



Doc# 2006341032 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 01:49 PM PG: 1 OF 8

THIS INSTRUMENT PREPARED BY:

Bradley D. Broberg
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201

When recorded return to:
First American Title Co.
2425 E Camelback Rd., Suite 300
Phoenix, AZ 85016

WHEN RECORDED, RETURN TO:

ReadyCap Commercial LLC
Post Closing / Melissa Perez
1320 Greenway Drive, Suite 560
Irving, Texas 75038

Attn: Sally Pearson
NLS 970944

PERMANENT INDEX NUMBER(S)
Parcel 1 part of Parcels 2 and 3: 32-15-301-020-0000 Vol. 11
Remainder of Parcel 2: 32-22-100-017-0000 Vol. 15
Remainder of Parcel 3: 32-22-100-013-0000 Vol. 15

THIS SPACE RESERVED FOR
RECORDERS USE ONLY
(TO BE RECORDED IN THE REAL
PROPERTY RECORDS OF COOK
COUNTY, ILLINOIS)

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS (this "Assignment") is dated February 21, 2020, by INDUSTRIAL FREEDOM LLC and INDUSTRIAL FREEDOM 2 LLC, each a Delaware limited liability company, whose address is 244 Madison Avenue, Suite 439, New York, NY 10016, as assignor (individually, collectively, jointly and severally as tenants-in-common, together with its permitted successors and assigns, "Borrower"), to READYCAP COMMERCIAL, LLC, a Delaware limited liability company, whose address is 1320 Greenway Drive, Suite 560, Irving, TX 75038 (together with its successors and assigns referred to below sometimes and in either case as "Lender"). All capitalized terms not defined herein shall have the respective meanings set forth in the Loan Agreement (defined below). The property to which this Assignment relates has or have a street address or addresses of 1001 State Street, Chicago Heights, Illinois 60411.

Recitals:

This Assignment is given in connection with a loan in the principal amount of \$7,000,000.00 (the "Loan") advanced pursuant to a Loan Agreement between Borrower and Lender (as amended, restated, replaced, supplemented or otherwise modified, the "Loan Agreement"), and further evidenced by, among other documents, a Promissory Note (together with all extensions, renewals, replacements, restatements or other modifications thereof, the "Note") by Borrower in favor of Lender.

Borrower desires to secure the monetary obligations under the Loan Documents (defined below) (collectively, the "indebtedness") and the performance of all of the obligations due under the Note, the Loan Agreement and all other documents, agreements and certificates executed and/or delivered in connection with the Loan (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, collectively, the "Loan Documents") and this Assignment is given pursuant to the Loan Agreement, and payment, fulfillment, and performance of the obligations due thereunder and under the other Loan Documents are secured hereby in accordance with the terms hereof.

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Article I Assignment

Section 1.1. Property Assigned. Borrower hereby absolutely and unconditionally assigns and grants to Lender the following property, rights, interests and estates, now owned, or hereafter acquired by Borrower:

(a) **Leases.** All leases, subleases or sub-subleases, lettings, licenses, concessions or other agreements pursuant to which any Person is granted a possessory interest in, or a right to use or occupy any portion of any space in that certain lot or piece of land, more particularly described in Exhibit A attached hereto or in the Improvements (collectively, the "**Property**") and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto.

(b) **Other Leases and Agreements.** All other leases and other agreements, whether or not in writing, affecting the use, enjoyment or occupancy of the Property or any portion thereof now or hereafter made. The leases described in Section 1.1(a) and the leases and other agreements described in this Section 1.1(b) are collectively referred to as the "**Leases**".

(c) **Rents.** All rents, rent equivalents, income, receivables, revenues, receipts, insurance proceeds, deposits and profits arising from the Leases and renewals thereof together with all rents, rent equivalents, income, fees, receivables, accounts, profits (including, but not limited to, all oil and gas or other mineral royalties and bonuses), charges for services rendered and any and all payment and consideration of whatever form or nature received by Borrower or its agents or employees from any and all sources relating to the use, enjoyment and occupancy of the Property (collectively, the "**Rents**").

(d) **Bankruptcy Claims.** All of Borrower's claims and rights (the "**Bankruptcy Claims**") to the payment of damages arising from any rejection by a lessee of any Lease under the Bankruptcy Code.

(e) **Lease Guaranties.** All of Borrower's right, title and interest in and claims under any and all lease guaranties, letters of credit and any other credit support (individually, a "**Lease Guaranty**", collectively, the "**Lease Guaranties**") given by any guarantor in connection with any of the Leases or leasing commissions (individually, a "**Lease Guarantor**", collectively, the "**Lease Guarantors**") to Borrower.

