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Doc# 1929745125 Fee \$88.00

Dykema Gossett PLLC
10 South Wacker Drive
Suite 2300
Chicago, Illinois 60606
Attn: C. Elizabeth Darke, Esq.

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 10/24/2019 03:16 PM PG: 1 OF 1:

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ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS (this "Assignment") is made as of October 22, 2019 by and from TLP 7557 SOUTH 78TH AVENUE LLC, a Delaware limited liability company ("Borrower"), to and for the benefit of CIBC BANK USA, an Illinois banking corporation, its successors and assigns ("Lender").

RECITALS:

A. Borrower is the owner of certain real property located in Cook County, State of Illinois more particularly described in Exhibit A attached hereto ("Property").

B. Lender has agreed to make a loan to Borrower in the maximum principal amount of \$7,200,000.00 (the "Loan") pursuant to that certain Construction Loan Agreement of even date herewith by and between Borrower and Lender (the "Loan Agreement"). The Loan is evidenced by a Promissory Note of even date herewith from Borrower to Lender in the original principal amount of \$7,200,000.00 (the "Note").

C. The Loan is secured by: (i) that certain Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents of even date herewith on the Property (the "Mortgage"), and (ii) certain other documents evidencing or securing the Loan (together with the Note, the Loan Agreement and the Mortgage, the "Loan Documents").

D. The obligations of Borrower under the Loan Agreement, the Note, the Mortgage, this Assignment, and the other Loan Documents are collectively referred to herein as the "Obligations".

E. Borrower is required as a condition to the making of the Loan, and as security for the payment and performance of the Obligations, to transfer and assign to Lender all of Borrower's right, title and interest in, to and under the Leases and Rents (as defined below).

AGREEMENT:

NOW, THEREFORE, as an inducement for the making of the Loan, Borrower hereby represents, warrants, covenants and agrees as follows:

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1. **Definitions.** As used herein, the following terms shall have the following meanings:

“Event of Default” means an Event of Default, as defined in the Loan Agreement.

“Leases” means all leases, subleases, rental contracts, occupancy agreements, licenses and other arrangements (in each case whether existing now or in the future) pursuant to which any person or entity occupies or has the right to occupy or use any portion of the Property, and includes (a) any supplement, modification, amendment, renewal or extension of any Lease and (b) any security or guaranty for any Lease.

“Lessees” means the lessees under the Leases or any subtenants or occupants of the Property.

“Rents” means all rents, issues, income, revenues, royalties, profits and other amounts now or in the future payable under any of the Leases, including those past due and unpaid.

Capitalized terms used in this Assignment and not otherwise defined are used as defined in the Loan Agreement.

2. **Assignment.** As security for the payment and performance of the Obligations, Borrower hereby absolutely and unconditionally transfers, sets over and assigns to Lender all present and future right, title and interest of Borrower in, to and under the Leases and the Rents, together with all advance payments, security deposits and other amounts paid or payable to or deposited with Borrower under any of the Leases and all other rights and interests of Borrower under or in respect of any of the Leases. This Assignment is intended to be and is an absolute present assignment from Borrower to Lender, it being intended hereby to establish a complete and present transfer of all Leases and Rents with the right, but without the obligation, to collect all Rents.

3. **License.** Except as hereinafter set forth, Borrower shall have a license to collect, retain, distribute and/or use the Rents accruing under the Leases as they become due (“License”), but not in advance, and to enforce the Leases. Subject to Section 8.1 hereof, the License shall automatically terminate upon the occurrence and during the continuance of an Event of Default. Borrower covenants and agrees that in exercising its License it shall apply the Rents first to the payment of the reasonable expenses of owning, maintaining, repairing, operating and renting the Property (as determined by Borrower in good faith), and then to payment of the Obligations which are then due and payable.

4. **Representations and Warranties.** Borrower hereby represents and warrants to Lender that, as of the date hereof: (a) Borrower is the absolute owner of the entire lessor’s interest in each of the Leases, with absolute right and title to assign the Leases and the Rents; (b) to Borrower’s knowledge, the Leases are valid, enforceable and in full force and effect and have not been modified, amended or terminated, except as disclosed to Lender in writing; (c) there are no outstanding assignments or pledges of the Leases or of the Rents and no other party has any right, title or interest in the Leases or the Rents; (d) to Borrower’s knowledge, there are no existing defaults under the provisions of the Leases on the part of the lessor, and to Borrower’s knowledge, there are no existing defaults under the provisions of the Leases on the part of the

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Lessees thereunder; (e) to Borrower's knowledge, no Lessee has any defense, set-off or counterclaim against Borrower; (f) except as disclosed in writing to Lender, no Lessee has any purchase option or first refusal right or any right or option for additional space with respect to the Property, except as disclosed to Lender in writing; (g) Borrower has not accepted prepayments of installments of rent or any other charges under any Lease for a period of more than one (1) month in advance; and (h) to Borrower's knowledge, except as otherwise disclosed to Lender in writing, all work required to be performed by Borrower, as landlord, as of the date hereof under any Lease has been completed in accordance with the provisions of the Lease.

