereto (the "**Encumbrances**").

TO HAVE AND TO HOLD the Office Property unto Grantees, their successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Office Property, subject to the

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Encumbrances, unto Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.


Ad valorem taxes with respect to the Office Property have been prorated as of the date hereof between Grantor and Grantees, and Grantees expressly assume the payment of ad valorem taxes assessed from and after the date hereof.

Address of Grantees:

c/o Madison Capital  
 55 East 59th Street  
 17th Floor  
 New York, New York 10022  
 Attention: J. Joseph Jacobson, David Steinberg, Richard Wagman

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		30-Mar-2018	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-15-100-069-0000		20180301630690	1-388-953-120

REAL ESTATE TRANSFER TAX		30-Mar-2018	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
17-15-100-069-0000		20180301630690	0-315-211-296

\* Total does not include any applicable penalty or interest due.

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WITNESS THE EXECUTION HEREOF effective as of March 26, 2018.

GRANTOR:

SULLIVAN OFFICE OWNER, LLC, a Delaware limited liability company

By: \_\_\_\_\_

Name: J. Joseph Jacobson

Title: Authorized Signatory

STATE OF NY ) SS

COUNTY OF NY ) SS

This instrument was acknowledged before me on March 26, 2018, by J. Joseph Jacobson as Authorized Signatory of Sullivan Office Owner, LLC, a Delaware limited liability company, as the act and deed of said entity.

Taylor M. Pedersen

Name:  
Notary Public in and for  
The State of NY

(Seal of Notary)

My commission expires:



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## EXHIBIT A

### Legal Description of the Office Parcel

#### **OFFICE REMAINDER PARCEL 1**

LOTS 1 TO 12, BOTH INCLUSIVE TOGETHER WITH THE VACATED ALLEY BETWEEN SAID LOTS 1 TO 7 AND SAID LOTS 10, 11 AND 12 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BEING A SUBDIVISION OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID PREMISES SO MUCH OF LOTS 1 TO 9 IN SAID SUBDIVISION AS HAS BEEN TAKEN FOR THE WIDENING OF STATE STREET OR IS NOW OCCUPIED BY THE CITY OF CHICAGO AS PART OF STATE STREET AND ALSO EXCEPTING FROM SAID LOTS 7, 8, 9 AND 10 THAT PART THEREOF TAKEN FOR ALLEY), ALL TAKEN AS A TRACT (**EXCEPT RETAIL PARCEL B1-10** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 75.82 FEET; THENCE SOUTH 89°43'05" EAST 3.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" EAST 78.71 FEET; THENCE SOUTH 00°10'48" WEST 6.17 FEET; THENCE NORTH 90°00'00" WEST 1.92 FEET; THENCE SOUTH 00°10'48" WEST 98.93 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 68.94 FEET; THENCE NORTH 00°10'48" EAST 38.48 FEET; THENCE SOUTH 89°49'12" EAST 6.26 FEET; THENCE NORTH 00°10'48" EAST 5.79 FEET; THENCE NORTH 89°49'12" WEST 6.25 FEET; THENCE NORTH 00°00'00" EAST 18.68 FEET; THENCE NORTH 89°49'06" WEST 6.78 FEET; THENCE NORTH 00°00'00" EAST 8.94 FEET; THENCE NORTH 89°49'07" WEST 4.21 FEET; THENCE NORTH 00°10'48" EAST 14.81 FEET; THENCE SOUTH 89°49'12" EAST 6.14 FEET; THENCE NORTH 00°10'48" EAST 7.20 FEET; THENCE NORTH 89°49'12" WEST 2.92 FEET; THENCE NORTH 00°10'48" EAST 11.37 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL B1-11** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 16.37 FEET; THENCE SOUTH 89°49'12" EAST 7.49 FEET; THENCE NORTH 44°27'30" EAST 12.04 FEET; THENCE NORTH 00°10'48" EAST 7.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°56'22" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 15.86 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL B1-12** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 15.80 FEET; THENCE SOUTH 89°43'05" EAST 88.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" EAST 6.88 FEET; THENCE SOUTH 00°10'48" WEST 2.98 FEET; THENCE SOUTH 89°49'12" EAST 5.53 FEET; THENCE SOUTH 00°10'48" WEST 5.99 FEET; THENCE SOUTH 89°49'12" EAST 16.85 FEET; THENCE SOUTH 00°10'48" WEST 1.54

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FEET; THENCE SOUTH 89°49'12" EAST 13.52 FEET; THENCE SOUTH 00°10'48" WEST 22.07 FEET; THENCE NORTH 89°49'12" WEST 9.39 FEET; THENCE SOUTH 00°10'48" WEST 33.44 FEET; THENCE NORTH 89°49'12" WEST 33.39 FEET; THENCE NORTH 00°10'48" EAST 66.02 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL B1-13** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +9.75 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 15.80 FEET; THENCE SOUTH 89°43'05" EAST 88.66 FEET; THENCE SOUTH 89°49'12" EAST 6.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°10'48" WEST 2.98 FEET; THENCE SOUTH 89°49'12" EAST 5.53 FEET; THENCE NORTH 00°10'48" EAST 2.98 FEET; THENCE NORTH 89°49'12" WEST 5.53 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL B1-14** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 88.36 FEET; THENCE SOUTH 89°43'05" EAST 88.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" EAST 29.54 FEET; THENCE SOUTH 00°02'01" EAST 10.08 FEET; THENCE NORTH 89°57'59" EAST 3.72 FEET; THENCE SOUTH 00°02'01" EAST 0.92 FEET; THENCE NORTH 89°57'59" EAST 4.13 FEET; THENCE SOUTH 00°02'01" EAST 8.59 FEET; THENCE SOUTH 89°57'59" WEST 6.79 FEET; THENCE SOUTH 00°02'01" EAST 4.58 FEET; THENCE SOUTH 89°57'59" WEST 0.88 FEET; THENCE SOUTH 00°02'01" EAST 43.36 FEET; THENCE NORTH 89°49'12" WEST 4.96 FEET; THENCE NORTH 00°10'43" EAST 5.30 FEET; THENCE NORTH 89°49'12" WEST 25.01 FEET; THENCE NORTH 00°10'48" EAST 62.23 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-15** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 3.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°34'29" EAST 5.16 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°56'22" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 19.34 FEET; THENCE SOUTH 00°03'38" WEST 1.00 FEET; THENCE SOUTH 89°56'22" EAST 93.35 FEET; THENCE SOUTH 00°17'49" WEST 6.85 FEET; THENCE NORTH 89°46'33" WEST 2.54 FEET; THENCE SOUTH 00°17'49" WEST 84.09 FEET; THENCE SOUTH 89°42'11" EAST 7.00 FEET; THENCE SOUTH 00°17'49" WEST 20.65 FEET; THENCE NORTH 89°42'11" WEST 3.62 FEET; THENCE SOUTH 00°05'39" WEST 45.24 FEET; THENCE SOUTH 89°42'11" EAST 22.30 FEET TO THE WEST LINE OF SAID ALLEY; THENCE SOUTH 00°14'43" WEST ALONG THE WEST LINE OF SAID ALLEY 16.01 FEET; THENCE NORTH 89°42'11" WEST 12.21 FEET; THENCE SOUTH 00°17'49" WEST 5.96 FEET; THENCE NORTH 89°42'11" WEST 8.19 FEET; THENCE NORTH 00°17'49" EAST 1.03 FEET; THENCE NORTH 89°42'11" WEST 2.15 FEET; THENCE SOUTH 00°17'49" WEST 2.30 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 12.89 FEET; THENCE NORTH 00°23'39" WEST 1.93 FEET; THENCE SOUTH 89°36'21" WEST 6.48 FEET; THENCE SOUTH 00°23'39" EAST 1.88 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 96.78 FEET; THENCE NORTH 00°16'55" EAST 157.29 FEET;

