

UNOFFICIAL COPY

PREPARED BY, RECORDED AT THE
REQUEST OF AND, WHEN RECORDED,
MAIL TO:

Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693
Attention: Brett A. Kifferstein

PERMANENT INDEX NUMBERS:

19-27-304-017-0000
19-27-304-019-0000
19-27-304-022-0000
19-27-304-023-0000
19-27-304-027-0000
19-27-304-035-0000
19-27-304-038-0000
19-27-100-065-0000
19-27-100-066-0000
19-27-100-067-0000

Send all subsequent tax bills to:
Ford City Realty LLC
150 Great Neck Road, Suite 304
Great Neck, NY 11021



Doc# 1912313041 Fee \$78.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 12:20 PM PG: 1 OF 21

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

SFI FORD CITY – CHICAGO LLC, a Delaware limited liability company (“Grantor”), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto FORD CITY REALTY LLC, an Illinois limited liability company, whose address is 150 Great Neck Road, Suite 304, Great Neck, NY 11021, as to an undivided 55% interest, FORD CITY CH LLC, an Illinois limited liability company, whose address is 747 Middle Neck Road, Suite 200, Great Neck, NY 11024, as to an undivided 40% interest, and FORD CITY NASSIM LLC, an Illinois limited liability company, whose address is 747 Middle Neck Road, Suite 101, Great Neck, NY 11024, as to an undivided 5% interest, as tenants in common (“Grantee”) the tract or parcel of land in Cook County, Illinois, described in Exhibit A, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor’s interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the “Property”).

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This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to (a) all liens, encumbrances, easements, restrictions, reservations, conditions, covenants and any other matters now of record, (b) all matters that a current, accurate survey of the Property would show, (c) all matters which could be ascertained by a physical inspection of the Property, (d) matters created by, through or under Grantee, (e) real estate taxes not yet due and payable, (f) rights of tenants under leases, (g) rights of tenants or licensees under agreements, if any, for the leasing or licensing of rooftop space or equipment, telecommunications equipment, cable access and other space, equipment and facilities that are located on or within the Property and generate income to Grantor as the owner of the Property, (h) any licensees under any contracts related to the operation, ownership or management of the Property that are not terminated as of the date hereof, and (i) building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property, together with the matters described in Exhibit B hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the “**Permitted Exceptions**”).

Grantee acknowledges that Grantee has independently and personally inspected the Property. The Property is hereby conveyed to and accepted by Grantee in its present condition, “**AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.**” Notwithstanding anything contained herein to the contrary, it is understood and agreed that Grantor and Grantor’s agents or employees have never made and are not now making, and they specifically disclaim any warranties, representations or guaranties of any kind or character, express or implied, oral or written, with respect to the Property, including, but not limited to, warranties, representations or guaranties as to (a) matters of title (other than Grantor’s warranty of title set forth herein), (b) environmental matters relating to the Property or any portion thereof, including, without limitation, the presence of Hazardous Materials (as defined in the purchase and sale agreement, the “**Sale Agreement**” between Grantor and Grantee) in, on, under or in the vicinity of the Property, (c) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water, and geologic faults and the resulting damage of past and/or future faulting, (d) whether, and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, wetlands, flood prone area, flood plain, floodway or special flood hazard, (e) drainage, (f) soil conditions, including the existence of instability, past soil repairs, soil additions or conditions of soil fill, or susceptibility to landslides, or the sufficiency of any undershoring, (g) the presence of endangered species or any environmentally sensitive or protected areas, (h) zoning or building entitlements to which the Property or any portion thereof may be subject, (i) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric, (j) usages of adjoining property, (k) access to the Property or any portion thereof, (l) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (m) the condition or use of the Property or compliance of the Property with any or all Regulation federal, state or local ordinances, rules, regulations or laws, building, fire or zoning ordinances, codes or other similar laws, (n) the existence or non-existence of underground storage tanks, surface impoundments, or landfills, (o)

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any other matter affecting the stability and integrity of the Property, (p) the potential for further development of the Property, (q) the merchantability of the Property or fitness of the Property for any particular purpose, (r) the truth, accuracy or completeness of the Provided Information (as defined in the Sale Agreement), (s) tax consequences, or (t) any other matter or thing with respect to the Property. **EXCEPT AS EXPRESSLY SET FORTH HEREIN OR IN THE SALE AGREEMENT, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION OF THE PROPERTY, OR THEIR SUITABILITY FOR ANY PARTICULAR PURPOSE OR OF MERCHANTABILITY. GRANTEE IS RELYING ON ITS INVESTIGATIONS OF THE PROPERTY IN DETERMINING WHETHER TO ACQUIRE IT. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION FOR GRANTOR EXECUTING THIS SPECIAL WARRANTY DEED, AND SHALL SURVIVE CLOSING.**

Property of Cook County Clerk's Office

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TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its 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, subject to the Permitted Exceptions.

EXECUTED as of April 30, 2019.

SFI FORD CITY – CHICAGO LLC, a
Delaware limited liability company

By: Mathew Ballinger

Name: Mathew Ballinger

Title: Senior Vice President

Property of Cook County Clerk's Office

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State of Georgia

County of Fulton

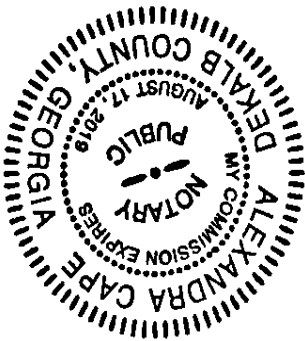
This record was acknowledged before me on April 30, 2019 by Mathew Ballinger as Senior Vice President of SFI Ford City – Chicago LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known

or

Produced Identification

Type of ID _____



Signature of notary public Alexandra Cape
Alexandra Cape

(Name of notary typed, stamped or printed) Notary Public State of Georgia Stamp/Seal

My commission expires: August 17, 2019

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EXHIBIT A



Legal Description


LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 IN FORD CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 2019 AS DOCUMENT 1906017054, IN COOK COUNTY, ILLINOIS.