(f) **Proceeds.** All proceeds from the sale or other disposition of the Leases, the Rents, the Lease Guaranties and the Bankruptcy Claims.

(g) **Other.** All rights, powers, privileges, options and other benefits of Borrower as lessor under the Leases and beneficiary under the Lease Guaranties, including without limitation, the immediate and continuing right to make claim for, receive and collect all Rents payable or receivable under the Leases and all sums payable under the Lease Guaranties or pursuant thereto (and to apply the same to the payment of the Debt), and to do all other things which Borrower or any lessor is or may become entitled to do under the Leases or the Lease Guaranties.

(h) **Entry.** The right, at Lender's option, upon revocation of the license granted herein, to enter upon the Property in person, by agent or by court-appointed receiver, to collect the Rents.

(i) **Power of Attorney.** Borrower's irrevocable power of attorney, coupled with an interest, to take any and all of the actions set forth in Section 3.1 of this Assignment and any or all other actions designated by Lender for the proper management and preservation of the Property.

Article II Terms of Assignment

THIS ASSIGNMENT IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER UNDER THE NOTE AND THE OTHER LOAN DOCUMENTS INCLUDING THIS ASSIGNMENT.

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Section 2.1. Present Assignment and License Back. It is intended by Borrower that this Assignment constitute a present, absolute assignment of the Leases, Rents, Lease Guaranties and Bankruptcy Claims, and not an assignment for additional security only. Nevertheless, subject to the terms of this Section 2.1 and the Loan Agreement, Lender grants to Borrower a revocable license to collect, receive, use and enjoy the Rents and other sums due under the Lease Guaranties and Borrower shall hold such Rents and all sums received pursuant to any Lease Guaranty, or a portion thereof sufficient to discharge all current sums due on the Indebtedness, in trust for the benefit of Lender for use in the payment of such sums.

Section 2.2. Notice To Lessees. Borrower hereby authorizes and directs the lessees named in the Leases or any other future lessees or occupants of the Property and all Lease Guarantors to pay over to Lender or Agent or to such other party as Lender directs all Rents and all sums due under any Lease Guaranties upon receipt from Lender of written notice to the effect that Lender is then the holder of this Assignment and that an Event of Default (as defined in the Loan Agreement) exists, and to continue so to do until otherwise notified by Lender.

Article III Remedies

Section 3.1. Remedies of Lender. After the occurrence of and at any time during the continuance of an Event of Default, the license granted to Borrower in Section 2.1 of this Assignment shall automatically be revoked, and Lender shall immediately be entitled to possession of all Rents and sums due under any Lease Guaranties, whether or not Lender enters upon or takes control of the Property. In addition, Lender may, at its option, without waiving such Event of Default, without regard to the adequacy of the security for the Debt, either in person or by agent, nominee or attorney, with or without bringing any action or proceeding, or by a receiver appointed by a court, dispossess Borrower and its agents and servants from the Property, without liability for trespass, damages or otherwise (other than arising as a direct result of Lender's gross negligence or willful misconduct) and exclude Borrower and its agents or servants wholly therefrom, and take possession of the Property and all books, records and accounts relating thereto and have, hold, manage, lease and operate the Property on such terms and for such period of time as Lender may deem proper and either with or without taking possession of the Property in its own name, demand, sue for or otherwise collect and receive all Rents and sums due under all Lease Guaranties, including those past due and unpaid with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as Lender may deem proper and may apply the Rents and sums received pursuant to any Lease Guaranties to the payment of the following in such order and proportion as Lender in its sole discretion may determine: (a) all expenses of managing and securing the Property, including, without being limited thereto, the salaries, fees and wages of a managing agent and such other employees or agents as Lender may deem necessary or desirable and all expenses of operating and maintaining the Property, including, without being limited thereto, all taxes, charges, claims, assessments, water charges, sewer rents and any other liens, and premiums for all insurance which Lender may deem necessary or desirable, and the cost of all alterations, renovations, repairs or replacements, and all expenses incident to taking and retaining possession of the Property; and (b) the Indebtedness, together with all costs and reasonable attorneys' fees. In addition, upon the occurrence of an Event of Default, Lender, at its option, may (i) complete any construction on the Property in such manner and form as Lender deems advisable, (ii) exercise all rights and powers of Borrower, including, without limitation, the right to negotiate, execute, cancel, enforce or modify any Leases, obtain and evict tenants, and demand, sue for, collect and receive all Rents from the Property and all sums due under any Lease Guaranties, (iii) require Borrower to pay monthly in advance to Lender, or any receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupancy of such part of the Property as may be in possession of Borrower or (iv) require Borrower to vacate and surrender possession of the Property to Lender or to such receiver and, in default thereof, Borrower may be evicted by summary proceedings or otherwise.