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THENCE NORTH 89°43'05" WEST 1.00 FEET TO THE EAST LINE OF STATE STREET AS WIDENED; THENCE NORTH 00°16'55" EAST ALONG THE EAST LINE OF STATE STREET AS WIDENED 20.28 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F2-5** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 3.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°34'29" EAST 5.16 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°56'22" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 19.34 FEET; THENCE SOUTH 00°03'38" WEST 1.00 FEET; THENCE SOUTH 89°56'22" EAST 93.73 FEET; THENCE SOUTH 00°15'00" WEST 25.45 FEET; THENCE SOUTH 89°45'00" EAST 14.04 FEET; THENCE SOUTH 00°10'48" WEST 64.80 FEET; THENCE SOUTH 89°56'29" WEST 6.31 FEET; THENCE NORTH 00°57'19" EAST 3.64 FEET; THENCE NORTH 89°45'00" WEST 7.85 FEET; THENCE SOUTH 00°15'00" WEST 17.17 FEET; THENCE NORTH 89°56'29" EAST 6.24 FEET; THENCE SOUTH 00°14'20" WEST 8.87 FEET; THENCE SOUTH 89°56'29" WEST 6.25 FEET; THENCE SOUTH 00°15'00" WEST 22.33 FEET; THENCE SOUTH 89°45'00" EAST 0.58 FEET; THENCE SOUTH 00°15'00" WEST 21.49 FEET; THENCE NORTH 89°36'22" EAST 10.10 FEET; THENCE NORTH 00°23'38" WEST 10.89 FEET; THENCE NORTH 89°36'22" EAST 11.26 FEET; THENCE SOUTH 00°04'20" EAST 7.23 FEET; THENCE SOUTH 89°55'40" WEST 5.71 FEET; THENCE SOUTH 00°04'20" EAST 3.65 FEET; THENCE NORTH 89°36'22" EAST 5.27 FEET; THENCE SOUTH 00°04'20" EAST 4.93 FEET; THENCE NORTH 89°55'40" EAST 1.33 FEET TO THE WEST LINE OF SAID ALLEY; THENCE SOUTH 00°14'43" WEST ALONG THE WEST LINE OF SAID ALLEY 11.85 FEET; THENCE SOUTH 89°55'40" WEST 11.55 FEET; THENCE SOUTH 00°04'20" EAST 6.94 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 23.83 FEET; THENCE NORTH 00°10'48" EAST 0.81 FEET; THENCE SOUTH 89°36'21" WEST 7.06 FEET; THENCE SOUTH 00°10'48" WEST 0.76 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 96.31 FEET; THENCE NORTH 00°16'55" EAST 157.29 FEET; THENCE NORTH 89°43'05" WEST 1.00 FEET TO THE EAST LINE OF STATE STREET AS WIDENED; THENCE NORTH 00°16'55" EAST ALONG THE EAST LINE OF STATE STREET AS WIDENED 20.28 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

## OFFICE REMAINDER PARCEL 2

LOT 6 (EXCEPTING THEREFROM SO MUCH THEREOF AS HAS BEEN TAKEN FOR THE WIDENING OF STATE STREET OR IS NOW OCCUPIED BY THE CITY OF CHICAGO AS A PART OF STATE STREET, AND ALSO EXCEPTING THAT PART THEREOF TAKEN FOR ALLEY) IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, FALLING SOUTH OF THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BEING A SUBDIVISION OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, (**EXCEPT RETAIL PARCEL B1-8** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN

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FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 89°57'40" EAST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 11.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°10'48" WEST 33.93 FEET; THENCE NORTH 89°49'12" WEST 7.48 FEET; THENCE SOUTH 00°10'48" WEST 26.47 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°57'57" EAST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 127.51 FEET; THENCE NORTH 00°10'48" EAST 22.46 FEET; THENCE NORTH 89°49'12" WEST 16.24 FEET; THENCE NORTH 00°10'48" EAST 7.43 FEET; THENCE NORTH 89°49'12" WEST 19.96 FEET; THENCE NORTH 44°56'23" WEST 21.02 FEET; THENCE NORTH 00°10'48" EAST 15.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 68.94 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL B1-9** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 89°57'40" EAST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 144.71 FEET TO THE WEST LINE OF SAID ALLEY; THENCE SOUTH 00°14'52" WEST ALONG THE WEST LINE OF SAID ALLEY 2.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'52" WEST ALONG THE WEST LINE OF SAID ALLEY 2.45 FEET; THENCE NORTH 43°32'16" WEST 1.14 FEET; THENCE NORTH 00°10'48" EAST 1.63 FEET; THENCE SOUTH 89°49'12" EAST 0.79 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-14** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 89°57'40" EAST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'55" WEST 60.38 FEET; THENCE SOUTH 89°57'57" EAST 143.74 FEET TO THE WEST LINE OF SAID ALLEY; THENCE NORTH 00°14'52" EAST ALONG THE WEST LINE OF SAID ALLEY 59.48 FEET; THENCE NORTH 89°42'11" WEST 11.20 FEET; THENCE SOUTH 00°17'49" WEST 2.67 FEET; THENCE NORTH 89°42'11" WEST 2.84 FEET; THENCE NORTH 00°17'49" EAST 0.53 FEET; THENCE NORTH 89°42'11" WEST 13.52 FEET; THENCE NORTH 00°17'49" EAST 2.90 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 12.89 FEET; THENCE SOUTH 00°23'39" EAST 11.08 FEET; THENCE SOUTH 89°36'21" WEST 6.48 FEET; THENCE NORTH 00°23'39" WEST 11.13 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 96.78 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F2-4** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF STATE STREET AS WIDENED WITH THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 89°57'40" EAST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE

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SOUTH 00°16'55" WEST 60.38 FEET; THENCE SOUTH 89°57'57" EAST 143.74 FEET TO THE WEST LINE OF SAID ALLEY; THENCE NORTH 00°14'52" EAST ALONG THE WEST LINE OF SAID ALLEY 60.37 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 40.34 FEET; THENCE SOUTH 00°10'48" WEST 10.71 FEET; THENCE SOUTH 89°36'21" WEST 7.06 FEET; THENCE NORTH 00°10'48" EAST 10.76 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 89°57'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 96.31 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

## OFFICE REMAINDER PARCEL 3

SUBLOTS 1, 2 AND 3 (EXCEPT THE SOUTH 10.00 FEET OF SUBLLOT 3) IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF STATE STREET), ALL TAKEN AS A TRACT, (EXCEPT RETAIL PARCEL B2-1 BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -10.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 86.03 FEET; THENCE SOUTH 89°43'05" EAST 71.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°40'53" EAST 7.53 FEET; THENCE SOUTH 00°10'48" WEST 5.83 FEET; THENCE NORTH 89°46'58" WEST 7.53 FEET; THENCE NORTH 00°13'02" EAST 5.83 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT RETAIL PARCEL B1-6 BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 89°57'57" EAST ALONG THE NORTH LINE OF SAID SUBLLOT 1 A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'57" EAST ALONG THE NORTH LINE OF SAID SUBLLOT 1 A DISTANCE OF 113.19 FEET; THENCE SOUTH 00°00'42" EAST 10.91 FEET; THENCE NORTH 89°49'12" WEST 7.54 FEET; THENCE SOUTH 00°10'48" WEST 17.47 FEET; THENCE NORTH 89°49'12" WEST 29.03 FEET; THENCE SOUTH 00°10'48" WEST 14.07 FEET; THENCE NORTH 89°49'12" WEST 16.08 FEET; THENCE SOUTH 00°10'48" WEST 22.54 FEET; THENCE NORTH 89°49'12" WEST 3.93 FEET; THENCE SOUTH 00°10'48" WEST 12.73 FEET; THENCE SOUTH 89°49'12" EAST 18.29 FEET; THENCE SOUTH 00°26'37" WEST 8.53 FEET; THENCE SOUTH 89°59'18" WEST 5.09 FEET; THENCE SOUTH 00°26'37" WEST 13.00 FEET; THENCE SOUTH 89°59'18" WEST 11.82 FEET; THENCE SOUTH 00°26'37" WEST 11.57 FEET TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SUBLLOT 3; THENCE NORTH 89°58'59" WEST ALONG THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SUBLLOT 3 A DISTANCE OF 60.66 FEET; THENCE NORTH 00°10'48" EAST 24.34 FEET; THENCE NORTH 89°59'18" EAST 4.53 FEET; THENCE NORTH 00°00'42" WEST 6.18 FEET; THENCE SOUTH 89°59'18" WEST 4.51 FEET; THENCE NORTH 00°10'48" EAST 35.78 FEET; THENCE SOUTH 89°49'12" EAST 43.20 FEET; THENCE NORTH 00°10'48" EAST 14.51 FEET; THENCE NORTH 89°49'12" WEST 28.70 FEET; THENCE SOUTH 00°10'48" WEST 3.91 FEET; THENCE NORTH 89°49'12" WEST 11.70 FEET; THENCE NORTH 00°10'48" EAST 33.85 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT RETAIL PARCEL B1-7 BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED



