

UNOFFICIAL COPY

Doc#. 2015557231 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/03/2020 11:45 AM Pg: 1 of 13

**THIS DOCUMENT WAS PREPARED BY,
AND AFTER RECORDING, RETURN TO:**

Ryan P. Aiello, Esq.
Dinsmore & Shohl LLP
191 W. Nationwide Blvd., Ste 300
Columbus, Ohio 43215

PERMANENT TAX INDEX NUMBER:

16-35-122-028-0000

PROPERTY ADDRESS:

3307 South Lawndale Avenue
Chicago, Illinois

This space for Recorder's use only.

MODIFICATION OF LOAN DOCUMENTS

This **MODIFICATION OF LOAN DOCUMENTS** (this "**Agreement**") is dated as of April 30, 2020, and is executed by and among (i) **DEAN M. EBERHARDT, TRUSTEE OF THE DEAN M. EBERHARDT TRUST** (the "**Borrower**"), (ii) **MRC POLYMERS, INC.**, an Illinois corporation (the "**MRC**"), (iii) **DEAN M. EBERHARDT**, an individual ("**DME**") and, together with MRC, each a "**Guarantor**" and collectively, the "**Guarantors**"), and (iii) **THE HUNTINGTON NATIONAL BANK**, a national banking association, the successor by merger to **FIRSTMERIT BANK, N.A.**, a national banking association (together with its successors and assigns, the "**Lender**").

RECITALS:

A. Reference is made to that certain Revolving Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated as of October 18, 2010, recorded with the Recorder of Deeds in Cook County, Illinois (the "**Recorder's Office**"), on October 22, 2010, as Document No. 1029533021 (together with all amendments thereto, the "**Mortgage**"), which Mortgage encumbers the real property and all improvements thereon legally described on **Exhibit "A"** attached to this Agreement (the "**Premises**"). Capitalized terms not otherwise defined herein shall have the meanings given to them in the Mortgage.

B. Reference is also made to that certain Assignment of Rents and Leases, dated as of October 18, 2010, recorded with the Recorder's Office on October 22, 2010, as Document No. 1029533022 (together with all amendments thereto, the "**Assignment of Rents**").

UNOFFICIAL COPY

C. Further reference is made to that certain Guaranty of Payment, dated as of October 18, 2020, by MRC for the benefit for Lender (the “MRC Guaranty”) and that certain Second Amended and Restated Continuing Unconditional Limited Guaranty, dated as of May 31, 2016, by DME in favor of Lender (the “DME Guaranty”) and, together with the MRC Guaranty, each a “Guaranty” and collectively, the “Guaranties”).

D. Borrower has requested that Lender modify the Mortgage Note, pursuant to the terms of an Amended and Restated Promissory Note between Borrower and Lender of even date herewith in the original principal amount of **ONE MILLION NINE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$1,920,000.00)** (the “Amended and Restated Promissory Note”).

E. It is a condition precedent to the Lender’s agreement to accept the Amended and Restated Promissory Note that the Borrower and each Guarantor execute and deliver this Agreement to the Lender.

A G R E E M E N T S:

NOW, THEREFORE, in consideration of (i) the facts set forth in the above Recitals (which are incorporated into and made a part of this Agreement), (ii) the agreements by the Lender to modify the Mortgage Loan Documents, as provided in this Agreement, (iii) the covenants and agreements contained in this Agreement, and (iv) for other good and valuable consideration, the receipt, adequacy, and sufficiency of which are acknowledged, the parties agree as follows:

1. **RECITALS.** The foregoing Recitals are made a part of this Agreement.
2. **DEFINITIONS.** Unless otherwise defined in this Agreement, any capitalized word or phrase used in this Agreement has the definition ascribed to such word or phrase in the Mortgage.
3. **MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS.** Effective as of the date of this Agreement, each of the Mortgage and the Assignment of Rents are amended as follows:

3.1 **Mortgage Loan.** The term “Mortgage Loan” is amended to mean the aggregate amount of **ONE MILLION NINE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$1,920,000.00)** loaned by the Lender to the Borrower.

3.4 **Mortgage Note.** The term “Mortgage Note” is amended to mean the Amended and Restated Promissory Note.

3.5 **Maturity Date.** All references to the Maturity Date of the Mortgage Note, whether using the words “Maturity Date” or a reference to a specific date, are amended to reflect a Maturity Date of July 31, 2025.