5. Covenants of Borrower.

5.1 New Leases and Lease Terminations and Modifications. Borrower shall not enter into, cancel, surrender or terminate (except as a result of a material default by the Lessee thereunder and failure of such Lessee to cure the default within the applicable time periods set forth in the Lease), amend or modify any Lease, or make any subsequent assignment or pledge of a Lease, or consent to the subordination of the interest of any Lessee in any Lease, or consent to any assignment by any Lessee or any subletting, without the prior written consent of Lender, which shall not be unreasonably withheld, conditioned or delayed.

5.2 Performance under Leases. The Borrower shall observe and perform all of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the lessor thereunder, and the Borrower shall not do or suffer to be done anything to materially impair the security thereof. The Borrower shall not (i) release the liability of any Lessee under any Lease or any guaranty thereof (except as specifically provided in such Lease), (ii) consent to any Lessee's withholding of rent or making monetary advances and off-setting the same against future rentals (except as specifically provided in such Lease), (iii) consent to any Lessee's claim of a total or partial eviction, (iv) consent to a termination or cancellation of any Lease, except as specifically provided above or in such Lease, or (v) enter into any oral leases with respect to all or any portion of the Property;

5.3 Collection of Rents. The Borrower shall not collect any of the Rents, issues, income or profits assigned hereunder more than thirty (30) days in advance of the time when the same shall become due, except for security or similar deposits.

5.4 Further Assignment. The Borrower shall not make any other assignment of its entire or any part of its interest in or to any or all Leases, or any or all Rents, except as specifically permitted by the Loan Documents;

5.5 Lease Guaranty. The Borrower shall not alter, modify or change the terms of any guaranty of any Lease, or cancel or terminate any such guaranty or do or permit to be done anything which would terminate any such guaranty as a matter of law, without the prior written consent of Lender;

5.6 Waive Rental Payments. The Borrower shall not waive or excuse the obligation to pay rent under any Lease;

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5.7 Defending Actions. The Borrower shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under, relating to or in any manner connected with any Lease or the obligations, duties or liabilities of the lessor or any Lessee or guarantor thereunder, and shall pay all third party costs and expenses of the Lender, including court costs and reasonable attorneys' fees, in any such action or proceeding in which the Lender may appear;

5.8 Enforcement. The Borrower shall enforce the observance and performance of each covenant, term, condition and agreement contained in each Lease to be observed and performed by the Lessees and guarantors thereunder;

5.9 Notice. Borrower shall promptly notify the Lender of any material breach by a Lessee or guarantor under any Lease;

5.10 Subordination. The Borrower shall not permit any of the Leases to become subordinate to any lien or liens other than liens securing the indebtedness secured hereby or liens for general real estate taxes not delinquent;

5.11 Bankruptcy of Lessee. If any Lessee is or becomes 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, the Borrower covenants and agrees that if any such Lease is so terminated or rejected, no settlement for damages shall be made without the prior written consent of the Lender, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to the Borrower and the Lender. The Borrower hereby assigns any such payment to the Lender and further covenants and agrees that upon the request of the Lender, it will duly endorse to the order of the Lender any such check; and

5.12 Rent Rolls. Not later than forty-five (45) days after the end of each calendar quarter, the Borrower shall deliver to the Lender a certified rent roll for the Property as of the last day of such period in a form reasonably satisfactory to the Lender.

6. Cancellation of Lease. In the event that any Lease permits cancellation thereof on payment of consideration and the privilege of cancellation is exercised, the payments made or to be made by reason thereof are hereby assigned to Lender, and if an Event of Default has occurred and is continuing, shall be promptly applied, at the election of Lender, to the Obligations in whatever order Lender shall choose in its discretion or shall be held in trust by Lender as further security, without interest, for the payment of the Obligations. Prior to such Event of Default, Borrower may use and apply such termination payments to expenses of the Property.