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AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 89°57'57" EAST ALONG THE NORTH LINE OF SAID SUBLOT 1 A DISTANCE OF 140.78 FEET; THENCE SOUTH 00°02'03" WEST 1.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'12" EAST 2.95 FEET TO THE EAST LINE OF SAID SUBLOT 1; THENCE SOUTH 00°14'44" WEST ALONG THE EAST LINE OF SAID SUBLOT 1 A DISTANCE OF 10.12 FEET; THENCE NORTH 89°48'49" WEST 2.80 FEET; THENCE NORTH 00°39'07" WEST 10.12 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-11** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 45.09 FEET; THENCE SOUTH 89°43'05" EAST 1.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST 82.52 FEET; THENCE SOUTH 00°15'48" WEST 53.90 FEET; THENCE NORTH 90°00'00" WEST 22.29 FEET; THENCE SOUTH 00°26'37" WEST 11.77 FEET TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SUBLOT 3; THENCE NORTH 89°58'59" WEST ALONG THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SUBLOT 3 A DISTANCE OF 60.21 FEET; THENCE NORTH 00°16'55" EAST 65.66 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-12** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.25 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 67.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'55" WEST ALONG THE EAST LINE OF STATE STREET AS WIDENED 19.16 FEET; THENCE SOUTH 89°43'05" EAST 1.00 FEET; THENCE NORTH 00°16'55" EAST 19.16 FEET; THENCE NORTH 89°43'05" WEST 1.00 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-13** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 89°57'57" EAST ALONG THE NORTH LINE OF SAID SUBLOT 1 A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'57" EAST ALONG THE NORTH LINE OF SAID SUBLOT 1 A DISTANCE OF 142.74 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°14'44" WEST ALONG THE EAST LINE OF SAID SUBLOT 1 A DISTANCE OF 3.85 FEET; THENCE NORTH 90°00'00" WEST 10.97 FEET; THENCE SOUTH 00°00'00" WEST 10.00 FEET; THENCE NORTH 90°00'00" WEST 56.35 FEET; THENCE SOUTH 00°00'00" WEST 2.03 FEET; THENCE NORTH 90°00'00" WEST 69.27 FEET; THENCE SOUTH 00°00'00" WEST 4.27 FEET; THENCE NORTH 90°00'00" WEST 6.23 FEET; THENCE NORTH 00°16'55" EAST 20.24 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F2-3** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBLOT 1 WITH THE EAST LINE OF STATE STREET AS WIDENED; THENCE SOUTH 89°57'57" EAST ALONG THE NORTH LINE OF SAID SUBLOT 1 A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING;

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THENCE SOUTH  $89^{\circ}57'57''$  EAST ALONG THE NORTH LINE OF SAID SUBLOT 1 A DISTANCE OF 142.74 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH  $00^{\circ}14'44''$  WEST ALONG THE EAST LINE OF SAID SUBLOT 1 A DISTANCE OF 20.34 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST 25.78 FEET; THENCE SOUTH  $00^{\circ}00'00''$  EAST 8.97 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST 34.51 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID SUBLOT 2; THENCE SOUTH  $00^{\circ}15'48''$  WEST ALONG THE EAST LINE OF SAID SUBLOT 2 AND ITS NORTHERLY EXTENSION 70.23 FEET; THENCE NORTH  $89^{\circ}57'23''$  WEST 2.27 FEET; THENCE SOUTH  $00^{\circ}14'50''$  WEST 1.00 FEET; THENCE NORTH  $89^{\circ}57'23''$  WEST 18.13 FEET; THENCE SOUTH  $00^{\circ}14'50''$  WEST 10.16 FEET TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SUBLOT 3; THENCE NORTH  $89^{\circ}58'59''$  WEST ALONG THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SUBLOT 3 A DISTANCE OF 62.14 FEET; THENCE NORTH  $00^{\circ}16'55''$  EAST 110.75 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

#### OFFICE REMAINDER PARCEL 4

SUBLOTS 5 AND 6 IN N. K. FAIRBANKS' RESUBDIVISION OF SUBLOTS 5 AND 6 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT (EXCEPT RETAIL PARCEL B1-5 BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -1.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBLOT 6; THENCE NORTH  $89^{\circ}59'13''$  WEST ALONG THE SOUTH LINE OF SAID SUBLOTS 5 AND 6 A DISTANCE OF 37.01 FEET; THENCE NORTH  $00^{\circ}06'49''$  WEST 7.53 FEET; THENCE SOUTH  $89^{\circ}57'11''$  WEST 12.73 FEET TO THE WEST LINE OF SAID SUBLOT 5; THENCE NORTH  $00^{\circ}15'48''$  EAST ALONG THE WEST LINE OF SAID SUBLOT 5 A DISTANCE OF 49.95 FEET; THENCE SOUTH  $89^{\circ}49'12''$  EAST 36.35 FEET; THENCE NORTH  $00^{\circ}26'37''$  EAST 11.37 FEET; THENCE SOUTH  $89^{\circ}49'12''$  EAST 13.38 FEET TO THE EAST LINE OF SAID SUBLOT 6; THENCE SOUTH  $00^{\circ}14'44''$  WEST ALONG THE EAST LINE OF SAID SUBLOT 6 A DISTANCE OF 68.68 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT RETAIL PARCEL F2-2 BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH  $00^{\circ}14'43''$  EAST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}59'13''$  WEST 49.79 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH  $00^{\circ}15'48''$  EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 83.74 FEET; THENCE SOUTH  $89^{\circ}57'23''$  EAST 44.13 FEET; THENCE NORTH  $00^{\circ}21'21''$  EAST 20.64 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH  $89^{\circ}58'22''$  EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 5.59 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH  $00^{\circ}14'44''$  WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 104.35 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

#### OFFICE REMAINDER PARCEL 5

LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT (EXCEPT RETAIL PARCEL B2-2 THAT