PINs: 19-27-304-017-0000

- 19-27-304-019-0000
- 19-27-304-022-0000
- 19-27-304-023-0000
- 19-27-304-027-0000
- 19-27-304-035-0000
- 19-27-304-038-0000
- 19-27-100-065-0000
- 19-27-100-066-0000
- 19-27-100-067-0000

Common Address: 7601 S. Cicero Avenue, Chicago, Illinois 60652

REAL ESTATE TRANSFER TAX	02-May-2019						
 	<table border="0" style="width: 100%;"> <tr> <td style="padding-right: 10px;">COUNTY:</td> <td style="text-align: right;">8,312.50</td> </tr> <tr> <td>ILLINOIS:</td> <td style="text-align: right;">16,625.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">24,937.50</td> </tr> </table>	COUNTY:	8,312.50	ILLINOIS:	16,625.00	TOTAL:	24,937.50
COUNTY:	8,312.50						
ILLINOIS:	16,625.00						
TOTAL:	24,937.50						
19-27-304-038-0000 20190501661915 0-894-101-408							

REAL ESTATE TRANSFER TAX	02-May-2019						
	<table border="0" style="width: 100%;"> <tr> <td style="padding-right: 10px;">CHICAGO:</td> <td style="text-align: right;">124,687.50</td> </tr> <tr> <td>CTA:</td> <td style="text-align: right;">49,875.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">174,562.50 *</td> </tr> </table>	CHICAGO:	124,687.50	CTA:	49,875.00	TOTAL:	174,562.50 *
CHICAGO:	124,687.50						
CTA:	49,875.00						
TOTAL:	174,562.50 *						
19-27-304-038-0000 20190501661915 0-658-638-752							

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

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EXHIBIT B

Permitted Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the March 18, 2019 and the date on which all of the Schedule B, Part I Requirements in the Title Commitment (as defined in the Sale Agreement) are met.
7. Lease made by Chicago Industrial District, Inc., an Illinois corporation to J.C. Penney Company, a corporation of Delaware dated November 12, 1962 and recorded April 5, 1963 as Document 18761769 and amended by agreement dated April 16, 1964 and recorded January 29, 1965 as Document 19389819 and agreement dated March 30, 1965 and recorded June 1, 1965 as Document 19480355 and agreement dated January 28, 1965 and recorded October 28, 1965 as Document 19631854 demising the following described property for the term commencing on August 12, 1965 and terminating on August 31, 1966 with four successive options to extend said lease for additional periods of 5 years each, and all rights thereunder of and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through, or under said Lessee and the terms and conditions contained in said lease.

Second Amendment to above described lease recorded July 2, 1965 as Document 19514595.

Third Amendment to said lease recorded November 23, 1970 as Document 21324931.

Also amended by instrument recorded September 30, 1985 as Document 85210438.

Memorandum of Tenth Amendment to lease recorded April 25, 2005 as Document 0511516005.

A part of the North 3/4 of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois more particularly described as follows:

Beginning at the intersection of a straight line, hereinafter referred to as line "A" which extends East from a point on the West line of said Section 27 which is 644.66 feet South from the Northwest corner of the South 1/2 of said section to a point on the East line of said Section 27

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which is 619.17 feet South from the Northeast corner of said South 1/2, with the East line of the West 50.00 feet of said Section 27 and running thence West along said line "A", a distance of 1,966.00 feet to the East line of the West 2,016.00 feet (measured perpendicularly) of said Section 17; thence North along said East line of the West 2,016.00 feet a distance of 86.08 feet to the point of beginning; thence West along a line 86.08 feet North of and parallel to said line "A", a distance of 268.50 feet; thence North along the East line of the West 1,747.50 feet (measured perpendicularly) of said Section 27, a distance of 571.86 feet; thence East along a line 658.00 feet North of and parallel to said line "A", a distance of 2,016.00 feet (measured perpendicularly) of Section 27 a distance of 571.86 feet to the point of beginning.

8. Short Form Lease made by Equity Properties and Development Company, a division of First Property Management corporation, an Illinois corporation, as agent for American National Bank and Trust Company, as Trustee under Trust Agreement dated March 11, 1987 and known as Trust Number 101496-07, to F.W. Woolworth Company dated January 24, 1989 and recorded June 16, 1989 as Document 89273966, demising the land as outlined therein for a term beginning the earlier of 60 days after landlord has delivered possession or on the date the Tenant opens to the public for business and ending January 31, 1999 and all rights thereunder of all acts done or suffered thereunder by said Lessee or by any party claiming by, through or under said Lessee.

9. Lease dated October 25, 1988, as amended January 16, 1991 by and between American National Bank and Trust Company, as Trustee under Trust Agreement dated March 1, 1987 and known as Trust No. 101496-07 (Landlord) and General Cinema Corporation (Tenant) for a term of years, terminating on August 31, 2010, with options to extend two (2) terms of five (5) years, as disclosed by Short Form of Memorandum of Lease recorded March 5, 1991 as Document 91098298, and subject to all parties claiming by, through or under tenant.

Second Amendment of Short Form of Memorandum of Lease recorded December 26, 2013 as document 1336010020.

10. Lease made by Equity Properties and Development Limited Partnership to the Gap, Inc., a memorandum of which was recorded August 17, 1995 as Document No. 95546414, demising the land for a term of years disclosed in lease, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through, or under said Lessee. Said Lease is for a term of 10 years with an option to extend one (1) additional five (5) years. Amended by Amendment recorded as Document No. 0533235440.