Section 3.2. Other Remedies. Nothing contained in this Assignment and no act done or omitted by Lender pursuant to the power and rights granted to Lender hereunder shall be deemed to be a waiver by Lender of its rights and remedies under the Loan Agreement, the Note, or the other Loan Documents and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by Lender under the terms thereof. The right of Lender to collect the Indebtedness and to enforce any other

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security therefor held by it may be exercised by Lender either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Borrower hereby absolutely, unconditionally and irrevocably waives any and all rights to assert any setoff, counterclaim or crossclaim of any nature whatsoever with respect to the obligations of Borrower under this Assignment, the Loan Agreement, the Note, the other Loan Documents or otherwise with respect to the Loan in any action or proceeding brought by Lender to collect same, or any portion thereof, or to enforce and realize upon the lien and security interest created by this Assignment, the Loan Agreement, the Note, or any of the other Loan Documents (provided, however, that the foregoing shall not be deemed a waiver of Borrower's right to assert any compulsory counterclaim if such counterclaim is compelled under local law or rule of procedure, nor shall the foregoing be deemed a waiver of Borrower's right to assert any claim which would constitute a defense, setoff, counterclaim or crossclaim of any nature whatsoever against Lender in any separate action or proceeding).

Section 3.3. Other Security. Lender may take or release other security for the payment of the Indebtedness, may release any party primarily or secondarily liable therefor and may apply any other security held by it to the reduction or satisfaction of the Indebtedness without prejudice to any of its rights under this Assignment.

Section 3.4. Non-Waiver. The exercise by Lender of the option granted it in Section 3.1 of this Assignment and the collection of the Rents and sums due under the Lease Guaranties and the application thereof as herein provided shall not be considered a waiver of any default by Borrower under the Note, the Loan Agreement, the Leases, this Assignment or the other Loan Documents. The failure of Lender to insist upon strict performance of any term hereof shall not be deemed to be a waiver of any term of this Assignment. Borrower shall not be relieved of Borrower's obligations hereunder by reason of (a) the failure of Lender to comply with any request of Borrower or any other party to take any action to enforce any of the provisions of the Loan Documents, (b) the release regardless of consideration, of any part of the Property, or (c) any agreement or stipulation by Lender extending the time of payment or otherwise modifying or supplementing the terms of the Loan Documents. Lender may resort for the payment of the Indebtedness to any other security held by Lender in such order and manner as Lender, in its discretion, may elect. Lender may take any action to recover the Indebtedness, or any portion thereof, or to enforce any covenant hereof without prejudice to the right of Lender thereafter to enforce its rights under this Assignment. The rights of Lender under this Assignment shall be separate, distinct and cumulative and none shall be given effect to the exclusion of the others. No act of Lender shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision.

Section 3.5. Bankruptcy.

(a) Upon the occurrence and during the continuance of an Event of Default, Lender shall have the right to proceed in its own name or in the name of Borrower in respect of any claim, suit, action or proceeding relating to the rejection of any Lease, including, without limitation, the right to file and prosecute, to the exclusion of Borrower, any proofs of claim, complaints, motions, applications, notices and other documents, in any case in respect of the lessee under such Lease under the Bankruptcy Code.

(b) If there shall be filed by or against Borrower a petition under the Bankruptcy Code and Borrower, as lessor under any Lease, shall determine to reject such Lease pursuant to Section 365(a) of the Bankruptcy Code, then Borrower shall give Lender not less than ten (10) days prior notice of the date on which Borrower shall apply to the bankruptcy court for authority to reject the Lease. Lender shall have the right, but not the obligation, to serve upon Borrower within such ten-day period a notice stating that (i) Lender demands that Borrower assume and assign the Lease to Lender pursuant to Section 365 of the Bankruptcy Code and (ii) Lender covenants to cure or provide adequate assurance of future performance under the Lease. If Lender serves upon Borrower the notice described in the preceding sentence, Borrower shall not seek to reject the Lease and shall comply with the demand provided for in clause (i) of the preceding sentence within thirty (30) days after the notice shall have been given, subject to the performance by Lender of the covenant provided for in clause (ii) of the preceding sentence.