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PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -1.00 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -14.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $89^{\circ}59'13''$  WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 69.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}11'57''$  EAST 40.56 FEET; THENCE NORTH  $89^{\circ}50'59''$  WEST 7.29 FEET; THENCE SOUTH  $00^{\circ}11'57''$  WEST 16.61 FEET; THENCE NORTH  $89^{\circ}42'31''$  WEST 95.35 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE SOUTH  $00^{\circ}14'44''$  WEST ALONG THE EAST LINE OF SAID ALLEY 24.43 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH  $89^{\circ}59'13''$  EAST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 102.66 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT **RETAIL PARCEL B2-3** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -1.00 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -7.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $89^{\circ}59'13''$  WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 69.81 FEET; THENCE NORTH  $00^{\circ}11'57''$  EAST 40.56 FEET; THENCE SOUTH  $89^{\circ}50'59''$  EAST 29.45 FEET; THENCE NORTH  $00^{\circ}29'40''$  EAST 21.65 FEET; THENCE SOUTH  $89^{\circ}44'10''$  EAST 23.81 FEET; THENCE NORTH  $00^{\circ}29'40''$  EAST 3.97 FEET; THENCE SOUTH  $89^{\circ}44'10''$  EAST 8.12 FEET; THENCE SOUTH  $00^{\circ}29'40''$  WEST 0.37 FEET; THENCE SOUTH  $89^{\circ}44'10''$  EAST 8.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE SOUTH  $00^{\circ}12'34''$  WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 65.57 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART LYING WITHIN THE PERIMETER OF **RETAIL PARCEL B1-1** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -1.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $89^{\circ}59'13''$  WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 130.90 FEET; THENCE NORTH  $00^{\circ}06'49''$  WEST 2.01 FEET; THENCE SOUTH  $89^{\circ}53'11''$  WEST 12.36 FEET; THENCE SOUTH  $00^{\circ}06'49''$  EAST 1.99 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH  $89^{\circ}59'13''$  WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 29.21 FEET TO THE EAST LINE OF SAID ALLEY; THENCE NORTH  $00^{\circ}14'44''$  EAST ALONG THE EAST LINE OF SAID ALLEY 76.45 FEET TO A BEND THEREIN; THENCE SOUTH  $89^{\circ}50'24''$  EAST ALONG A LINE OF SAID ALLEY 1.63 FEET TO A BEND THEREIN; THENCE NORTH  $00^{\circ}14'44''$  EAST ALONG THE EAST LINE OF SAID ALLEY 11.15 FEET; THENCE SOUTH  $89^{\circ}41'58''$  EAST 15.50 FEET; THENCE NORTH  $00^{\circ}18'02''$  EAST 1.90 FEET; THENCE SOUTH  $89^{\circ}41'58''$  EAST 3.06 FEET; THENCE SOUTH  $00^{\circ}18'02''$  WEST 16.41 FEET; THENCE SOUTH  $89^{\circ}41'58''$  EAST 1.05 FEET; THENCE SOUTH  $00^{\circ}18'02''$  WEST 8.63 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 37.58 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 2.57 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 13.93 FEET; THENCE NORTH  $00^{\circ}00'42''$  WEST 4.69 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 81.20 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 2.78 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 18.50 FEET TO THE EAST LINE OF SAID LOT 9; THENCE SOUTH  $00^{\circ}12'34''$  WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 63.77 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT **RETAIL PARCEL B1-4** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +1.80 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOTS 76.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOTS 160.98 FEET TO THE NORTHEAST CORNER OF

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SAID LOT 5; THENCE NORTH  $89^{\circ}57'30''$  WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 112.01 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 14.94 FEET; THENCE SOUTH  $89^{\circ}59'18''$  WEST 35.30 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 10.76 FEET; THENCE SOUTH  $89^{\circ}45'27''$  WEST 6.48 FEET; THENCE NORTH  $00^{\circ}00'42''$  WEST 4.00 FEET; THENCE NORTH  $89^{\circ}49'12''$  WEST 17.00 FEET TO THE EAST LINE OF SAID ALLEY; THENCE SOUTH  $00^{\circ}14'44''$  WEST ALONG THE EAST LINE OF SAID ALLEY 128.07 FEET; THENCE SOUTH  $89^{\circ}41'58''$  EAST 15.50 FEET; THENCE NORTH  $00^{\circ}18'02''$  EAST 47.59 FEET; THENCE NORTH  $89^{\circ}41'58''$  WEST 0.51 FEET; THENCE NORTH  $00^{\circ}18'02''$  EAST 2.35 FEET; THENCE NORTH  $89^{\circ}45'27''$  EAST 13.33 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 6.23 FEET; THENCE NORTH  $89^{\circ}45'27''$  EAST 32.33 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 14.69 FEET; THENCE SOUTH  $89^{\circ}55'32''$  EAST 97.37 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 11.07 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 7.41 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 19.71 FEET; THENCE SOUTH  $89^{\circ}59'18''$  WEST 3.44 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 9.55 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 8.47 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-1** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 1.00 FEET; THENCE NORTH  $89^{\circ}47'26''$  WEST 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}59'13''$  WEST 74.08 FEET; THENCE NORTH  $00^{\circ}00'42''$  WEST 2.97 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 0.59 FEET; THENCE NORTH  $00^{\circ}00'42''$  WEST 6.40 FEET; THENCE SOUTH  $89^{\circ}59'18''$  WEST 14.75 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 6.40 FEET; THENCE SOUTH  $89^{\circ}59'18''$  WEST 0.25 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 2.97 FEET; THENCE NORTH  $89^{\circ}59'13''$  WEST 82.98 FEET TO THE EAST LINE OF SAID ALLEY; THENCE NORTH  $00^{\circ}14'44''$  EAST ALONG THE EAST LINE OF SAID ALLEY 63.38 FEET; THENCE SOUTH  $89^{\circ}49'36''$  EAST 3.60 FEET; THENCE NORTH  $00^{\circ}10'24''$  EAST 4.04 FEET; THENCE SOUTH  $89^{\circ}49'36''$  EAST 7.52 FEET; THENCE SOUTH  $00^{\circ}10'24''$  WEST 4.04 FEET; THENCE SOUTH  $89^{\circ}49'36''$  EAST 46.59 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 12.63 FEET; THENCE SOUTH  $89^{\circ}57'10''$  EAST 113.67 FEET; THENCE SOUTH  $00^{\circ}12'34''$  WEST 50.52 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-2** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +15.83 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 1.00 FEET; THENCE NORTH  $89^{\circ}47'26''$  WEST 1.00 FEET; THENCE NORTH  $89^{\circ}59'13''$  WEST 74.08 FEET; THENCE NORTH  $00^{\circ}00'42''$  WEST 2.97 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 0.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}00'42''$  WEST 6.40 FEET; THENCE SOUTH  $89^{\circ}59'18''$  WEST 14.75 FEET; THENCE SOUTH  $00^{\circ}00'42''$  EAST 6.40 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 14.75 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-3** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.25 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 26.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}12'34''$  EAST 24.90 FEET; THENCE NORTH  $89^{\circ}57'10''$  WEST 1.00 FEET; THENCE SOUTH  $00^{\circ}12'34''$  WEST 24.90 FEET; THENCE SOUTH  $89^{\circ}47'26''$  EAST 1.00 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT** THAT PART LYING WITHIN THE PERIMETER OF **RETAIL PARCEL F1-4** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND

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LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 75.55 FEET; THENCE NORTH 89°47'26" WEST 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'34" EAST 161.75 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89°57'30" WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 111.33 FEET; THENCE SOUTH 00°12'34" WEST 14.89 FEET; THENCE SOUTH 89°45'27" WEST 58.37 FEET TO THE EAST LINE OF SAID ALLEY; THENCE SOUTH 00°14'44" WEST ALONG THE EAST LINE OF SAID ALLEY 89.93 FEET; THENCE SOUTH 89°25'05" EAST 59.81 FEET; THENCE SOUTH 00°19'06" WEST 13.97 FEET; THENCE SOUTH 89°25'05" EAST 4.58 FEET; THENCE SOUTH 00°13'08" WEST 42.05 FEET; THENCE SOUTH 89°57'10" EAST 105.40 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT RETAIL PARCEL F1-5** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.35 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 104.65 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 9.90 FEET; THENCE NORTH 89°47'26" WEST 1.00 FEET; THENCE SOUTH 00°12'34" WEST 9.90 FEET; THENCE SOUTH 89°47'26" EAST 1.00 FEET TO THE POINT OF BEGINNING; ALSO **EXCEPT** THAT PART LYING WITHIN THE PERIMETER OF **RETAIL PARCEL F2-1** BEING THAT PART OF SAID TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 1.00 FEET; THENCE NORTH 89°47'26" WEST 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'13" WEST 171.47 FEET TO THE EAST LINE OF SAID ALLEY; THENCE NORTH 00°14'44" EAST ALONG THE EAST LINE OF SAID ALLEY 75.45 FEET TO A BEND THEREIN; THENCE SOUTH 89°50'24" EAST ALONG A LINE OF SAID ALLEY 1.63 FEET TO A BEND THEREIN; THENCE NORTH 00°14'44" EAST ALONG THE EAST LINE OF SAID ALLEY 160.94 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°57'26" EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 22.22 FEET; THENCE SOUTH 00°04'20" EAST 14.40 FEET; THENCE NORTH 89°55'40" EAST 49.01 FEET; THENCE NORTH 00°04'20" WEST 14.31 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°57'30" EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 98.46 FEET; THENCE SOUTH 00°12'34" WEST 236.30 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 6