7. Lender's Rights Upon Lessee Bankruptcy. Upon the occurrence and continuance of an Event of Default, and if a Lessee under a Lease files or has filed against it any petition in bankruptcy or for reorganization, or undertakes or is subject to similar action, Lender shall have, and is hereby assigned by Borrower, all of the same rights which would otherwise inure to the benefit of Borrower in such proceedings, including, without limitation, the right to

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seek “adequate protection” of its interests, to compel rejection of any Lease, and to seek such claims and awards as may be sought or granted in connection with the rejection of such Lease. Unless otherwise consented to by Lender in writing, Lender’s exercise of any of the rights provided herein shall preclude Borrower from the pursuit and benefit thereof without any further action or proceeding of any nature. Lender, however, shall not be obligated to make timely filings of claims in any bankruptcy, reorganization or similar action, or to otherwise pursue creditor’s rights therein. Borrower and Lender shall consult and coordinate with each other in good faith in order to prevent any impairment or forfeiture of such rights by either party.

8. Default of Borrower.

8.1 Remedies. Upon the occurrence and during the continuance of an Event of Default, Borrower’s License to collect Rents shall immediately cease and terminate, unless Lender shall otherwise notify Borrower in writing that such License is not being terminated by Lender. Subject to applicable law, Lender shall thereupon be authorized at its option to enter and take possession of all or part of the Property, in person or by agent, employee or court appointed receiver, and to perform all acts necessary for the operation and maintenance of the Property in the same manner and to the same extent that Borrower might reasonably so act. In furtherance thereof, Lender shall be authorized, but under no obligation, to collect the Rents arising from the Leases, and to enforce performance of any other terms of the Leases including, but not limited to, Borrower’s rights to fix or modify rents, sue for possession of the leased premises, relet all or part of the leased premises, and collect all Rents under such new Leases. Borrower shall also pay to Lender, promptly during any Event of Default: (a) all rent prepayments and security or other deposits paid to Borrower pursuant to any Lease assigned hereunder; and (b) all charges for services or facilities or for escalations which have theretofore been paid pursuant to any such Lease to the extent allocable to any period during such Event of Default. Lender will, after payment of all proper costs, charges and any damages, promptly apply the net amount of such Rents to the Obligations. Lender shall have sole discretion as to the manner in which such Rents are to be applied, the reasonableness of the costs to which they are applied, and the items that will be credited thereby.

8.2 Notice to Lessee. Borrower hereby irrevocably authorizes each Lessee, upon demand and notice from Lender of the occurrence of an Event of Default, to pay all Rents under the Leases to Lender. Borrower agrees that each Lessee shall have the right to rely upon any notice from Lender directing such Lessee to pay all Rents to Lender, without any obligation to inquire as to the actual existence of an Event of Default, notwithstanding any notice from or claim of Borrower to the contrary. Borrower shall have no claim against any Lessee for any Rents paid by Lessee to Lender.

8.3 Assignment of Defaulting Borrower’s Interest in Lease. Lender shall have the right to assign Borrower’s right, title and interest in and to the Leases to any person acquiring title to the Property through foreclosure or otherwise. Such assignee shall not be liable to account to Borrower for the Rents thereafter accruing following such assignment.

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8.4 No Waiver. Lender's failure to avail itself of any of its rights under this Assignment for any period of time, or at any time or times, shall not constitute a waiver thereof. Lender's rights and remedies hereunder are cumulative, and not in lieu of, but in addition to, any other rights and remedies Lender has under the Loan Agreement, the Note, the Mortgage and any of the other Loan Documents. Lender's rights and remedies hereunder may be exercised as often as Lender deems expedient.

8.5 Costs and Expenses. The cost and expenses (including any receiver's fees and fees) incurred by Lender pursuant to the powers contained in this Assignment shall be immediately reimbursed by Borrower to Lender on demand, shall be secured hereby and, if not paid by Borrower, shall bear interest from the date due at the Default Rate (as defined in the Note). Lender shall not be liable to account to Borrower for any action taken pursuant hereto, other than to account for any Rents actually received by Lender.