11. Easement to construct and maintain a gas main, or gas mains and service pipes and necessary equipment, for the transmitting of gas in favor of the Peoples Gas, Light and Coke Company, a corporation of Illinois, as created by grant made by Chicago Industrial District, Inc., a corporation of Illinois, dated December 3, 1965 and recorded January 17, 1966 as Document 19712590, in, through, under, along and across the following described real estate:

That part of the Northwest 1/4 of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

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Beginning at the intersection of a line which is parallel to and 2,656.00 feet (as measured along a line parallel to the West line of Section 27) North of Line "A", above described, and a line which is parallel to and 477.00 feet (as measured along a line parallel to said Line "A") East of said West line of Section 27; thence West along a line parallel to said line "A", a distance of 278.00 feet to a point; thence Southwesterly in a straight line of 145.80 feet more or less, to a point on a line which is parallel to and 60.00 feet (as measured along a line parallel to said Line "A") East of said West line of Section 27, said point being 2,612.00 feet (as measured along said line which is parallel to and 60.00 feet East of said West line of Section 27) North of said Line "A"; thence South along said line which is parallel to and 60.00 feet East of the West line of Section 27 a distance of 1,452.00 feet to a point; thence East along a line which is parallel to said Line "A" a distance of 15.00 feet to a point; thence North along a line which is parallel to said West line of Section 27 a distance of 1,440.00 feet to a point; thence Northeasterly in a straight line a distance of 132.50 feet, more or less to the intersection of a line which is parallel to and 2,641.00 feet (as measured along a line parallel to said West line of Section 27) North of said Line "A", and a line which is parallel to and 201.00 feet (as measured along a line parallel to said Line "A") East of said West line of Section 27; thence East along a line which is parallel to said Line "A" a distance of 276.00 feet to a point; thence North along a line which is parallel to said West line of Section 27 a distance of 15.00 feet to the point of beginning; and also the right to use any adjoining or adjacent vacant land of said grantor when reasonably required.

12. Easements created by grant dated October 30, 1963 and recorded November 8, 1963 as Document 18966684, from Chicago Industrial District, Inc., a corporation of Illinois, to the Peoples Gas Light and Coke Company, a corporation of Illinois, to construct and maintain all equipment necessary for transmitting gas in, through, under, along and across the following described property:

Beginning at a point 2,738.00 feet North of line "A" described in our legal description and 1,140.00 feet East of the West line of section 27; thence East a distance of 180.00 feet to a point; thence South along a line parallel with and 1,320.00 feet East of said West line of Section 27 a distance of 4.00 feet to a point; thence East along a line parallel with and 2,734.00 feet North of said Line "A" a distance of 95.00 feet to a point; thence South along a line parallel with and 1,415.00 feet East of said West line of Section 27 a distance of 11.00 feet to a point; thence East along a line parallel with and 2,723.00 feet North of said Line "A" a distance of 83.00 feet to a point; thence North along a line parallel with and 1,503.00 feet East of said West line of Section 27 a distance of 11.00 feet to a point; thence East along a line parallel with and 2,734.00 feet North of said Line "A" a distance of 110.00 feet to a point; thence North along a line parallel with and 1,613.00 feet East of said West line of Section 27 a distance of 4.00 feet to a point; thence East along a line parallel with and 2,738.00 feet North of said Line "A" a distance of 555.00 feet to a point; thence South along a line parallel with and 2,168.00 feet East of said West line of Section 27 a distance of 1,715.00 feet to a point; thence West along a line parallel with and 1,023.00 feet North of said Line "A", a distance of 118.00 feet to a point, thence North along a line parallel with and 2,050.00 feet East of said West line of Section 27 a distance of 15.00 feet to a point; thence East along a line parallel with and 1,038.00 feet North of said Line "A" a distance of 103.00 feet to a point; thence North along a line parallel with and 2,153.00 feet East of said West line of Section 27 a distance of 1,685.00 feet to a point; thence West along a line parallel with and 2,723.00 feet North of said line "A", a distance of 630.00 feet to a point; thence

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South along a line parallel with and 1,523.00 feet East of said West line of Section 27 a distance of 15.00 feet to a point; thence West along a line parallel with and 2,708.00 feet North of said Line "A", a distance of 138.00 feet to a point; thence North along a line parallel with and 1,385.00 feet East of said West line of Section 27 a distance of 15.00 feet to a point; thence West along a line parallel with and 2,723.00 feet North of said Line "A", a distance of 245.00 feet to a point; thence North along a line parallel with and 1,140.00 feet East of said West line of Section 27 a distance of 15.00 feet to the place of beginning, also the right to use any adjoining or adjacent vacant land of said grantor, when reasonably required in laying and maintaining of said equipment; together with the right of access to and egress from and over said real estate.

Note: By instrument dated January 10, 1967 and recorded January 11, 1967 as Document 20040865, the Commonwealth Edison Company was given the right to erect, construct and maintain a building on a portion of said easement.

13. Easement created by grant dated November 26, 1963 and recorded December 6, 1963 as Document 18993218, from Chicago Industrial District, Inc., an Illinois corporation, to the Commonwealth Edison Company, a corporation of Illinois, to install, operate, use and maintain all equipment necessary for transmitting electricity in vaults, conduits, the metal trough and manholes shown on Exhibit "A" thereto attached and in such other ducts, conduits, manholes, etc., of the owner in and on the land at such locations as have been or may hereafter be mutually agreed upon, together with the right of access thereto, and also the right to install and maintain electric facilities to serve buildings, structures or other installations on the land, together with the terms, conditions and agreements therein contained.

14. Easement in favor of the Commonwealth Edison Company, an Illinois corporation, to construct, operate and maintain wires, cables and other underground equipment for the transmission of electrical energy over the land as shown on plat attached to grant dated August 25, 1966 and recorded October 20, 1966 as Document 19973773.