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +11.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9 THENCE NORTH 89°59'13" WEST ALONG THE SOUTH LINE SAID LOT 9 A DISTANCE OF 85.18 FEET; THENCE NORTH 00°00'47" EAST 3.72 FEET TO THE **POINT OF BEGINNING**;

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THENCE SOUTH 89°53'11" WEST 4.49 FEET; THENCE NORTH 00°06'49" WEST 7.48 FEET; THENCE NORTH 89°53'11" EAST 4.49 FEET; THENCE SOUTH 00°06'49" EAST 7.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 7

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE AN INCLINED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "A", "B" AND "C" AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9 THENCE NORTH 89°59'13" WEST ALONG THE SOUTH LINE SAID LOT 9 A DISTANCE OF 85.18 FEET; THENCE NORTH 00°00'47" EAST 3.72 FEET TO THE **POINT OF BEGINNING** SAID POINT BEING ALSO THE AFORESAID POINT "A" WHICH HAS AN ELEVATION OF +11.00 FEET CHICAGO CITY DATUM; THENCE NORTH 89°53'11" EAST 4.15 FEET TO THE AFORESAID POINT "B" WHICH HAS AN ELEVATION OF +8.40 FEET CHICAGO CITY DATUM; THENCE NORTH 00°06'49" WEST 7.48 FEET TO THE AFORESAID POINT "C" WHICH HAS AN ELEVATION OF +8.40 FEET CHICAGO CITY DATUM; THENCE SOUTH 89°53'11" WEST 4.15 FEET; THENCE SOUTH 00°06'49" EAST 7.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

## OFFICE PARCEL 8

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -1.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9 THENCE NORTH 89°59'13" WEST ALONG THE SOUTH LINE SAID LOT 9 A DISTANCE OF 85.18 FEET; THENCE NORTH 00°00'47" EAST 3.72 FEET; THENCE NORTH 89°53'11" EAST 4.15 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°06'49" WEST 7.48 FEET; THENCE NORTH 89°53'11" EAST 21.57 FEET; THENCE SOUTH 00°06'49" EAST 7.48 FEET; THENCE SOUTH 89°53'11" WEST 21.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 9

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 116.04 FEET; THENCE NORTH 89°47'26" WEST 38.39 FEET TO THE **POINT OF BEGINNING**;

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THENCE NORTH 89°25'05" WEST 12.15 FEET; THENCE SOUTH 00°34'55" WEST 5.12 FEET; THENCE SOUTH 89°25'05" EAST 7.17 FEET; THENCE NORTH 00°34'55" EAST 1.25 FEET; THENCE SOUTH 89°25'05" EAST 3.85 FEET; THENCE NORTH 00°34'55" EAST 2.73 FEET; THENCE SOUTH 89°25'05" EAST 1.13 FEET; THENCE NORTH 00°34'55" EAST 1.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 10

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE AN INCLINED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "D", "E" AND "F" AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 116.04 FEET; THENCE NORTH 89°47'26" WEST 38.39 FEET; THENCE NORTH 89°25'05" WEST 15.73 FEET TO THE POINT OF BEGINNING SAID POINT BEING ALSO THE AFORESAID POINT "D" WHICH HAS AN ELEVATION OF +24.83 FEET CHICAGO CITY DATUM; THENCE SOUTH 89°25'05" EAST 3.58 FEET TO THE AFORESAID POINT "E" WHICH HAS AN ELEVATION OF +21.58 FEET CHICAGO CITY DATUM; THENCE SOUTH 00°34'55" WEST 5.12 FEET TO THE AFORESAID POINT "F" WHICH HAS AN ELEVATION OF +21.58 FEET CHICAGO CITY DATUM; THENCE NORTH 89°25'05" WEST 3.58 FEET; THENCE NORTH 00°34'55" EAST 5.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 11

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.83 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 116.04 FEET; THENCE NORTH 89°47'26" WEST 38.39 FEET; THENCE NORTH 89°25'05" WEST 15.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'05" WEST 4.25 FEET; THENCE SOUTH 00°34'55" WEST 4.69 FEET; THENCE SOUTH 89°25'05" EAST 4.25 FEET; THENCE NORTH 00°34'55" EAST 4.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 12

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE AN INCLINED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "G", "H" AND "I" AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER

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OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 116.04 FEET; THENCE NORTH 89°47'26" WEST 38.39 FEET; THENCE NORTH 89°25'05" WEST 19.98 FEET; THENCE SOUTH 00°34'55" WEST 4.69 FEET TO THE **POINT OF BEGINNING** SAID POINT BEING ALSO THE AFORESAID POINT "G" WHICH HAS AN ELEVATION OF +24.83 FEET CHICAGO CITY DATUM; THENCE SOUTH 89°25'05" EAST 4.25 FEET TO THE AFORESAID POINT "H" WHICH HAS AN ELEVATION OF +24.83 FEET CHICAGO CITY DATUM; THENCE SOUTH 00°34'55" WEST 2.81 FEET TO THE AFORESAID POINT "I" WHICH HAS AN ELEVATION OF +25.89 FEET CHICAGO CITY DATUM; THENCE NORTH 89°25'05" WEST 4.25 FEET; THENCE NORTH 00°34'55" EAST 2.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 13

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.89 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 116.04 FEET; THENCE NORTH 89°47'26" WEST 38.39 FEET; THENCE NORTH 89°25'05" WEST 19.98 FEET; THENCE SOUTH 00°34'55" WEST 7.50 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°34'55" WEST 6.03 FEET; THENCE SOUTH 89°25'05" EAST 11.56 FEET; THENCE NORTH 00°34'55" EAST 8.41 FEET; THENCE NORTH 89°25'05" WEST 7.31 FEET; THENCE SOUTH 00°34'55" WEST 2.38 FEET; THENCE NORTH 89°25'05" WEST 4.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 14

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.42 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 116.04 FEET; THENCE NORTH 89°47'26" WEST 38.39 FEET; THENCE NORTH 89°25'05" WEST 19.98 FEET; THENCE SOUTH 00°34'55" WEST 13.53 FEET; THENCE SOUTH 89°25'05" EAST 11.56 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°34'55" EAST 8.41 FEET; THENCE SOUTH 89°25'05" EAST 2.51 FEET; THENCE SOUTH 00°34'55" WEST 8.41 FEET; THENCE NORTH 89°25'05" WEST 2.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 15

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A



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HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 148.63 FEET; THENCE NORTH  $89^{\circ}47'26''$  WEST 105.98 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH  $89^{\circ}56'03''$  WEST 48.04 FEET; THENCE NORTH  $00^{\circ}04'00''$  EAST 6.27 FEET; THENCE SOUTH  $89^{\circ}56'00''$  EAST 3.98 FEET; THENCE NORTH  $00^{\circ}04'00''$  EAST 1.21 FEET; THENCE SOUTH  $89^{\circ}56'00''$  EAST 44.06 FEET; THENCE SOUTH  $00^{\circ}04'00''$  WEST 7.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 16