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Article IV No Liability, Further Assurances

Section 4.1. No Liability of Lender. Lender shall not be liable for any loss sustained by Borrower resulting from Lender's failure to let the Property after an Event of Default or from any other act or omission of Lender in managing the Property after an Event of Default unless such loss is caused by the willful misconduct and bad faith of Lender. Lender shall not be obligated to perform or discharge any obligation, duty or liability under the Leases or any Lease Guaranties or under or by reason of this Assignment and Borrower shall, and hereby agrees to, indemnify Lender for, and to hold Lender harmless from, any and all liability, loss or damage which may or might be incurred under the Leases, any Lease Guaranties or under or by reason of this Assignment and from any and all claims and demands whatsoever, including the defense of any such claims or demands which may be asserted against Lender by reason of any alleged obligations and undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases or any Lease Guaranties. Should Lender incur any such liability, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured by this Assignment and the other Loan Documents and Borrower shall reimburse Lender therefor immediately upon demand and upon the failure of Borrower so to do Lender may, at its option, declare all sums secured by this Assignment and the other Loan Documents immediately due and payable. This Assignment shall not operate to place any obligation or liability for the control, care, management or repair of the Property upon Lender, nor for the carrying out of any of the terms and conditions of the Leases or any Lease Guaranties; nor shall it operate to make Lender responsible or liable for any waste committed on the Property by the tenants or any other parties, or for any dangerous or defective condition of the Property including, without limitation, the presence of any Hazardous Substances (as defined in the Environmental Indemnity), or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, licensee, employee or stranger.

Section 4.2. No Mortgagee in Possession. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession" in the absence of the taking of actual possession of the Property by Lender. In the exercise of the powers herein granted Lender, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by Borrower.

Section 4.3. Further Assurances. Borrower will, at the cost of Borrower, and without expense to Lender, do, execute, acknowledge and deliver all further acts, conveyances, assignments, notices of assignments, transfers and assurances as Lender shall, from time to time, require for the better assuring, conveying, assigning, transferring and confirming unto Lender the property and rights hereby assigned or intended now or hereafter so to be, or which Borrower may be or may hereafter become bound to convey or assign to Lender, or for carrying out the intention or facilitating the performance of the terms of this Assignment or for filing, registering or recording this Assignment and, on demand, will execute and deliver and hereby authorizes Lender to execute in the name of Borrower to the extent Lender may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien and security interest hereof in and upon the Leases.

Article V Miscellaneous Provisions

Section 5.1. No Oral Change. This Assignment and any provisions hereof may not be modified, amended, waived, extended, changed, discharged or terminated orally, or by any act or failure to act on the part of Borrower or Lender, but only by an agreement in writing signed by the party against whom the enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

Section 5.2. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of Borrower and Lender and their respective successors and assigns forever.

Section 5.3. Inapplicable Provisions. If any term, covenant or condition of this Assignment is held to be invalid, illegal or unenforceable in any respect, this Assignment shall be construed without such provision.

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Section 5.4. Headings, Etc. The headings and captions of various paragraphs of this Assignment are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

Section 5.5. Number and Gender. Whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

Section 5.6. Governing Law. The governing law and related provisions contained in the Loan Agreement are hereby incorporated by reference as if fully set forth herein.

Section 5.7. Entire Agreement. This Assignment and the other Loan Documents contain the entire agreement of the parties hereto and thereto in respect of the transactions contemplated hereby and thereby, and all prior agreements among or between such parties, whether oral or written, are superseded by the terms of this Assignment and the other Loan Documents.

Section 5.8. Joint and Several Liability. If Borrower consists of more than one Person, the obligations and liabilities of each such Person hereunder shall be joint and several.

Section 5.9. Termination of Assignment. Upon payment or defeasance in full of the Indebtedness (in each case, in accordance with the applicable terms and conditions of the Loan Documents), this Assignment shall become and be void and of no effect.

Section 5.10. Notices. All notices or other written communications hereunder shall be delivered in accordance with the terms of the Loan Agreement.

Section 5.11. WAIVER OF TRIAL BY JURY. BORROWER HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, THE RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM, WHETHER IN CONTRACT, TORT OR OTHERWISE, RELATING DIRECTLY OR INDIRECTLY TO THIS ASSIGNMENT, THE NOTE, OR THE OTHER LOAN DOCUMENTS OR ANY ACTS OR OMISSIONS OF LENDER, ITS OFFICERS, EMPLOYEES, DIRECTORS OR AGENTS IN CONNECTION THEREWITH.

Section 5.12. Recourse. The provisions of the Loan Agreement in Article XII are hereby incorporated by reference into this Assignment to the same extent and with the same force as if fully set forth herein.


Section 5.13. Counterparts. This Assignment may be executed in several counterparts, each of which counterpart shall be deemed an original instrument and all of which together shall constitute a single agreement. The failure of any party hereto to execute this Assignment, or any counterpart hereof, shall not relieve the other signatories from their obligations hereunder.