4. **TITLE POLICY.** As a condition precedent to the agreements contained in this Agreement, the Borrower shall, at its sole cost and expense, cause Chicago Title Insurance

UNOFFICIAL COPY

Company to issue an endorsement to the Lender's title insurance policy No. 1410 008815284 EP (the "**Title Policy**"), as of the date this Agreement is recorded, reflecting title to the Premises being vested in the Borrower, reflecting the recording of this Agreement and insuring the first priority of the lien of the Mortgage, subject only to the exceptions set forth in the Title Policy as of its date of issuance and any other encumbrances expressly agreed to by the Lender (the "**Endorsement**").

5. DELIVERIES. As conditions precedent to the effectiveness of this Agreement, the Borrower must deliver or cause to be delivered or satisfied the following, all of which must be in form, substance, and execution acceptable to the Lender and counsel for the Lender:

5.1 Agreement. This Agreement, executed by the Borrower, the Guarantors and the Lender

5.2 Organizational Documents and Resolutions.

(a) A current Certificate of Good Standing from the Secretary of State of the State of Illinois for MRC.

(b) A certified copy of the Articles of Incorporation and By-Laws for MRC and all amendments thereto, or a certification by a duly authorized officer of MRC that the same have not been amended or modified since the date certified copies of the same were submitted to the Lender.

(c) A certified copy of a unanimous written consent executed by the board of directors of MRC, authorizing MRC's execution and delivery of this Agreement.

(d) A Certified Abstract of Trust from the trustee of the Borrower in a form acceptable to the Lender, authorizing the Borrower's execution and delivery of this Agreement and all other documents and instruments required to be executed and delivered in connection herewith.

5.3 Endorsement. The Endorsement.

5.4 Other Documents. Such other documents, instruments, agreements, and financial information as the Lender may reasonably require.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS OF BORROWER. The Borrower represents, covenants, and warrants to the Lender as follows:

6.1 Representations and Warranties. The representations and warranties in the Mortgage Note, the Mortgage, and the other Mortgage Loan Documents are true and correct in all material respects as of the date of this Agreement.

6.2 Event of Default. There is currently no Event of Default under the Mortgage Note, the Mortgage, or the other Mortgage Loan Documents and the Borrower does not know of any event or circumstance which with the giving of notice or passing of time, or

UNOFFICIAL COPY

both, would constitute an Event of Default under the Mortgage Note, the Mortgage, or the other Mortgage Loan Documents.

6.3 Full Force and Effect. The Mortgage Loan Documents as modified by this Agreement are in full force and effect and, following the execution and delivery of this Agreement, continue to be the legally valid and binding obligations of the Borrower enforceable in accordance with their respective terms, subject to limitations imposed by general principles of equity.

6.4 No Material Adverse Change. There has been no material adverse change in the financial condition of the Borrower or any other party whose financial statement has been delivered to the Lender in connection with the Mortgage Loan from the date of the most recent financial statement received by the Lender.

6.5 No Claims or Defenses. As of the date of this Agreement, the Borrower does not have any claims, counterclaims, defenses, or set-offs with respect to the Mortgage Loan or the Mortgage Loan Documents as modified in this Agreement.

6.6 Organization and Authorization. The Borrower has the requisite power and authority to execute and deliver this Agreement. The execution and delivery of this Agreement have been duly authorized by all requisite action by or on behalf of the Borrower. This Agreement has been duly executed and delivered on behalf of the Borrower. The Borrower has the requisite power and authority to perform the Mortgage Loan Documents as modified in this Agreement. The performance of the Mortgage Loan Documents as modified by this Agreement has been duly authorized by all requisite action by or on behalf of the Borrower.

7. REAFFIRMATION OF GUARANTY. Each of the Guarantors hereby expressly: (a) consent to the execution by the Borrower and the Lender of this Agreement; (b) acknowledge that such Guarantor does not have any set-off, defense, or counterclaim to the payment or performance of any of the obligations of the Borrower under the Mortgage Note, the Mortgage, or the other Mortgage Loan Documents or such Guarantor under its or his respective Guaranty; (c) reaffirm, assume, and bind themselves in all respects to all of the obligations, liabilities, duties, covenants, terms, and conditions that are contained in its or his respective Guaranty; (d) agree that all such obligations and liabilities under its or his respective Guaranty will continue in full force and that the execution and delivery of this Agreement to, and its acceptance by, the Lender will not in any manner whatsoever (i) impair or affect the liability of either of the Guarantors to the Lender under its or his respective Guaranty, (ii) prejudice, waive, or be construed to impair, affect, prejudice, or waive the rights and abilities of the Lender at law, in equity, or by statute, against either of the Guarantors pursuant to its or his respective Guaranty, and/or (iii) release or discharge, nor be construed to release or discharge, any of the obligations and liabilities owing to the Lender by either of the Guarantors under its or his respective Guaranty; and (e) represents and warrants that each of the representations and warranties made by such Guarantor in its or his respective Guaranty remain true and correct as of the date hereof.

