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Mayer Brown LLP  
1221 Avenue of the Americas  
New York, New York 10020-1001  
Attention: Michael V. Morelli, Esq.



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Doc# 1808918089 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2018 02:10 PM PG: 1 OF 12

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## ASSIGNMENT OF LEASES AND RENTS

from

**THOR 905 W FULTON OWNER LLC,**  
as Assignor,

to

**CENTENNIAL BANK,**  
as Assignee

Dated: As of March 29, 2018

Location: 216 North Peoria Street, Chicago, IL 60607, 218 North Peoria Street, Chicago, Illinois 60607, 226 North Peoria Street, Chicago, IL 60607, 230 North Peoria Street, Chicago, IL 60607 and 232 North Peoria Street, Chicago, IL 60607

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EPENNET,  
4 OF 5

JA

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## ASSIGNMENT OF LEASES AND RENTS

This ASSIGNMENT OF LEASES AND RENTS (this “**Assignment**”) made this 29th day of March, 2018 by **THOR 905 W FULTON OWNER LLC**, a Delaware limited liability company, having its principal place of business at c/o Thor Equities, LLC, 25 West 39<sup>th</sup> Street, New York, New York 10018 (“**Assignor**”) to CENTENNIAL BANK, having an address at 12 East 49<sup>th</sup> Street, 28<sup>th</sup> Floor, New York, New York 10017 (“**Assignee**” and the term Assignee shall include, whenever the context permits, its successors and assigns as the holder of this Assignment and the Note and other Obligations secured hereby (each as hereinafter defined)).

WHEREAS, Assignor is the owner of the fee estate of certain parcels of real property located in Chicago, Illinois, described in Exhibit A attached hereto and by this reference is made a part hereof, together with the buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and other improvements now or hereafter located thereon (collectively, the “**Property**”);

WHEREAS, Assignor, in its capacity as borrower (the “**Borrower**”) and Assignee, in its capacity as lender, have entered into a Construction Loan Agreement dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the “**Loan Agreement**”), pursuant to which Assignee is making a secured loan (the “**Loan**”) to the Borrower in the maximum principal amount of THIRTY MILLION FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$30,575,000.00), which Loan is evidenced by that certain promissory note, dated as of the date hereof, made by Assignor in favor of Assignee in the maximum principal amount of THIRTY MILLION FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$30,575,000.00) (such promissory note, together with all extensions, renewals, replacements, restatements, amendments, supplements, severances or modifications thereof being hereinafter referred to as the “**Note**”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Loan Agreement;

WHEREAS, the Borrower has made and delivered the Note in the principal amount of the Loan, which is secured by, *inter alia*, that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of the date hereof, made by Assignor to Assignee (as the same may be amended, restated, supplemented, replaced or otherwise modified from time to time, the “**Mortgage**”), and the Mortgage is intended to be recorded simultaneously herewith;

WHEREAS, it is a condition to the obligation of Assignee to make the Loan to the Borrower pursuant to the Loan Agreement that Assignor execute and deliver this Assignment;

WHEREAS, this Assignment is being given as additional security for the Loan; and

WHEREAS, capitalized terms used in this Assignment without definition have the respective meanings assigned to such terms in the Loan Agreement, the terms of which are specifically incorporated herein by reference.

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## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Assignor, and in accordance with the terms of the Loan Agreement, Assignor does hereby grant, transfer and assign to Assignee, all of Assignor's right, title and interest in, to and under any and all leases, tenancies, agreements or licenses, written or oral, now existing or hereafter entered into by Assignor as "landlord", "lessor" or "licensor", for the use or occupancy of all or any portion of the Property, including any and all extensions, renewals and modifications thereof (collectively, the "**Leases**") and guaranties of the performance or obligations of any tenants, lessees or licensees under the Leases, together with all of Assignor's right, title and interest in and to all rents, issues and profits from the Leases (collectively, the "**Rents**"). This Assignment constitutes a present and absolute assignment of leases and rents, subject only to Assignor's rights under Section 3.1 hereof.

TO HAVE AND TO HOLD unto Assignee, its successors and assigns forever subject to and upon the terms and conditions set forth herein.

This Assignment is made for the purpose of securing: (a) the full and prompt payment when due, whether by acceleration or otherwise, with such interest as may accrue thereon, either before or after maturity thereof, of the Note; (b) the full and prompt payment and performance of any and all obligations of the Borrower to Assignee under the terms of the Note and the Loan Agreement, including, without limitation, any obligations arising under any interest rate hedging, swap or other protection arrangements entered into with Assignee; (c) the full and prompt payment and performance of any and all other obligations of the Borrower to Assignee under any other agreements, documents or instruments now or hereafter evidencing, securing, or otherwise relating to the indebtedness evidenced by the Note, the Note, the Mortgage, the Loan Agreement, this Assignment, and said other agreements, documents and instruments, as the same may be amended, restated, supplemented, replaced or otherwise modified from time to time, collectively, the "**Loan Documents**", and said indebtedness is herein after referred to as the "**Obligations**").