9. Indemnification of Lender. Borrower hereby agrees to indemnify, defend, protect and hold Lender harmless from and against any and all liability, loss, cost, expense or damage (including reasonable attorney fees) that Lender may or might incur under the Leases or by reason of this Assignment. Such indemnification shall also cover any and all claims and demands that may be asserted against Lender under the Leases or this Assignment. Nothing in this section shall be construed to bind Lender to the performance of any Lease provisions, or to otherwise impose any liability upon Lender (except as otherwise provided in the last sentence of this paragraph), including, without limitation, any liability under covenants of quiet enjoyment in the Leases in the event that any Lessee shall have been joined as party defendant in any action to foreclose the Mortgage and shall have been barred thereby of all right, title, interest, and equity of redemption in the Property. This Assignment imposes no liability upon Lender for the operation and maintenance of the Property or for carrying out the terms of any Lease, before Lender has entered and taken possession of the Property. Any loss or liability incurred by Lender by reason of actual entry and taking possession under any Lease or this Assignment or in the defense of any claims shall, at Lender's request, be immediately reimbursed by Borrower (except as otherwise provided in the last sentence of this paragraph). Such reimbursement shall include interest at the Default Rate provided in the Note, costs, expenses and reasonable attorney fees. Lender may, upon entry and taking of possession, collect the Rents and apply them to reimbursement for any such loss or liability. The provisions of this Section 9 shall survive repayment of the Obligations and any termination or satisfaction of this Assignment. Notwithstanding anything to the contrary contained in this Assignment, the foregoing indemnity shall not extend to any liabilities, obligations, claims, losses, costs, damages or expenses resulting from the gross negligence or willful misconduct of Lender.

10. Additions to, Changes in and Replacement of Obligations. Lender may take security in addition to the security already given Lender for the payment of the Obligations or release such other security, and may release any party primarily or secondarily liable on the Obligations. Lender may agree to extensions, renewals, modifications or indulgences with respect to the Obligations or the Mortgage and replacements thereof, which replacements of the Obligations or the Mortgage may be on the same terms as, or on terms different from, the present terms of the Obligations or the Mortgage, and may apply any other security held by it to the satisfaction of the Obligations, without prejudice to any of its rights hereunder.

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11. **Power of Attorney.** In furtherance of the purposes of this Assignment, Borrower hereby appoints Lender as Borrower's attorney-in-fact, with full authority in the place of Borrower, at the option of Lender at any time during an Event of Default, and in the name of Borrower or Lender, to (a) collect, demand and receive the Rents and other amounts payable under any Lease, (b) bring suit and take other action to enforce the Leases, (c) enforce, supplement, modify, amend, renew, extend, terminate and otherwise administer the Leases and deal with Lessees in relation to the Leases in a commercially reasonable manner, (d) give notices, receipts, releases and satisfactions with respect to the Leases and the Rents and other amounts payable under any Lease, and (e) take such other action as Lender may reasonably deem necessary or advisable in connection with the exercise of any right or remedy or any other action taken by Lender under this Assignment.

12. **No Mortgagee in Possession; No Other Liability.** The acceptance by Lender of this Assignment, with all of the rights, power, privileges and authority so created, shall not, prior to entry upon and taking of possession of the Property by Lender, be deemed or construed to: (a) constitute Lender as a mortgagee in possession nor place any responsibility upon Lender for the care, control, management or repair of the Property, nor shall it operate to make Lender responsible or liable for any waste committed on the Property by any Lessee, occupant or other party, or for any dangerous or defective condition of the Property, nor thereafter at any time or in any event obligate Lender to appear in or defend any action or proceeding relating to the Leases or to the Property; (b) require Lender to take any action hereunder, or to expend any money or incur any expenses or perform or discharge any obligation, duty or liability under the Leases; or (c) require Lender to assume any obligation or responsibility for any security deposits or other deposits delivered to Borrower by Lessees and not assigned and delivered to Lender. Lender shall not be liable in any way for any injury or damage to person or property sustained by any person in or about the Property.

13. **Termination of Assignment.** Lender shall terminate and release this Assignment, and reconvey to Borrower, as the case may be, as to all or a portion of the Property to the same extent as the Mortgage is released in whole or in part.

14. **Miscellaneous.**

14.1 **Severability.** If any term of this Assignment or the application hereof to any person or set of circumstances, shall to any extent be invalid or unenforceable, the remainder of this Assignment, or the application of such provision or part thereof to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Assignment shall be valid and enforceable to the fullest extent consistent with applicable law.

14.2 **Captions.** The captions or headings at the beginning of each section hereof are for the convenience of the parties only and are not part of this Assignment.

14.3 **Counterparts.** This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, and all of which shall be construed together and shall constitute one instrument. It shall not be necessary in

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making proof of this Assignment to produce or account for more than one such counterpart.

14.4 Notices. All notices or other written communications hereunder shall be given in the manner set forth in the Loan Agreement.