15. Grant dated June 30, 1965 and recorded July 14, 1965 as Document 19526531, made by Chicago Industrial District, Inc., to B and P Motor Express, Inc., a corporation of Delaware, of a perpetual and non-exclusive easement for ingress and egress to and from Cicero Avenue and Pulaski Road, over the following described property:

Part of the North 3/4 of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which part is more particularly described as follows:

Beginning at the intersection of a straight line, hereinafter referred to as Line "A" which extends East from a point on the West line of said Section 27 which is 644.66 feet South from the North West corner of the South 1/2 of said section to a point on the East line of said Section 27 which is 619.17 feet South from the North East corner of said South 1/2, with the East line of the West 50.00 feet of said Section 27, being the East line of South Cicero Avenue, and running thence East along said Line "A" a distance of 2,434.00 feet to the East line of the West 2,484.00 feet (measured perpendicularly) of said Section 27; thence North along said East line of the West 2,484.00 feet of Section 27, a distance of 17.00 feet to the point of beginning thence East along a line 17.00 feet North of and parallel to said Line "A" a distance of 2,776.47 feet, more or less, to

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the West line of South Pulaski Road; thence North along said West line of South Pulaski Road a distance of 33.00 feet; thence West along a line 50.00 feet North of and parallel to said Line "A" a distance of 2,731.89 feet, more or less, to the East line of the West 2,528.64 feet of said Section 27, thence North along said East line of the West 2,528.64 feet of Section 27 a distance of 2,673.50 feet, thence West along a line 2,723.50 feet North of and parallel to Line "A" a distance of 2,285.64 feet; thence South along a line 243.00 feet East of and parallel to the West line of said Section 27, a distance of 19.00 feet; thence West along a line 2,704.50 feet North of and parallel to Line "A" a distance of 22.56 feet to a point of curve which is 2,704.50 feet North of Line "A" and 170.44 feet East of said East line of South Cicero Avenue; thence along a curved line with a radius of 83.75 feet and concave to the South East, a distance of 51.16 feet to a point of tangency; thence southwesterly along a straight line which makes an angle of 35 degrees 00 minutes with the last described straight line extended a distance of 73.13 feet to a point of curve; thence along a curved line with radius of 76.075 feet and concave to the North West a distance of 46.96 feet to a point of tangency which point of tangency is on a line 2,633.50 feet North of and parallel to Line "A"; thence West along said line 2,633.50 feet North of and parallel to Line "A" a distance of 18.40 feet to said East line of South Cicero Avenue; thence South along said East line of South Cicero Avenue a distance of 10.00 feet; thence East along a line 2,623.50 feet North of and parallel to said Line "A" a distance of 18.40 feet to a point of curve which is 2,623.50 feet North of said Line "A" and 18.40 feet East of said East line of South Cicero Avenue; thence along a curved line with a radius of 86.875 feet and concave to the North West a distance of 53.07 feet to a point of tangency; thence Northeasterly along a straight line which makes an angle of 35 degrees 00 minutes with the last described straight line extended, a distance of 73.13 feet to a point of curve; thence along a curved line with a radius of 73.75 feet and concave to the South East, a distance of 45.05 feet to a point of tangency which point of tangency is 2,694.50 feet North of said Line "A" and 170.44 feet East of said East line of South Cicero Avenue, thence East along a line 2,694.50 feet North of and parallel to Line "A" a distance of 22.56 feet, thence South along a line 243.00 feet East of and parallel to the West line of said Section 27 a distance of 11.00 feet; thence East along a line 2,683.50 feet North of and parallel to said Line "A" a distance of 2,241.00 feet to a point in the East line of the West 2,484.00 feet of Section 27; thence South along said East line of the West 2,484.00 feet of said Section 27 a distance of 2,666.50 feet to the point of beginning; and the terms contained therein.

16. Easement in, through, under, along and across the following described property:
That part of the North 3/4 of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the intersection of a line which is parallel to an 1,307.00 feet (as measured along a line parallel to the West line of said Section 27) North of a straight line hereinafter referred to as Line "A" which extends East from a point on said West line of Section 27 which is 644.66 feet South of the North West corner of the South 1/2 of said Section 27 to a point on the East line of said Section 27 which is 619.17 feet South of the North East corner of said South 1/2 of Section 27 and a line which is parallel to and 75.00 feet (as measured along a line parallel to said Line "A") East of said West line of Section 27; thence East along a line which is parallel to said Line "A" a distance of 333.00 feet to a point; thence North along a line parallel to said West line of Section 27 a distance of 133.00 feet to a point; thence West along a line which is parallel to said Line "A" a distance of 15.00 feet to a point; thence South along a line which is parallel to said

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West line of Section 27 a distance of 118.00 feet to a point; thence West along a line which is parallel to said Line "A" a distance of 318 feet to a point; thence South along a line which is parallel to said West line of Section 27 a distance of 15.00 feet to the point of beginning; to lay, construct, maintain, operate, repair, renew, relay, replace and remove a gas main or mains and service pipes and the necessary attachments connections and fixtures for transmitting, distributing, supplying and selling gas and also the right to use, from time to time any adjoining or adjacent vacant land or grantor when required to perform any of the above as created by grant from Chicago Industrial District, Inc., a corporation of Illinois, to the Peoples Gas Light and Coke Company, a corporation of Illinois, its successors and assigns, dated May 2, 1966 and recorded May 6, 1966 as Document 19819384, and subject to the covenants and conditions contained therein.