As further security for the Obligations, Assignor hereby assigns to Assignee any awards or payments which may be made in respect of Assignor's interest in any of the Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court. Assignor hereby appoints Assignee after the occurrence of an Event of Default as its attorney-in-fact to appear in any such proceeding and/or to collect any such award or payment.

1. Warranties and Representations. ASSIGNOR WARRANTS AND REPRESENTS that it is and shall be in the future the sole owner of the landlord's, lessor's, or licensor's interest in the Property, including, without limitation, all Leases and Rents, and that no rent reserved in the Leases has been or will be in the future otherwise assigned or anticipated, and that no rent for any period subsequent to the date of this Assignment will be collected more than one (1) month in advance except for security deposits and last month's rents taken in the usual course of business pursuant to Approved Leases.

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ASSIGNOR FURTHER WARRANTS AND REPRESENTS that as of the date hereof, to the extent any Leases exist, to Assignor's knowledge: (a) the Leases are in full force and effect and true and complete copies thereof together with all amendments and modifications have been previously delivered to Assignee; (b) no default exists on the part of Assignor as lessor or, to Assignor's knowledge, any of the lessees or tenants in the performance on the part of either of the terms, covenants, provisions or agreements in any Leases; (c) Assignor knows of no condition which with the giving of notice or the passage of time or both would constitute a default on the part of any of the lessees or Assignor under any Leases; and (d) no security deposit or advance rental payment has been made by any lessee under any Leases except as may be specifically designated in the copies of the Leases previously furnished to Assignee.

2. Covenants. ASSIGNOR COVENANTS with Assignee: (i) to observe and perform in all material respects all the material obligations imposed upon the lessor under every such Lease and not to do or permit to be done anything to impair the security thereof; (ii) not to collect any of the rent, income and profits arising or accruing under the Leases or from the Property more than one (1) month in advance of the time when the same shall become due without Assignee's prior written consent, which shall not be unreasonably withheld or delayed, other than with respect to sums in the nature of security deposits; (iii) not to execute any other assignment of lessor's interest in the Leases or assignment of rents arising or accruing from the Leases or from the Property; (iv) except as permitted by the Loan Agreement, not to alter, modify or change the terms of the Leases, or cancel or terminate the same, or accept a surrender thereof without the prior written consent of Assignee in each instance, which shall not be unreasonably withheld or delayed; (v) except as permitted by the Loan Agreement, not to subordinate any Lease to any mortgage or other encumbrance, or permit, consent or agree to such subordination, without Assignee's prior written consent in each instance; (vi) not to convey or transfer or suffer or permit a conveyance or transfer of the premises demised by any Lease or of any interest therein so as to affect directly or indirectly a merger of the estates and rights, or a termination or diminution of the obligations, of any lessee thereunder; (vii) except as permitted by the Loan Agreement, not to alter, modify or change the terms of any guaranty of any Lease, or any security for any Lease, or cancel or terminate any such guaranty, or release or reduce any such security, without the prior written consent of Assignee in each instance; (viii) not to consent to any assignment of or subleasing under any such Lease, unless in accordance with the terms of such Leases, without the prior written consent of Assignee in each instance, which shall not be unreasonably withheld or delayed; (ix) except as permitted by the Loan Agreement, not to enter into any future Leases of all or any part of the Property without Assignee's prior written consent in each instance which shall not be unreasonably withheld or delayed; (x) at Assignee's request, furnish to Assignee true and complete copies of all Leases and amendments thereto; and (xi) at Assignee's further request (and in confirmation of the assignment and transfer already made herein of future Leases) to assign and transfer to Assignee any and all subsequent Leases upon all or any part of the Property and to execute and deliver at the request of Assignee all such further assurances and assignments in the Property as Assignee in good faith shall from time to time require.

3. Further Terms, Covenants and Conditions. THIS ASSIGNMENT is made on the following terms, covenants and conditions:

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3.1 Prior to Default. So long as (i) no Event of Default (as defined in the Loan Agreement) exists and (ii) no default has occurred and is continuing uncured beyond the applicable notice and grace period, if any, in the performance of any obligation, covenant or agreement herein, or in the other Loan Documents on the part of Assignor to be performed (collectively, a “**Continuing Default**”): Assignor shall have the right and license to manage and operate the Property, to act as the lessor under the Leases, and to collect at the time of, but not more than one (1) month prior to (except as permitted by this Assignment or with respect to sums in the nature of security deposits), the date provided for the payment thereof, all rents, income and profits arising under the Leases or from the premises described therein and, subject to the provisions of the other Loan Documents, to retain, use and enjoy the same.