Signature Page Follows

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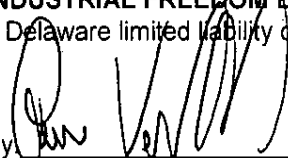
BORROWER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT AND BORROWER AGREES TO ITS TERMS.

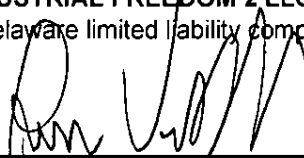
WITNESSES


Name: J. G. Kerner


Name: Kevin Marto

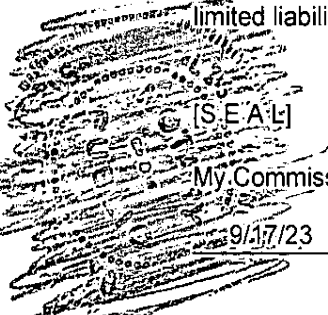
BORROWER:

INDUSTRIAL FREEDOM LLC,
a Delaware limited liability company

By: _____
Name: Peter Von Der Ahe
Title: Manager

INDUSTRIAL FREEDOM 2 LLC,
a Delaware limited liability company

By: _____
Name: Peter Von Der Ahe
Title: Manager

STATE OF NEW YORK
COUNTY OF NEW YORK

This instrument was ACKNOWLEDGED before me on February 19, 2020 by Peter Von Der Ahe, as Manager of INDUSTRIAL FREEDOM LLC, a Delaware limited liability company, on behalf of said limited liability company.



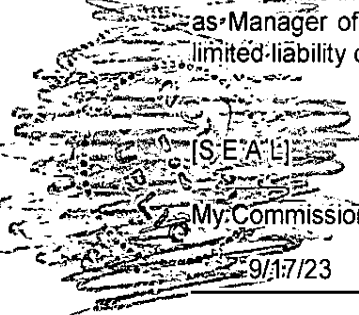

Notary Public, State of NEW YORK

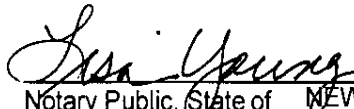
LISA YOUNG
Printed Name of Notary Public

LISA YOUNG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01YO4738404
Qualified in New York County
Commission Expires 9/17/23

STATE OF NEW YORK
COUNTY OF NEW YORK

This instrument was ACKNOWLEDGED before me on February 19, 2020 by Peter Von Der Ahe, as Manager of INDUSTRIAL FREEDOM 2 LLC, a Delaware limited liability company, on behalf of said limited liability company.




Notary Public, State of NEW YORK

LISA YOUNG
Printed Name of Notary Public

LISA YOUNG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01YO4738404
Qualified in New York County
Commission Expires 9/17/23

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EXHIBIT A

Legal Description

PARCEL 1:

THE NORTH 51.2 FEET OF THE WEST 775 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THE SOUTH 364.2 FEET OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 15 AND THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16878936, 67 FEET EAST OF THE WEST LINE OF SAID SECTION 15; THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION EASTERLY 833 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTIONS 15 AND 22 TO A POINT 327 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 683 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 85 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 65 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 120 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTIONS 15 AND 22 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

A RECTANGULAR TRACT OF LAND LOCATED IN SECTIONS 15 AND 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 15, SAID LINE BEING ALSO THE NORTH LINE OF SAID SECTION 22, 900 FEET EASTWARDLY MEASURED ALONG SAID SOUTH LINE FROM THE SOUTH WEST CORNER OF SAID SECTION 15, SAID SOUTH WEST CORNER BEING ALSO THE NORTH WEST CORNER OF SAID SECTION 22; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 15, 313 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY; THENCE EASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ITS EXTENSION EASTWARDLY PARALLEL TO THE SAID WEST LINE 313 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE WESTWARDLY ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; ALSO BEGINNING AT THE POINT ABOVE DESCRIBED 900 FEET EASTWARDLY MEASURED ALONG THE SAID NORTH LINE FROM THE NORTH WEST CORNER OF SAID SECTION 22; THENCE EASTWARDLY ALONG THE SAID NORTH LINE 200 FEET; THENCE SOUTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET; THENCE WESTWARDLY PARALLEL TO THE SAID NORTH LINE 200 FEET; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS.

Common Property Address(es): 1001 State Street, Chicago Heights, Illinois 60411

Permanent Index Numbers:	Parcel 1 part of Parcels 2 and 3:	32-15-301-020-0000 Vol. 11
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