17. Easement for ingress and egress for pedestrian and vehicular traffic, including trucks, to and from Cicero Avenue and Pulaski Road over a private road as created by agreement made by and between Chicago Industrial District and Sweetheart Cup Corporation dated August 14, 1966 and recorded October 18, 1966 as Document 19972008, as amended by instrument date August 14, 1966 and recorded October 31, 1966 as Document 19982474, as supplemented by instrument dated June 29, 1967 and recorded August 28, 1967 as Document 20242883, and as amended by instrument dated September 19, 1969 and recorded December 29, 1969 as Document 21045716, and as created by agreement by Chicago Industrial District, Inc., with Northwest Cone Company dated December 20, 1966 and recorded December 27, 1966 as Document 20029724, and as amended by instrument dated September 19, 1969 and recorded December 29, 1969 as Document 21045715, said private road described as follows:

A part of the North 3/4 of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which part is more particularly described as follows: Beginning at the intersection of a straight line, hereinafter referred to as 'Line A', which extends East from a point on the West line of said Section 27 which is 644.66 feet South from the North West corner of the South 1/2 of said section, to a point on the East line of said Section 27 which is 619.17 feet South from the Northeast corner of said South 1/2 with the East line of the West 60.00 feet of said Section 27, being the East line of South Cicero Avenue, and running thence East along said Line "A" a distance of 2,424.00 feet to the East line of the West 2,484.00 feet (measured perpendicularly) of said Section 27 for the point of beginning; thence South along said West line of the West 2,884.00 feet of Section 27 a distance of 595.98 feet; thence West along a line 104.50 feet North of and parallel to the South line of the North 1/2 of the South 1/2 of said Section 27 a distance of 1,669.00 feet to a point in the East line of the land heretofore dedicated for a public street, by a plat recorded in the Recorder's Office of Cook County, Illinois as Document 13112543; thence South along said East line dedicated for street by Document 13112543, which line is 755.00 feet East of and parallel to the East line of South Cicero Avenue, a distance of 49.50 feet; thence East along a line 55.00 feet North of and parallel to said South line of the North 1/2 of the South 1/2 of Section 27 a distance of 3,674.19 feet to a point on the West line of the land heretofore dedicated for a public street by a plat recorded in the Recorder's Office of Cook County, Illinois as Document 13112544; thence North along said West line of the land dedicated for street by Document 13112544, which line is 820.00 feet West of and parallel to the East line of said Section 27, a distance of 49.50 feet; thence West along said line 104.50 feet North of and parallel to the South line of the North 1/2 of the South 1/2 of Section 27 a

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distance of 1,960.07 feet to the East line of the West 2,529.00 feet of said Section 27; thence North along said East line of the West 2,592.00 feet of said Section 27 a distance of 572.13 feet; thence East along a line 24.00 feet South of and parallel to said Line "A" a distance of 2,756.40 feet, more or less, to the West line of South Pulaski Road; thence North along said West line of South Pulaski Road a distance of 266.00 feet thence South West 223.33 feet to a point in a line 50.00 feet North of and parallel to said 'Line A' said point being 110.84 feet West of the West line of said Pulaski Road; thence West along a line 50.00 feet North of and parallel to said Line "A" a distance of 1,590.69 feet, more or less, to the East line of the West 3,536.00 feet of said Section 27; thence North along said East line of the West 3,536.00 feet of Section 27 a distance of 14.00 feet; thence West along a line 64.00 feet North of and parallel to said Line "A" a distance of 1,007.00 feet; thence North along the East line of the West 2,529.00 feet of said Section 27, a distance of 2,659.50 feet; thence West along a line 2,723.50 feet North of and parallel to said line "A" a distance of 2,308.56 feet to a point of curve which is 170.44 feet East of said East line of South Cicero Avenue; thence along a curved line with a radius of 102.75 feet and concave to the South East a distance of 62.77 feet to a point of tangency; thence Southwesterly along a straight line which makes an angle of 35 degrees 00 minutes with the last described straight line extended a distance of 73.13 feet to a point of curve; thence along a curved line with a radius of 57.875 feet and concave to the North West a distance of 33.35 feet to a point of tangency, which point of tangency is on a line 2,652.50 feet North of and parallel to said Line "A"; thence West along said line 2,652.50 feet North and parallel to Line "A" a distance of 18.40 feet to said East line of Cicero Avenue; thence South along said East line of South Cicero Avenue a distance of 19.00 feet; thence East along a line 2,633.50 feet North of and parallel to said Line "A" 10.00 feet; thence South parallel to said East line of South Cicero Avenue 21.00 feet; thence East along a line 2,612.50 feet North of and parallel to said Line "A" a distance of 8.40 feet to a point of curve which is 8.40 feet East of said East line of South Cicero Avenue; thence along a curved line with a radius of 97.875 feet and concave to the North West a distance of 59.79 feet to a point of tangency; thence Northeasterly along a straight line which makes an angle of 35 degrees 00 minutes with the last described straight line extended, a distance of 73.13 feet to a point of curve; thence along a curved line with a radius of 62.75 feet and concave to the South East a distance of 38.33 feet to a point of tangency which point of tangency is 2,683.50 feet North of said Line "A" and 160.44 feet East of said East line of South Cicero Avenue; thence East along a line 2,683.50 feet North of and parallel to said Line A a distance of 2,263.56 feet; thence South along said East line of the West 2,984.00 feet of Section 27 a distance of 2,683.50 feet to the point of beginning.

18. Easement for ingress and egress for private road in favor of Mama Cookie Bakeries, Inc., as created by Grant made by Chicago Industrial District, Inc., dated May 15, 1967 and recorded May 23, 1967 as Document 20145509, as amended by instrument dated September 19, 1969 and recorded December 29, 1969 as Document 21045714.

19. Easement in favor of the City of Chicago, to construct, operate and maintain a sewer over the following described property, to wit:

A strip of land 40.00 feet in width, the center line of said strip described as follows:

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Beginning at a point of intersection of a line 2,509.00 feet (measured perpendicularly) East of the West line of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, and the Southerly right of way line of the Belt Railway Company of Chicago (said Southerly right of way line being described as follows: Commencing at a point which is 75.00 feet (measured perpendicularly) East of the West line and 571.55 feet (measured perpendicularly) North from the South line of the Southwest 1/4 of Section 22, Township 38 North, Range 13 East of the Third Principal Meridian; thence Southeasterly in a straight line to a point in the North and South center line of said Section 27 which point is 401.70 feet (measured along said center line) South from the North line of said Section 27); thence South along the East line of the West 2,509.00 feet of said Section 27, a distance of 3,510.87 feet to a point of curve; thence Southeasterly along a curved line convex to the Southwest and having a radius of 90.00 feet, a distance of 94.25 feet to a point of tangency, said point being 2,551.00 feet (measured perpendicularly) East of the West line of said Section 27, and 61.01 feet North of the South line of the North 1/2 of the South 1/2 of said Section; thence southeasterly in a straight line, a distance of 50.74 feet to a point of curve, said point of curve being 2,601.87 feet (measured perpendicularly) East of the West line of said section and 31.84 feet North of the South line of said North 1/2 of the South 1/2 of said Section; thence Southeasterly along a curved line concave to the Southwest and having a radius of 90.00 feet to its intersection with the South line of said North 1/2 of the South 1/2 of said Section 27 (excepting therefrom that part which lies East of the West 2,505.00 feet (measured perpendicularly) and lying between two lines, said two lines being North of and parallel with a straight line hereinafter referred to as Line "A", (Line "A" extends East from a point on the West line of said section which is 644.66 feet South from the Northwest corner of the South 1/2 of said Section to a point on the East line of said Section which is 619.17 feet South from the Northeast corner of said South 1/2 of said section), the North line being 1,955.00 feet North of Line "A" and the South line being 20.00 feet North of Line "A") also (excepting therefrom that part which lies East of the West 2,517.00 feet (measured perpendicularly) and lying between two lines, said two lines being North of and parallel with Line "A", the North line being 2,684.60 feet North of Line "A", and the South line being 2,357.20 feet North of Line "A") also (excepting therefrom that part which lies East of the West 2,517.00 feet (measured perpendicularly) and lying North of a line 2,731.71 feet North of and parallel with Line "A", and South of a line running Southeasterly of a point on the East line of said West 2,517.00 feet, said point being 2,803.08 feet North of Line "A", said line forming an angle of South 68 degrees 56 minutes 30 seconds East as measured from the East line of said West 2,517.00 feet;

A parcel of land described as follows:

Commencing at the intersection of the center line of heretofore described 40.00 foot strip and heretofore described as Line "A"; thence North along the center line of said 40.00 foot strip, a distance of 641.65 feet; thence West a distance of 20.00 feet to a point of beginning for said parcel of land; thence North parallel with said center line, a distance of 10.00 feet; thence West at right angles to the last course, a distance of 5.00 feet; thence South at right angles to the last course, a distance of 10.00 feet; thence East at right angles to the last course, a distance of 5.00 feet to the point of beginning;

Also

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A parcel of land described as follows:

Commencing at the point of beginning of heretofore described 40.00 foot strip; thence South along the center line of said 40.00 foot strip, a distance of 281.4 feet; thence West at right angles to said center line, a distance of 20.00 feet to a point of beginning for said parcel of land; thence West along the same course, a distance of 10.00 feet; thence South at right angles to the last course, a distance of 10.00 feet; thence East at right angles to the last course, a distance of 10.00 feet; thence North at right angles to the last course, a distance of 10.00 feet, to the point of beginning.

As created by grant made by the Chicago Industrial District, Inc., dated March 14, 1969 and recorded May 14, 1969 as Document 20840175.

20. Easement over part of the land for ingress and egress and road in favor of property North of and adjoining the land as created by grant dated November 4, 1968 and recorded December 9, 1968 as Document 20693450.

21. Reciprocal Grants of Easements and covenants and restrictions contained in agreement dated November 21, 1978 by the Equitable Life Assurance Society of the United States, a corporation of New York, and American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under Trust Agreement dated October 10, 1978 and known as Trust Number 45058, recorded December 4, 1978 as Document 24748418 relating to maintenance of buildings, dedication of streets, sewer system and water system, sale of water for individual rental apartments, costs of maintaining fire main lines and pump.

As affected by Amendment dated October 8, 1992 and recorded July 27, 1993 as Document 93582887 made by and between American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated March 1, 1987 and known as Trust Number 101496-07 and Ford City Condominium Association, amending a agreement dated November 21, 1978 concerning, among other things, the private roadway system.

22. Reciprocal Grant of Easements and Covenants in agreement dated October 10, 1979 by the Equitable Life Assurance Society of the United States, a corporation of New York, and Talman Federal Savings and Loan Association of Chicago recorded November 7, 1979 as document 25229951 for roadway easement and sewer easements, and the covenants, conditions and agreements therein contained.

23. Reciprocal Easement dated January 5, 1976 and recorded January 26, 1976 as Document 23369893 between the Equitable Life Assurance Society of the United States and Board of Junior College, District No. 508 of Cook County, for a perpetual, non-exclusive right of way for ingress and egress, for pedestrian and vehicular traffic including trucks to and from Cicero Avenue and Pulaski Road, and the covenants, conditions and agreements therein contained.

As affected by Reciprocal Grant of Easement contained in agreement dated March 20, 1979 by the Equitable Life Assurance Society of the United States, a corporation of New York, and Board of Trustees of Community College, District Number 508, County of Cook and State of

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Illinois recorded October 17, 1979 as Document No. 25197124 for ingress and egress for pedestrian and vehicular traffic and sewer casement, and the covenants, conditions and agreements therein contained.

24. A perpetual non-exclusive easement for ingress and egress for pedestrian and vehicular traffic and for sewer and water connections as contained in grant from Chicago Industrial District, Inc., a corporation of Illinois, to Smith's Terminal Corporation, a corporation of Virginia, dated November 1, 1971 and recorded December 21, 1971 as Document 21755137, and in deeds from the United States of America to Chicago Industrial District, Inc., recorded April 18, 1962 as Document 18451804, and Document 19109916 recorded April 27, 1964, modified by instruments recorded April 27, 1962 and modified by instruments recorded as Document 18664329 and 19514594.

25. Nonexclusive easement for ingress and egress for vehicular and pedestrian traffic dated October 13, 1969 and recorded November 18, 1969 as Document 21016220 made by and between Chicago Industrial District, Inc., and A F & H Hotel Corporation.