3.2 After Default. At any time when a Continuing Default exists, Assignee, without in any way waiving such default, may at its option, without notice, and without regard to the adequacy of the security for the Obligations secured hereby and by the Mortgage revoke the right and license granted above to Assignor and:

- (i) Authorize and direct the lessees named in any existing Leases or any other or future lessees or occupants of the Property, upon receipt from Assignee of written notice to the effect that Assignee is then the holder of the Note and the Mortgage and that a Continuing Default exists thereunder, to pay over to Assignee all rents, income and profits arising or accruing under the Leases or from the Property and to continue to do so until otherwise notified in writing by Assignee. Assignor agrees that every lessee and occupant shall have the right to rely upon any such statement and request by Assignee that lessee or occupant shall pay such rents to Assignee without any obligation or right to inquire as to whether such Continuing Default actually exists notwithstanding any notice from or claim of Assignor to the contrary and that Assignor shall have no right or claim against lessees or occupants for any such rent so paid by lessees or occupants to Assignee after such notice to the lessee or occupant by Assignee;
- (ii) Either in person or by agent, with or without bringing any action or proceedings, or by a receiver appointed by a court, take possession of the Property and have, hold, manage, lease and operate the same on such terms and for such period of time as Assignee may deem proper and, either with or without taking possession of the Property in its own name, demand, sue for, or otherwise collect and receive, all rents, income and profits of the Property, including those past due and unpaid, with full power to make from time to time all improvements, alterations, renovations, repairs and replacements thereto or thereof and otherwise perform all acts necessary for the operation and maintenance of the Property as may seem proper to Assignee; and

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- (iii) Apply such rents, income and profits to the payment of:
- (a) all actual and reasonable third party expenses of managing the Property including, without being limited thereto, the salaries, fees and wages of a managing agent and such other employees as Assignee may deem necessary or desirable, and all expenses of operating and maintaining the Property, including, without being limited thereto, all taxes, charges, claims, assessments, water rents, sewer rents and other liens, and premiums for all insurance which Assignee may deem necessary or desirable, the payment or refund of security deposits, or interest thereon, and the cost of all improvements, alterations, renovations, repairs or replacements, and all expenses incident to taking and retaining possession of the Property; and
  - (b) all sums which Assignor is responsible to pay under the Mortgage, and the principal sum, interest and indebtedness secured hereby and by the Mortgage, and all other Obligations together with all reasonable costs and reasonable attorneys' fees, in such order of priority as to any of the items mentioned in this clause (iii), as Assignee in its sole discretion may determine, any statute, law, custom, or use to the contrary notwithstanding.

The exercise by Assignee of the option granted it in this Section 3.2 and the collection of the rents, income and profits and the application thereof as herein provided shall not be considered a waiver by Assignee of any Default under the other Loan Documents, or the Leases, or this Assignment.

3.3 Continuing Effect. Upon payment in full to Assignee of the principal sum, interest, indebtedness and other Obligations secured hereby and by the Mortgage, this Assignment shall become and be void and of no effect, but the affidavit of any officer, agent, or attorney of Assignee made in good faith showing any part of said principal, interest, indebtedness or other Obligations to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this Assignment and any person may, and is hereby authorized to, rely thereon. The discharge of record of the Mortgage dated as of even date given by Assignor to Assignee shall constitute a discharge of this Assignment and a release of Assignee's interest in the Leases and Rents assigned hereby and the reassignment thereof (without recourse to Assignee) to Assignor and all those claiming of record by, through or under Assignor.

3.4 No Waiver; Concurrent Rights. Nothing contained in this Assignment and no act done or omitted by Assignee pursuant to the powers and rights granted it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies hereunder or any one or more of the other Loan Documents, and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by Assignee

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under the terms of any of the other Loan Documents. The right of Assignee to collect said principal sums, interest and indebtedness and to enforce any other security therefor held by it may be exercised by Assignee either prior to, simultaneously with, or subsequent to any action taken by it hereunder.