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 66.69 FEET; THENCE NORTH  $89^{\circ}47'26''$  WEST 19.34 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH  $89^{\circ}59'18''$  WEST 80.02 FEET; THENCE NORTH  $00^{\circ}27'29''$  EAST 10.56 FEET; THENCE SOUTH  $89^{\circ}49'58''$  EAST 80.02 FEET; THENCE SOUTH  $00^{\circ}27'29''$  WEST 10.31 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 17

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH  $00^{\circ}12'34''$  EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 63.54 FEET; THENCE NORTH  $89^{\circ}47'26''$  WEST 114.58 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH  $89^{\circ}59'18''$  WEST 38.46 FEET; THENCE NORTH  $00^{\circ}27'29''$  EAST 3.38 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 27.04 FEET; THENCE NORTH  $00^{\circ}27'29''$  EAST 13.20 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 9.43 FEET; THENCE SOUTH  $00^{\circ}27'29''$  WEST 13.23 FEET; THENCE NORTH  $89^{\circ}59'18''$  EAST 1.99 FEET; THENCE SOUTH  $00^{\circ}27'29''$  WEST 13.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## OFFICE PARCEL 18

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY

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AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 95.74 FEET; THENCE NORTH 89°47'26" WEST 106.69 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°59'18" WEST 19.15 FEET; THENCE NORTH 00°14'28" WEST 10.47 FEET; THENCE SOUTH 89°59'18" WEST 9.41 FEET; THENCE NORTH 00°27'29" EAST 9.61 FEET; THENCE SOUTH 89°59'18" WEST 9.84 FEET; THENCE NORTH 00°27'29" EAST 15.64 FEET; THENCE NORTH 89°59'18" EAST 37.41 FEET; THENCE SOUTH 00°27'29" WEST 14.71 FEET; THENCE NORTH 89°59'18" EAST 1.03 FEET; THENCE SOUTH 00°13'08" WEST 21.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## **OFFICE PARCEL 19**

THAT PART OF LOTS 5, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5, 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.98 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.30 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°12'34" EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 105.65 FEET; THENCE NORTH 89°47'26" WEST 39.09 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°59'18" WEST 19.15 FEET; THENCE NORTH 00°13'08" EAST 10.27 FEET; THENCE NORTH 89°59'18" EAST 19.13 FEET; THENCE SOUTH 00°13'08" WEST 10.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### Legal Description of the Alley

THAT PART TAKEN FOR ALLEY IN LOTS 5, 6, 8 AND 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART TAKEN FOR ALLEY IN LOTS 7 THRU 10, BOTH INCLUSIVE, IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2 AND 3 IN BLOCK 2 AFORESAID,

ALSO

THAT PART TAKEN FOR ALLEY LYING EAST OF AND ADJOINING LOT 1 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2, AND LYING EAST OF AND ADJOINING SUBLOT 6 IN N.K. FAIRBANKS' RESUBDIVISION OF SUBLOTS 5 AND 6 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 AFORESAID,

AND ALSO

THAT PART TAKEN FOR ALLEY LYING EAST OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 AFORESAID AND TERMINATING AT THE NORTHEAST CORNER OF SUBLOT 6 AFORESAID,

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 AFORESAID, BEING ALSO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE WEST ALONG THE SOUTH LINE OF LOT 9 AFORESAID 172.47 FEET TO THE EAST LINE OF THE ALLEY BY OPINION OF CORPORATION COUNCIL NO. 1464 OF APRIL 23, 1926, AND THE POINT OF BEGINNING;

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THENCE NORTH ALONG SAID EAST LINE OF ALLEY AT AN ANGLE OF 89 DEGREES 46 MINUTES 03 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 76.45 FEET TO THE SOUTH LINE OF LOT 8 IN BLOCK 2 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AT AN ANGLE OF 90 DEGREES 13 MINUTES 24 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 1.63 FEET TO THE EAST LINE OF ALLEY IN BLOCK 2 OPENED BY COUNCIL 1854, RECORDED ANTE FIRE; THENCE CONTINUING NORTH ALONG SAID EAST LINE OF ALLEY AT AN ANGLE OF 90 DEGREES 13 MINUTES 24 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 160.94 FEET TO THE NORTH LINE OF LOT 5 IN BLOCK 2 AFORESAID; THENCE WEST ALONG SAID NORTH LINE AT AN ANGLE OF 89 DEGREES 47 MINUTES 46 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 10.00 FEET TO THE NORTHWEST CORNER OF LOT 5 AFORESAID, BEING ALSO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 AFORESAID AND THE EAST LINE OF THE ALLEY CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JUNE 4, 1901 AS DOCUMENT 3110261; THENCE NORTH ALONG SAID EAST LINE OF ALLEY AT AN ANGLE OF 89 DEGREES 47 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 160.95 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, AT AN ANGLE OF 89 DEGREES 48 MINUTES 55 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 14.00 FEET TO THE WEST LINE OF ALLEY CONVEYED TO THE CITY OF CHICAGO AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF ALLEY AT AN ANGLE OF 90 DEGREES 11 MINUTES 05 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 181.07 FEET TO THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AT AN ANGLE OF 89 DEGREES 47 MINUTES 37 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 5.00 FEET TO THE EAST LINE OF ALLEY IN BLOCK 2 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE AT AN ANGLE OF 89 DEGREES 47 MINUTES 29 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 60.37 FEET TO THE NORTHEAST CORNER OF LOT 1 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, AT AN ANGLE OF 90 DEGREES 12 MINUTES 49 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 1.00 FEET TO THE WEST LINE OF ALLEY BY OPINION OF CORPORATION COUNCIL NO. 1454 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE AT AN ANGLE OF 90 DEGREES 12 MINUTES 49 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 156.92 FEET TO THE SOUTH LINE OF BLOCK 2 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AT AN ANGLE OF 89 DEGREES 46 MINUTES 03 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 18.37 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

AND TOGETHER WITH

THAT PART OF THE PUBLIC ALLEY IN BY N. K. FAIRBANKS' RESUBDIVISION OF SUBLOTS 5 AND 6 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1876 AS DOCUMENT 85274, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SUBLOT 5 AFORESAID, BEING ALSO THE SOUTH LINE OF BLOCK 2 AFORESAID AND THE EAST LINE OF SAID PUBLIC ALLEY; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PUBLIC ALLEY, THE FOLLOWING 7 COURSES AND DISTANCES; NORTH, 96.04 FEET; NORTHEASTERLY 4.09 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE WEST AND HAVING A RADIUS OF 7.00 FEET; NORTHEASTERLY AT AN ANGLE OF 86 DEGREES 37 MINUTES 04 SECONDS TO THE LEFT OF THE NORTHEASTERLY RADIUS OF THE LAST DESCRIBED ARC, 5.63 FEET; NORTHEASTERLY 3.07 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH AND HAVING A RADIUS OF 10.59 FEET, TO A POINT OF

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TANGENCY; EAST ALONG THE SOUTH LINE OF ALLEY AFORESAID AT AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT OF THE EASTERLY RADIUS OF THE LAST DESCRIBED ARC, 13.54 FEET; NORTH AT AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 0.33 FEET; EAST AT AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 28.72 FEET TO THE NORTHEAST CORNER OF OUTLOT 6 AFORESAID; THENCE NORTH AT AN ANGLE OF 90 DEGREES 13 MINUTES 06 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 11.33 FEET TO THE NORTH LINE OF SAID PUBLIC ALLEY, BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID PUBLIC ALLEY AT AN ANGLE OF 89 DEGREES 46 MINUTES 54 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 60.25 FEET TO THE WEST LINE OF SAID PUBLIC ALLEY, BEING ALSO THE NORTHEAST CORNER OF LOT 2 IN WADSWORTH'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF PUBLIC ALLEY AT AN ANGLE OF 90 DEGREES 14 MINUTES 10 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 116.69 FEET TO THE SOUTH LINE OF BLOCK 2 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 2 AT AN ANGLE OF 89 DEGREES 44 MINUTES 59 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE, 10.50 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Property Address: One South State Street, Chicago, IL 60603