14.5 Modification. No amendment, modification or cancellation of this Assignment or any part hereof shall be enforceable without the prior written consent of Borrower and Lender.

14.6 Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the state in which the Property is located.

14.7 Successors and Assigns; Gender; Joint and Several Liability. The terms, covenants, conditions and warranties contained herein and the powers granted hereby shall run with the land, shall inure to the benefit of and bind all parties hereto and their respective heirs, executors, administrators, permitted successors and assigns, and all subsequent owners of the Property, and all subsequent holders of the Note and the Mortgage, subject in all events to the provisions of the Mortgage regarding transfers of the Property by Borrower. In this Assignment, whenever the context so requires, the masculine gender shall include the feminine and/or neuter and the singular number shall include the plural and conversely in each case. If there is more than one (1) party constituting Borrower, all obligations of each Borrower hereunder shall be joint and several.

14.8 Expenses. Borrower shall pay on demand all reasonable costs and expenses incurred by Lender in connection with the review of Leases, including reasonable fees and expenses of Lender's outside counsel.

15. **WAIVER OF JURY TRIAL**. BORROWER AND LENDER, BY ITS ACCEPTANCE HEREOF, HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG BORROWER AND LENDER ARISING OUT OF OR IN ANY WAY RELATED TO THIS ASSIGNMENT, ANY OTHER LOAN DOCUMENT, OR ANY RELATIONSHIP BETWEEN BORROWER AND LENDER. THIS PROVISION IS A MATERIAL INDUCEMENT TO LENDER TO PROVIDE THE LOAN DESCRIBED HEREIN AND IN THE OTHER LOAN DOCUMENTS.

16. **JURISDICTION AND VENUE**. BORROWER HEREBY AGREES THAT ALL ACTIONS OR PROCEEDINGS INITIATED BY BORROWER AND ARISING DIRECTLY OR INDIRECTLY OUT OF THIS ASSIGNMENT SHALL BE LITIGATED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, OR THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS OR, IF LENDER INITIATES SUCH ACTION, ANY COURT IN WHICH LENDER SHALL INITIATE SUCH ACTION AND WHICH HAS JURISDICTION. BORROWER HEREBY EXPRESSLY SUBMITS AND CONSENTS IN ADVANCE TO SUCH JURISDICTION IN ANY ACTION OR

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PROCEEDING COMMENCED BY LENDER IN ANY OF SUCH COURTS, AND HEREBY WAIVES PERSONAL SERVICE OF THE SUMMONS AND COMPLAINT, OR OTHER PROCESS OR PAPERS ISSUED THEREIN, AND AGREES THAT SERVICE OF SUCH SUMMONS AND COMPLAINT OR OTHER PROCESS OR PAPERS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL ADDRESSED TO BORROWER AT THE ADDRESS TO WHICH NOTICES ARE TO BE SENT PURSUANT TO THE MORTGAGE. BORROWER WAIVES ANY CLAIM THAT COOK COUNTY, ILLINOIS OR THE NORTHERN DISTRICT OF ILLINOIS IS AN INCONVENIENT FORUM OR AN IMPROPER FORUM BASED ON LACK OF VENUE. SHOULD BORROWER, AFTER BEING SO SERVED, FAIL TO APPEAR OR ANSWER TO ANY SUMMONS, COMPLAINT PROCESS OR PAPERS SO SERVED WITHIN THE NUMBER OF DAYS PRESCRIBED BY LAW AFTER THE MAILING THEREOF, BORROWER SHALL BE DEEMED IN DEFAULT AND AN ORDER AND/OR JUDGMENT MAY BE ENTERED BY LENDER AGAINST BORROWER AS DEMANDED OR PRAYED FOR IN SUCH SUMMONS, COMPLAINT, PROCESS OR PAPERS. THE EXCLUSIVE CHOICE OF FORUM FOR BORROWER SET FORTH IN THIS SECTION SHALL NOT BE DEEMED TO PRECLUDE THE ENFORCEMENT BY LENDER OF ANY JUDGMENT OBTAINED IN ANY OTHER FORUM OR THE TAKING BY LENDER OF ANY ACTION TO ENFORCE THE SAME IN ANY OTHER APPROPRIATE JURISDICTION, AND BORROWER HEREBY WAIVES THE RIGHT, IF ANY, TO COLLATERALLY ATTACK ANY SUCH JUDGMENT OR ACTION.