3.5 No Liability. Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Property after a Continuing Default or from any other act or omission of Assignee in managing the Property after a Continuing Default unless such loss is caused by the gross negligence or willful misconduct of Assignee. Assignee shall not be obligated to perform or discharge, nor does Assignee hereby undertake to perform or discharge, any obligation, duty or liability under the Leases, under any ground lease, or under or by reason of this Assignment. Assignor shall, and does hereby agree to, indemnify Assignee for, and to defend and hold Assignee harmless from, any and all liability, loss or damage which may or might be incurred under or by reason of this Assignment and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases or any ground lease, except to the extent resulting from events, acts or omissions arising after Assignee has acquired title to the Property, whether by foreclosure, exercise of power of sale or deed-in-lieu of foreclosure. Should Assignee incur any such liability under the Leases or under or by reason of this Assignment, or in defense of any such claims or demands, the amount thereof (except to the extent resulting from events, acts or omissions arising after Assignee has acquired title to the Property, whether by foreclosure, exercise of power of sale or deed-in-lieu of foreclosure), including costs, expenses and reasonable attorneys' fees shall be secured hereby and by the Mortgage and by the other collateral for the Obligations and Assignor shall reimburse Assignee therefor immediately upon demand and upon the failure of Assignor so to do, Assignee may, at its option, declare all sums secured hereby immediately due and payable. It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of said Property upon Assignee, nor for the carrying out of any of the terms and conditions of the Leases or any ground lease; nor shall it operate to make Assignee responsible or liable for any waste committed on the Property by tenants or any other third parties, or for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of said Property resulting in loss or injury or death to any tenant, licensee, employee or stranger.

3.6 Effect of Foreclosure Deed. Unless Assignee otherwise elects in the instance of a Lease which is subordinate to the Mortgage and is thus terminated by the foreclosure, upon the issuance of any deed or deeds pursuant to a foreclosure of the Mortgage, all right, title and interest of Assignor in and to the Leases shall, by virtue of this instrument and such deed or deeds, thereupon vest in and become the absolute property of the grantee or grantees in such deed or deeds without any further act or assignment by Assignor. Assignor hereby irrevocably appoints Assignee and its successors and assigns as its agent and attorney in fact to execute all instruments of assignment for further assurance in favor of such grantee or grantees in such deed or deeds as may be necessary or desirable for such purpose.

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3.7 Upon Termination of Lease in Bankruptcy. In the event any lessee under any of the Leases should be the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of the Leases assigned hereby, Assignor covenants and agrees that, if any of the Leases is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Assignee, which shall not be unreasonably withheld or delayed in each instance, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to Assignor and Assignee. Assignor hereby assigns any such payment to Assignee and further covenants and agrees that upon the request of Assignee, Assignor will duly endorse to the order of Assignee any such check, the proceeds of which will be applied to the indebtedness secured by this Assignment during an Event of Default or, if no Event of Default is continuing, released to Assignor for use for re-tenanting expenses under Approved Leases. Assignor hereby irrevocably appoints Assignee and its successors and assigns as its attorney-in-fact to so endorse any such checks if Assignor does not do so.

3.8 Rights Contained in Mortgage. This Assignment is intended to be supplementary to, and not in substitution for, or in derogation of, any assignment of rents to secure the Obligations contained in the Mortgage or in any other Loan Document. In the event of any conflict between this Assignment and the Mortgage or any of the other Loan Documents, Assignee shall have the right from time to time to determine which provisions shall govern.

3.9 Notices. Any notice or communications in connection herewith shall be sufficiently given only if given in the manner provided for in the Loan Agreement.

3.10 Grace Periods and Notice. The grace period and notice provisions set forth in Sections 11.2 of the Loan Agreement shall be applicable to any Default under this Assignment.

3.11 Severability. A determination that any provision of this Assignment is unenforceable or invalid shall not affect the enforceability or validity of any other provision, and any determination that the application of any provision of this Assignment to any person or entity or circumstance is illegal or unenforceable shall not affect the enforceability or validity of such provision as it may apply to any other persons or entities or circumstances.

3.12 Governing Law.

- (i) Substantial Relationship. It is understood and agreed that all of the Loan Documents were negotiated and delivered in the State of New York, which state the parties agree has a substantial relationship to the parties and to the underlying transactions embodied by the Loan Documents.



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- (ii) Place of Delivery. Assignor agrees to furnish to Assignee at Assignee's office in New York, New York, all further instruments, certifications and documents to be furnished hereunder.
- (iii) Governing Law. This Assignment shall be construed in accordance with and governed by the internal laws of the State of New York pursuant to Section 5-1401 of The General Obligations Laws of The State of New York but giving effect to federal laws applicable to national banks; provided, however, that any provision of this Assignment relating to the creation, perfection, or enforcement of liens shall be governed by the laws of the State of Illinois.