Tax Parcel Identification Numbers:

Parcel 1: 17-15-100-069-0000  
Parcel 2: 17-15-100-070-0000  
Parcel 3: 17-15-100-071-0000  
Parcel 4: 17-15-100-072-0000  
Parcel 5: 17-15-100-073-0000  
Parcel 6: 17-15-100-074-0000  
Parcel 7: 17-15-100-075-0000  
Parcel 8: 17-15-100-076-0000  
Parcel 9: 17-15-100-077-0000  
Parcel 10: 17-15-100-078-0000  
Parcel 11: 17-15-100-079-0000  
Parcel 12: 17-15-100-080-0000  
Parcel 13: 17-15-100-081-0000  
Parcel 14: 17-15-100-082-0000  
Parcel 15: 17-15-100-083-0000  
Parcel 16: 17-15-100-084-0000  
Parcel 17: 17-15-100-085-0000  
Parcel 18: 17-15-100-086-0000  
Parcel 19: 17-15-100-087-0000

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. General and special taxes and assessments for the year 2018 and subsequent years not yet due and payable.
2. Ordinance recorded December 11, 1996 as Document 96936003 by the City of Chicago granting landmark designation for Haskell-Barker Atwater Building.
3. Terms and conditions of that certain covenant for the Carson Pirie Scott Building relating to compliance with the Chicago Landmarks Ordinance, recorded October 18, 2001 as Document 0010970073.
4. Terms, provisions, conditions, and limitations of an ordinance designating the "Jewelers Row District", as Chicago Landmark, a copy of which was recorded October 14, 2003 as Document 0328732025.
5. Terms, provisions, conditions, and limitations of Notice of Designation as a Chicago Landmark, a copy of which was recorded January 5, 2004 as Document 0400520107.
6. Terms, provisions, conditions and limitations of notice of designation as a Chicago Landmark, a copy of which was recorded January 5, 2004 as Document 0400520111.
7. Terms, provisions, conditions and limitations of notice of designation as a Chicago Landmark, a copy of which was recorded January 5, 2004 as Document 0400520112.
8. Terms, provisions, conditions and limitations of notice of designation as a Chicago Landmark, a copy of which was recorded January 5, 2004 as Document 0400520114.
9. Corrective action completion report and no further remediation letters recorded December 7, 2006 as Document 0634144028 and 0634144029.
10. Terms and conditions of that certain maintenance covenant for Sullivan Center made by and between City of Chicago, an Illinois municipal corporation and One South Propco, L.L.C., a Delaware limited liability company, as successor in interest to One South State Street, L.L.C., an Illinois limited liability company dated September 28, 2012 and recorded September 28, 2012 as Document Number 1227216021.
11. Encroachments disclosed on that certain Plat of Survey by Chicago Guarantee Survey Company dated December 6, 2017, Number 2017-24784-001, and last revised March 27, 2018 as follows:
  - a. Encroachment of the canopies all around the buildings insured herein, onto public property north (Madison Street), south (Monroe Street), east (Wabash Avenue) and west (State Street) and adjoining.
  - b. Encroachment of the granite base of the multi-story building located on Office Remainder Parcel 4 onto public property west (alley) and adjoining by 0.58 feet,

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east (alley) and adjoining by 0.16 feet at the first floor, and south (Monroe Street) an adjoining by 0.06 feet.

- c. Encroachment of the brick building in Office Remainder Parcels 1, 2, and 3 into the alley east and adjoining by 0.01 to 0.13.
- d. Encroachment of the steel front entrance on the corner of State Street and Madison Avenue in Office Remainder Parcel 1, onto said State Street west and adjoining by 5.27 feet and north and adjoining by 4.39 feet.
- e. Encroachment of the entrance way on the back of the building on Office Remainder Parcel 1 onto the public alley east and adjoining.
- f. Encroachment of the fire escapes located on the buildings on the land onto the public right of ways east and west.
- g. Encroachment of the cornices located on the buildings in Office Remainder Parcel 1, onto State Street west and adjoining by approximately 1.69 feet to 6.35 feet and onto Madison Street north and adjoining by approximately 1.83 feet to 5.88 feet and onto the public right of way east and adjoining by approximately 1.58 feet to 3.80 feet.
- h. Encroachment of the metal façade located on the building in Office Remainder Parcels 1 and 3 onto Madison Street north and adjoining by approximately 0.05 feet to 3.31 feet and onto alley east and adjoining by approximately 0.05 feet and onto state street west and adjoining by approximately 0.77 feet.
- i. Encroachment of the overhead sign located on the building in Office Remainder Parcel 5 onto the Wabash Avenue east and adjoining by approximately 1.77 feet.
- j. Encroachment of the cornices located on the buildings in Office Remainder Parcel 5 onto Wabash Avenue east and adjoining by approximately 0.45 feet to 2.11 feet and onto Monroe Street south and adjoining by approximately 0.42 feet.
- k. Encroachment of the granite base located on the buildings in Office Remainder Parcel 5 onto Wabash Avenue east and adjoining by 0.88 feet and onto the property north and adjoining by approximately 0.33 feet.
- l. Encroachment of the granite base located on the building in Office Remainder Parcels 4 and 5 onto Monroe Street south and adjoining by approximately 0.03 feet to 0.07 feet.
- m. Encroachment of the brick pilaster located on the building in Office Remainder Parcel 4 onto the alley east and adjoining by approximately 0.24 feet and onto alley north and adjoining by approximately 1.18 feet.
- n. Encroachment of the cornice located on the building in Office Remainder Parcel 4 onto Monroe Street south and adjoining by approximately 1.26 feet.

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12. Covenants, conditions and easements (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), contained in the Sullivan Center One South State Street Chicago, Illinois Declaration of Covenants, Conditions, Restrictions and Easements executed by Sullivan Office Owner, LLC, a Delaware limited liability company, dated August 31, 2016 and recorded September 1, 2016 as Document 1624519042 relating to, in part, easements, structural support, building services, indemnifications, liens, compliance with laws, zoning, use, real estate taxes, insurance, maintenance, damage to building, liens, debts, interest and remedies, arbitration, unavoidable delays, condemnation, alterations, estoppel certificates, depository, disbursements of funds by depository architect, notices and approvals which does not contain a reversionary or forfeiture clause.

Rights of the adjoining owner or owners (retail parcels) to the concurrent use of the easements described in Easement Parcel B.

Affects Parcel A and Easement Parcel B.

13. Rights of tenants, as tenants only, without the option to purchase or right of first refusal to purchase all or any portion of the land described in Exhibit A.

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## BILL OF SALE

SULLIVAN OFFICE OWNER, LLC, a Delaware limited liability company ("**Seller**"), in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, does hereby sell, assign, transfer, and set over to KRE SULLIVAN MANAGER LLC, a Delaware limited liability company as to an undivided 79.27% interest ("**Manager**"), MC SULLIVAN INVESTOR I LLC, a Delaware limited liability company as to an undivided 4.17% interest ("**Sullivan**"), MC ACQ I LLC, a Delaware limited liability company as to an undivided 10.60% interest ("**MC ACQ I**"), MC ACQ II LLC, a Delaware limited liability company as to an undivided 2.65% interest ("**MC ACQ II**"), and RYDAN HOLDINGS LLC, a Delaware limited liability company as to an undivided 3.31% interest as tenants in common ("**Rydan**") (each sometimes referred to as a "**Purchaser**" or collectively as the "**Purchasers**") as tenants in common, the following personal property presently located on the real estate commonly known as the office portion of The Sullivan Center, Chicago, Illinois (the "**Office Property**"): all Personal Property (as defined in that certain Purchase and Sale Agreement by and between Assignor and Assignee dated as of September 5, 2017, as the same may be amended).