17. Recourse. Borrower shall be fully liable, on a recourse basis, to Lender for repayment of all amounts due hereunder and under the Loan Documents. Notwithstanding anything to the contrary herein or in any other Loan Document (other than the liability of Guarantor pursuant to the Guaranty and Indemnity Agreement or any other Loan Document executed by Guarantor in connection with this Loan or any modification hereof), no constituent member, manager, partner, or shareholder of Borrower, or owner of a direct or indirect interest in Borrower, shall have any personal liability for the Debt or any other obligations under this Assignment and/or the other Loan Documents (other than the liability of Guarantor pursuant to the Guaranty and Indemnity Agreement or any other Loan Document executed by Guarantor in connection with this Loan or any modification hereof).

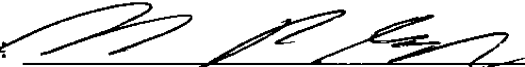
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IN WITNESS WHEREOF, Borrower has caused this Assignment to be duly executed as of the day and year first above written.

BORROWER:

**TLP 7557 SOUTH 78TH AVENUE LLC, a
Delaware limited liability company**

By: 

Name: NEIL P. DOYLE

Its: Authorized Signatory

Property of Cook County Clerk's Office

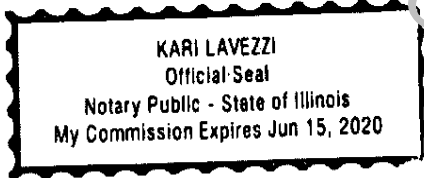
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STATE OF Illinois)
COUNTY OF DeKalb) SS.

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Neil P. Doyle, the CEO of TLP 7557 SOUTH 78TH AVENUE LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of October, 2019.

Kari Lavezzi
Notary Public



My Commission Expires:

June 15, 2020

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1-A

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AT A POINT WHICH IS 308.68 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF THE WEST 33 FEET AFORESAID, A DISTANCE OF 272.14 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID, (BEING THE SOUTH LINE OF THE PROPERTY CONVEYED TO D. H. OVERMYER BY DEED DATED OCTOBER 12, 1965 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 16, 1966 AS DOCUMENT NUMBER 19758466), A DISTANCE OF 1238.24 FEET TO A POINT WHICH IS 20.00 FEET, MEASURED ALONG SAID SOUTH LINE, WEST FROM THE WEST LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE NUMBER 81202 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, (BEING THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO SAID D. H. OVERMYER BY DEED DATED DECEMBER 19, 1966 AND RECORDED IN SAID RECORDER'S OFFICE ON JANUARY 26, 1967 AS DOCUMENT NUMBER 20052140), A DISTANCE OF 68.01 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE WHICH IS 65.00 FEET, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, SOUTH FROM THE POINT OF INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 410.11 FEET TO A POINT WHICH IS 105.22 FEET, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 456.47 FEET TO A POINT WHICH IS 903.67 FEET EAST FROM THE WEST LINE AND 309.53 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 870.67 FEET TO THE POINT OF BEGINNING.

PARCEL 1-B:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AT A POINT WHICH IS 33 FEET EAST FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER AFORESAID, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER AFORESAID, A DISTANCE OF 1258.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE RIGHT OF WAY, (IN SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25), OF THE

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BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE NUMBER 81202 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 105.22 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 456.47 FEET TO A POINT WHICH IS 903.67 FEET EAST FROM THE WEST LINE AND 309.53 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 870.67 FEET TO A POINT ON THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25 WHICH IS 308.68 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33 FEET AFORESAID, A DISTANCE OF 308.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 WITH THE NORTH LINE OF THE SOUTH 2485.48 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 2485.48 FEET AFORESAID, (BEING THE NORTH LINE OF THE PROPERTY CONVEYED TO THE MEAD CORPORATION BY DEED DATED DECEMBER 16, 1965 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 30, 1965, AS DOCUMENT NUMBER 19697789), A DISTANCE OF 870.67 FEET TO A POINT WHICH IS 389.19 FEET WEST FROM THE WEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY; THENCE SOUTHEASTWARDLY, (CONTINUING ALONG THE NORTHERLY LINE OF THE PROPERTY SO CONVEYED), ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 459.21 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY WHICH IS 2278.54 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, BEING HERE THE WEST LINE OF THE EAST 33 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER AFORESAID, A DISTANCE OF 283.03 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER AFORESAID; THENCE WEST ALONG SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 1259.98 FEET TO A POINT WHICH IS 33 FEET EAST FROM THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 177.32 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 18-25-105-017-0000; 18-25-105-018-0000; 18-25-313-010-0000

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Exhibit A-2