3.13 Certification. The undersigned hereby certifies that Assignor is a duly organized, validly existing limited liability company organized and in good standing under the laws of the State of Delaware and that the execution and delivery hereof and of all of the other Loan Documents by Assignor has been duly authorized by a resolution of Assignor which is in full force and effect.

3.14 Assignee Not Obligated; Cumulative Rights. Nothing in this Assignment shall be construed as obligating Assignee to take any action or incur any liability with respect to the Property or any business conducted thereon, and all options given to Assignee are for its benefit and shall and may be exercised in such order and in such combination as Assignee in its sole discretion may from time to time decide.

3.15 Loan Document. This Assignment is a Loan Document executed pursuant to the Loan Agreement and shall (unless otherwise expressly indicated herein) be construed, administered and applied in accordance with the terms and provisions thereof.

3.16 Validity and Binding Obligation. This Assignment constitutes the legal, valid and binding obligation of Assignor in accordance with the respective terms hereof subject to laws affecting creditors' rights and principles of equity.

[Signature page follows]

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IN WITNESS WHEREOF, Assignor has caused this Assignment to be duly executed and delivered as of the date first written above.

**ASSIGNOR:**

**THOR 905 W FULTON OWNER LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Morris Missry  
Title: Authorized Signatory

State of New York            )  
  )ss:  
County of New York         )

On the 23<sup>rd</sup> day of March in the year 2018 before me, the undersigned, personally appeared Morris Missry, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

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

MIA STEVENS-MEYERS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02ST6113352  
Qualified in New York County  
Commission Expires 7/26/2020

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1

THAT PART OF THE SOUTH 3/4 OF LOTS 1 AND 2, IN BLOCK 21 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SOUTH 3/4 OF LOTS 1 AND 2; THENCE WEST ALONG THE NORTH LINE OF AFORESAID SOUTH 3/4, A DISTANCE OF 100.81 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 2; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS WEST IN THE WEST LINE OF AFORESAID LOT 2, A DISTANCE OF 25.94 FEET TO A POINT IN THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 33 MINUTES EAST ALONG THE NORTH WALL OF AFORESAID ONE STORY BRICK BUILDING, A DISTANCE OF 30.47 FEET, THENCE DUE SOUTH ALONG THE EAST FACE OF AFORESAID BRICK BUILDING, A DISTANCE OF 4.21 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE NORTH 89 DEGREES 48 MINUTES EAST ALONG THE NORTH FACE OF A 3 STORY BRICK BUILDING, A DISTANCE OF 70.33 FEET TO A POINT IN THE EAST LINE OF AFORESAID LOT 1; THENCE NORTH 0 DEGREES 6 MINUTES EAST IN THE EAST LINE OF LOT 1, A DISTANCE OF 29.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

230 N PEORIA STREET CHICAGO, IL 60607  
17-08-424-019-0000

#### PARCEL 2

LOTS 1 AND 2 (EXCEPT THE SOUTH 3/4 OF SAID LOTS) IN BLOCK 21 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

232 N PEORIA STREET, CHICAGO, IL 60607  
17-08-424-004-0000

#### PARCEL 3

LOTS 7 AND 8 IN BLOCK 21 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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216 N PEORIA STREET, CHICAGO, IL 60607  
17-08-424-011-0000

218 N PEORIA STREET, CHICAGO, IL 60607  
17-08-424-010-0000

PARCEL 4

THE SOUTH 3/4 OF LOTS 1 AND 2 IN BLOCK 21 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SOUTH 3/4 OF LOTS 1 AND 2; THENCE DUE WEST ALONG THE NORTH LINE OF AFORESAID SOUTH 3/4, A DISTANCE OF 100.81 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 2; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS WEST IN THE WEST LINE OF AFORESAID LOT 2, A DISTANCE OF 25.94 FEET TO A POINT IN THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 33 MINUTES EAST ALONG THE NORTH WALL OF AFORESAID 1 STORY BRICK BUILDING, A DISTANCE OF 30.47 FEET; THENCE DUE SOUTH ALONG THE EAST FACE OF AFORESAID BRICK BUILDING, A DISTANCE OF 4.21 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE NORTH 89 DEGREES 48 MINUTES EAST ALONG THE NORTH FACE OF A 3 STORY BRICK BUILDING, A DISTANCE OF 70.33 FEET TO A POINT IN THE EAST LINE OF AFORESAID LOT 1; THENCE NORTH 0 DEGREES 6 MINUTES EAST IN THE EAST LINE OF LOT 1, A DISTANCE OF 29.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

226 N PEORIA STREET, CHICAGO, IL 60607  
17-08-424-020-0000