26. Terms, provisions, conditions, and restriction contained in an agreement dated August 30, 1993 and recorded August 30, 1993 as Document 93688204 by and between American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated March 1, 1987 and known as Trust No. 101496-07 and the Tootsie Roll Company Inc., an Illinois corporation relative to fire lane and limited access roads, access to Cicero Avenue, private roadway system, fire loop, tunnels, utilities, party walls, roof maintenance, and traffic signals.

First Amendment recorded August 2, 2011 as document no. 1121444016.

27. Grant of easement made by Chicago Industrial District, Inc., a corporation of Delaware, to the Peoples Gas, Light and Coke Company, a corporation of Illinois, recorded July 27, 1964 as Document 19195682, granting a perpetual easement and right of way to lay, construct, maintain, operate, repair, renew, relay, and remove a gas main or gas mains and services pipes and the necessary facilities thereto for transmitting, etc., gas in, through, under, along and across the following:

Those parts of Section 27 described as follows:

The East 20 feet of the West 2,168.00 feet of the North 738.00 feet of the South 1,023.00 feet of that part of Section 27, lying North of a straight line hereinafter referred to as line "A" which extends East from a point on the West line of said Section 27 which is 644.66 feet South of the North West corner of the South 1/2 of said Section 27 to a point on the East line of said South 1/2 of Section 27, which is 619.17 feet South of the North East corner of the South 1/2 of Section 27, also the East 20.00 feet of the West 2,091.00 feet of the South 265.00 feet of that part of Section 27 lying North of line "A" as described above; also the East 1,966.00 feet of the West 2,016.00 feet of the North 50.00 feet of that part of Section 27 lying South of line "A" as described above also the East 97.00 feet of the West 2,168.00 feet of the North 20.00 feet of the South 285.00 feet of that part of Section 27 lying North of line "A" described above, and the agreements therein contained.

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Illinois Release of Easement recorded March 30, 2018 as document no. 1808922062.

28. Easement dated December 19, 1963 and recorded December 20, 1963 as Document 19004920, made by Chicago Industrial District, Inc., to Peoples Gas Light and Coke Company for a permanent right of way and easement to lay, construct, maintain, operate, etc., for the transmitting, distributing etc., gas, in, through, under, along and across the following described property; located in the South 1/2 of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian; the South 1/2 of Private Street 100.00 feet in width, which extends West from the West line of South Pulaski Road to the East line of the West 2,016.00 feet of said Section 27 the center line of said 100.00 foot Private Street being a straight line extending, East from a point on the West line of the South 1/2 of Section 27 which is 619.17 feet South of the North East corner of said South 1/2 of Section 27, the center line of the first gas main to be installed pursuant to this easement agreement shall be located approximately 26 feet (normally distant) of said center line of said 100.00 foot Private Street and the terms and conditions contained therein.

29. Easement in favor of the Peoples Gas Light and Coke Company to construct, maintain and operate gas mains and services pipes over, through, under and along the East 20.00 feet of the West 2,058.00 feet of the South 230.00 feet of the North 280.00 feet of that part of said North 3/4 of Section 27 lying South of line "A" as created by Grant dated April 27, 1967 and recorded May 15, 1967 as Document 20137892.

Illinois Release of Easement recorded March 30, 2018 as document no. 1808922062.

30. Easement to construct, operate and maintain electric conductors, towers, poles, etc. over areas as shown on plat attached to Grant from Chicago Industrial District, Inc., to the Commonwealth Edison Company dated April 29, 1968 and recorded May 8, 1968 as Document 20483904, amended by instrument recorded December 9, 1968 Document 20698448 and amended by instrument recorded December 8, 1968 as Document 21031934.

31. Easement over 10.00 foot strips of land as shown on plat attached to Grant from Chicago Industrial District, Inc., to the Peoples Gas, Light and Coke Company dated March 19, 1969 and recorded April 1, 1969 as Document 20797532.

32. Grant dated June 29, 1967 and recorded August 3, 1967 as Document 20217755 from Chicago Industrial District, Inc., a corporation of Illinois, to the Commonwealth Edison Company, a corporation of Illinois, and the Illinois Bell Telephone Company, a corporation of Illinois, their successors and assigns, a perpetual right, easement, permission and authority to construct, operate, use, maintain, repair and replace equipment for transmission and distribution of electric energy in, under, across and along center strips of land shown shaded on plat attached hereto marked Exhibit "A" and made a part hereof with rights of Ingress and Egress from said land at all times provided that each company shall so use said land and rights so as not to interfere with each others use over the following part of grantors land:

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Over the South 15.00 feet of the South 255.00 feet South of and parallel with Line A of the East 726.11 feet of the West 2,544.00 feet of Section 27 aforesaid and over the East 15.00 feet of the West 2,544.00 feet of Section 27 lying of a line 20.00 feet North of and parallel with Line A.

33. Easement created by Grant recorded June 14, 1974 as Document 22751400 from the Equitable Life Assurance Society of the United States of America, a New York corporation, to the Peoples Gas, Light and Coke Company, a corporation of Illinois, to construct, reconstruct, renew, replace, operate, maintain, inspect, alter and repair equipment along and across the following described property:

A 10.00 foot wide strip of land the center line of which is located 221.3 feet North of the East-West center line of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, said center line begins at a point approximately 2,158.00 feet East of the center line of South Cicero Avenue and extends easterly a distance of 275.00 feet, all being located in the East 1/2 of the Southwest 1/4 of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Illinois Release of Easement recorded March 30, 2018 as document no. 1808922062.