SELLER HEREBY DISCLAIMS, AND PURCHASERS HEREBY WAIVE ANY AND ALL WARRANTIES OF MERCHANTABILITY OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PERSONAL PROPERTY BEING TRANSFERRED BY THIS INSTRUMENT.



# UNOFFICIAL COPY

EXECUTED this 29<sup>th</sup> day of March, 2018.

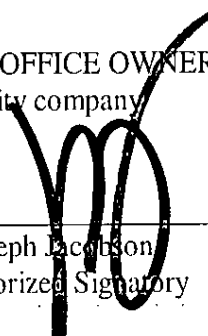
**SELLER:**

SULLIVAN OFFICE OWNER, LLC, a Delaware  
limited liability company

By: \_\_\_\_\_

Name: J. Joseph Jacobson

Title: Authorized Signatory



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ASSIGNMENT AND ASSUMPTION

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, SULLIVAN OFFICE OWNER, LLC, a Delaware limited liability company ("**Assignor**") hereby sells, transfers, conveys, assigns and sets over unto KRE SULLIVAN MANAGER LLC, a Delaware limited liability company as to an undivided 79.27% interest ("**Manager**"), MC SULLIVAN INVESTOR I LLC, a Delaware limited liability company as to an undivided 4.17% interest ("**Sullivan**"), MC ACQ I LLC, a Delaware limited liability company as to an undivided 10.60% interest ("**MC ACQ I**"), MC ACQ II LLC, a Delaware limited liability company as to an undivided 2.65% interest ("**MC ACQ II**"), and RYDAN HOLDINGS LLC, a Delaware limited liability company as to an undivided 3.31% interest ("**Rydan**") as tenants in common (each sometimes referred to as a "**Assignee**" or collectively as the "**Assignees**"), Assignor's right, title and interest in and to the following (collectively, the "**Assigned Property**"): Contracts, Equipment Leases, Leases, Licenses and Intangible Personal Property (each as defined in that certain Purchase and Sale Agreement by and between Assignor and 601W Sullivan LLC, a Delaware limited liability company as to an undivided 74.769% interest, Silver Sullivan LLC, a Delaware limited liability company as to an undivided 6.000% interest, and Bluth Sullivan LLC, a Delaware limited liability company as to an undivided 19.231% interest, as tenants in common, dated as of September 5, 2017, as the same may be amended (the "**Purchase Agreement**")).

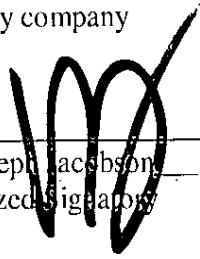
The Assigned Property is conveyed "as is" and Assignor makes no warranty with respect thereto.

# UNOFFICIAL COPY

EXECUTED this 21<sup>st</sup> day of March, 2018.

**ASSIGNOR:**

SULLIVAN OFFICE OWNER, LLC, a Delaware limited liability company

By:  \_\_\_\_\_  
Name: J. Joseph Jacobson \_\_\_\_\_  
Title: Authorized Signatory \_\_\_\_\_

Property of Cook County Clerk's Office

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## ACCEPTANCE

Assignees hereby accept the foregoing assignment as of the date hereof and as of such date hereby assumes the performance of all the terms, covenants and conditions of the Assigned Property arising from and after the date hereof, including without limitation the obligation to return the refundable lease security deposits under the leases to the extent the same are received as a credit at closing.

Date: March 29, 2018

### ASSIGNEES:

KRE SULLIVAN MANAGER LLC, a  
Delaware limited liability company

By: \_\_\_\_\_

Name: Roger Morales

Title: Senior Vice President

MC SULLIVAN INVESTOR I LLC, a  
Delaware limited liability company

By: \_\_\_\_\_

Name: J. Joseph Jacobson

Title: Authorized Signatory

MC ACQ I LLC, a Delaware limited liability  
company

By: \_\_\_\_\_

Name: Richard Wagman

Title: Authorized Signatory

MC ACQ II LLC, a Delaware limited liability  
company

By: \_\_\_\_\_

Name: J. Joseph Jacobson

Title: Authorized Signatory

RYDAN HOLDINGS LLC, a Delaware  
limited liability company

By: \_\_\_\_\_

Name: David Steinberg

Title: Authorized Signatory

# UNOFFICIAL COPY

## ACCEPTANCE

Assignees hereby accept the foregoing assignment as of the date hereof and as of such date hereby assumes the performance of all the terms, covenants and conditions of the Assigned Property arising from and after the date hereof, including without limitation the obligation to return the refundable lease security deposits under the leases to the extent the same are received as a credit at closing.

Date: March 29, 2018

### ASSIGNEES:

KRE SULLIVAN MANAGER LLC, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

MC SULLIVAN INVESTOR I LLC, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: J. Joseph Jacobson  
Title: Authorized Signatory

MC ACQ I LLC, a Delaware limited liability  
company

By: \_\_\_\_\_  
Name: Richard Wagman  
Title: Authorized Signatory

MC ACQ II LLC, a Delaware limited liability  
company

By: \_\_\_\_\_  
Name: J. Joseph Jacobson  
Title: Authorized Signatory

RYDAN HOLDINGS LLC, a Delaware  
limited liability company

By: \_\_\_\_\_  
Name: David Steinberg  
Title: Authorized Signatory

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Date: March 29, 2018

### ASSIGNEES:


KRE SULLIVAN MANAGER LLC, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

MC SULLIVAN INVESTOR I LLC, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: J. Joseph Jacobson  
Title: Authorized Signatory

MC ACQ I LLC, a Delaware limited liability  
company

By:   
Name: Richard Wagman  
Title: Authorized Signatory

MC ACQ II LLC, a Delaware limited liability  
company

By: \_\_\_\_\_  
Name: J. Joseph Jacobson  
Title: Authorized Signatory

RYDAN HOLDINGS LLC, a Delaware  
limited liability company

By: \_\_\_\_\_  
Name: David Steinberg  
Title: Authorized Signatory

# UNOFFICIAL COPY

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Date: March 29, 2018

### ASSIGNEES:

KRE SULLIVAN MANAGER LLC, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

MC SULLIVAN INVESTOR I LLC, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: J. Joseph Jacobson  
Title: Authorized Signatory

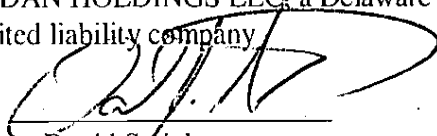
MC ACQ I LLC, a Delaware limited liability  
company

By: \_\_\_\_\_  
Name: Richard Wagman  
Title: Authorized Signatory

MC ACQ II LLC, a Delaware limited liability  
company

By: \_\_\_\_\_  
Name: J. Joseph Jacobson  
Title: Authorized Signatory

RYDAN HOLDINGS LLC, a Delaware  
limited liability company

By:   
Name: David Steinberg  
Title: Authorized Signatory

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 29, 2018

Signature: \_\_\_\_\_

Grantor or Agent  
Sullivan Office Owner, LLC

Subscribed and sworn to before me  
this 29<sup>th</sup> day of March, 2018



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

The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 29, 2018

Signature: \_\_\_\_\_

Grantee or Agent  
KRE Sullivan Manager LLC,  
MC Sullivan Investor I LLC,  
MC ACQ I LLC,  
MC ACQ II LLC,  
Rydan Holdings LLC, as tenants in common

Subscribed and sworn to before me  
this 29<sup>th</sup> day of March, 2018

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





# UNOFFICIAL COPY

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
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