34. Easement created by Grant recorded August 25, 1975 as Document 23198675 from the Equitable Life Insurance Society of the United States of America, a New York corporation, to the Peoples Gas, Light and Coke Company, a corporation of Illinois, to construct, reconstruct, renew, replace, operate, maintain, inspect, alter and repair equipment along an across the following described property:

A 10 foot wide strip of land, the center line of which begins at a point 995.00 feet East of the center line of South Cicero Avenue and 662.00 feet North of the center line of West 77th Street; thence South along a line perpendicular to the center line of West 77th Street, a distance of 223.00 feet to a point; thence East along a line parallel with the center line of West 77th Street, a distance of 503.00 feet to a point; thence North along a line perpendicular to the last described line, a distance of 223.00 feet to a point, all being located in the West 1/2 of the Southwest 1/4 and the East 1/2 of the Southwest 1/4 of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Illinois Release of Easement recorded March 30, 2018 as document no. 1808922062

35. Easement created by Grant recorded August 30, 1978 as Document 24606069 from the Equitable Life Assurance Society of the United States of America to the Peoples Gas, Light and Coke Company, a corporation of Illinois, to lay, construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair and remove equipment along and across the following described property:

A 10.00 foot wide strip of land, the center line of which is located 1,174.00 feet North of the center line of West 77th Street, said center line begins at a point approximately 1,163.00 feet East of the center line of South Cicero Avenue and extends easterly a distance of 997.00 feet, all

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being in the East 1/2 of the Northwest 1/4 of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Illinois Release of Easement recorded March 30, 2018 as document no. 1808922062.

36. Easement created by Grant recorded July 15, 1985 as Document 85102458 from the Equitable Life Assurance Society of the United States of America, a New York corporation, to the Peoples Gas, Light and Coke Company, a corporation of Illinois, to construct, reconstruct, renew, replace, operate, maintain, inspect, alter and repair such equipment along and across the following described property:

A 10.00 foot wide strip of land, the West line of which coincides with the West line of a 40 foot sewer easement in Private South Kostner Avenue which lies South of the South line of Private West 76th Street and North of the South line of the North 1/2 of the South 1/2 of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois as shown shaded on drawing marked Exhibit "A" attached hereto and made a part hereof.

37. Terms, provisions and conditions as contained in an agreement for reciprocal easements and covenants dated March 26, 1987 and recorded March 27, 1987 as Document 87163831, by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 1, 1987 and known as Trust Number 101496-07 and the Equitable Life Assurance Society of the United States for use of private roads, sewers, water pipes, lines and mains, and fire protection system.

As affected by First Amendment to Agreement for Reciprocal Easements and Covenants dated July 1, 1988 and recorded as Document 88337595, by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 1, 1987 and known as Trust Number 101496-07 and the Equitable Life Assurance Society of the United States.

38. Terms, provisions and restrictions contained in Restrictive Covenant Agreement by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 1, 1987 and known as Trust Number 101496-07 and Tootsie Roll Industries, Inc. recorded on August 30, 1993 as Document 93688205.

39. Easement disclosed in instrument dated November 26, 1962 and recorded December 5, 1962 as Document 18664329 and Document 18664330, over the North 50.00 feet of that part of the East 501.00 feet lying South of line "A" and over the South 50.00 feet lying North of line "A" of the East 501.00 feet for pedestrian and vehicular traffic between Cicero Avenue and Pulaski Road in favor of the users and occupiers of the land and adjoining properties, lying between Cicero Avenue and Pulaski Road, North of 77th Street, identified as Parcels 1, 2, 4, 6, and 7 on Chicago Guarantee Survey Company Plat of Survey No. 6011007. Also easment over the West 100.00 feet of that part of the East 601.00 feet lying South of line "A" and that part of the land falling in the South 100.00 feet of the North 1/2 of the South 1/2 of Section 27 as created by said instrument.

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40. Easement in favor of The Peoples Gas Light and Coke Company by grant from American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated March 1, 1987 and known as Trust Number 101496-07 recorded June 22, 1990 and 90300020 over the following described property:

A 10 foot wide strip of land the centerline of which begins at a point on the West line of a 40 foot wide Sewer Easement located in Private South Kostner, said point being located 491 feet South of an East-West reference line in Ford City indicated as line "A", and thence West perpendicular to the West line of said Sewer Easement a distance of 85 feet, located in the North half, East half, Southwest quarter, Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

41. A non-exclusive perpetual right to connect to and make use of the 'Fireloop', for the benefit of Parcel 1, as contained in the 'Fireloop Use Agreement' made as of January 06, 1997 and recorded January 8, 1997 as Document 97017926 by and between American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated March 1, 1987 and known as Trust Number 101496-07 and 4600 Building Corporation, over certain portions of land as identified in Exhibit 'C' attached thereto.

42. Easement in favor of The Peoples Gas Light and Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 0610934064.

43. Easement in favor of The Peoples Gas Light and Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 0610934065.

Illinois Release of Easement recorded March 30, 2018 as document no. 1808922062.

44. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded April 25, 2014 as document 1411518046.

45. The fact, as disclosed by that certain document or documents recorded April 25, 2014 as Document No. 1411518046 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.

46. Terms, provisions and conditions contained in Lease by and between SFI Ford City - Chicago, LLC, Lessor, and H & M hennes & Mauritz L.P., Lessee, dated November 3, 2016 as disclosed by a Memorandum of Lease recorded November 10, 2016 as document 1631545097, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

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47. Terms, provisions and conditions contained in Lease by and between SFI Ford City-Chicago, LLC, Lessor, and Citi Trends, Inc., Lessee, dated February 22, 2018 as disclosed by a Memorandum of Lease recorded August 02, 2018 as document 1821434076, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

48. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

49. Ordinance authorizing Resubdivision to SFI Ford City LLC recorded March 1, 2019 as document 1906017053.

50. Easements for electric, and the easement provisions and grantees as set forth on the plat of Ford City Mall Resubdivision recorded March 1, 2019 as document 1906017054.

51. Easements for gas, and the easement provisions and grantees as set forth on the plat of Ford City Mall Resubdivision recorded March 1, 2019 as document 1906017054. See plat for exact locations.

52. Note contained on the plat of Ford City Mall Resubdivision recorded March 1, 2019 as document 1906017054, as follows: All lots in this subdivision will be subject to a reciprocal easement declaration to be recorded subsequently to this plat. This declaration will provide for ingress and egress for said lots