8. EXPENSES. As a condition precedent to the agreements contained in this Agreement, the Borrower must pay all out-of-pocket costs and expenses incurred by the Lender

UNOFFICIAL COPY

in connection with this Agreement, including, without limitation, title charges, recording fees, appraisal fees, and reasonable attorneys' fees and expenses.

9. RELEASE AND WAIVER OF CLAIMS.

9.1 General Release and Waiver of Claims. In consideration of the Lender's agreement to enter into this Agreement, the Borrower and the Guarantors jointly and severally release and forever discharge the Lender and its respective successors, assigns, partners, directors, officers, agents, attorneys, administrators, trustees, subsidiaries, affiliates, beneficiaries, shareholders, representatives, agents, servants, and employees from any and all rights, proceedings, agreements, contracts, judgments, debts, costs, expenses, promises, duties, claims, demands, cross-actions, controversies, causes of action, damages, rights, liabilities, and obligations, at law or in equity whatsoever, known or unknown, suspected or unsuspected, choate or inchoate, whether past, present, or future, now held, owned, or possessed by the Borrower or the Guarantors, or which the Borrower or the Guarantors may hereafter hold or claim to hold from the beginning of time to the date of this Agreement under common law or statutory right, known or unknown, arising, directly or indirectly, proximately or remotely, out of the Mortgage Note, the Mortgage, or any of the other Mortgage Loan Documents, including, without limitation, any and all rights, proceedings, agreements, contracts, judgments, debts, expenses, promises, duties, claims, demands, cross-actions, controversies, causes of action, damages, rights, liabilities, and obligations whether based upon tort, fraud, breach of any duty of fair dealing, breach of confidence, undue influence, duress, economic coercion, conflict of interest, negligence, bad faith, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy, any claim for wrongfully accelerating the Mortgage Loan, contract, or usury, but only to the extent that the foregoing arise in connection with events which occurred prior to the date of this Agreement. Without limiting the generality of the foregoing, this release includes the following matters: (a) all aspects of this Agreement, the Mortgage Note, the Mortgage, the other Mortgage Loan Documents, and the negotiations among or on behalf of the Borrower, the Guarantors and the Lender and the demands and requests by the Lender of the Borrower and/or the Guarantors concerning this Agreement and the other Mortgage Loan Documents, including, but not limited to, all meetings, telephone calls, correspondence, and/or other contacts among or on behalf of the Borrower, the Guarantors, and the Lender incident to the attempts of said parties to reach an agreement in connection herewith, or in connection with the Mortgage Note, the Mortgage, or any of the other Mortgage Loan Documents and the attempt(s) of the Lender to collect the Mortgage Note, and (b) the exercise by the Lender of its rights under the Mortgage Note, the Mortgage, or any of the other Mortgage Loan Documents or at law or in equity.

This release is intended to release all liability of any character claimed for damages, of any type or nature, for injunctive or other relief, for attorneys' fees, interest, or any other liability whatsoever, whether statutory, contractual, or tort in character, or of any other nature or character in any way related to any and all matters and dealings of any nature whatsoever asserted or assertable by or on behalf of the Borrower or the Guarantors against the Lender, including, without limitation, any loss, cost, or damage in connection with, or based upon, any breach of fiduciary duty, breach of any duty of fair dealing or good faith, breach of

UNOFFICIAL COPY

confidence, breach of funding commitment, breach of any other duty, breach of any statutory right, fraud, usury, undue influence, duress, economic coercion, conflict of interest, negligence, bad faith, malpractice, violations of the Racketeer Influenced and Corrupt Organizations Act, intentional or negligent infliction of mental distress, tortious interference with corporate or other governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy, or any other cause of action, but only to the extent that the foregoing arise in connection with events which occurred prior to the date of execution hereof.

The Borrower and each Guarantor understand and agree that this is a full, final, and complete release and agree that this release may be pleaded as an absolute and final bar to any or all suits or suits pending or which may thereafter be filed or prosecuted by the Borrower or the Guarantors or anyone claiming by, through, or under the Borrower or the Guarantors in respect of any of the matters released by this Agreement and that no recovery on account of the described matters may hereafter be had from anyone whomsoever, and that the consideration given for this release is no admission of liability and that neither the Borrower, the Guarantors, nor those claiming under the Borrower or the Guarantor will ever claim that it is.

9.2 Releases Ending on Affiliates. The provisions, waivers, and releases set forth are binding upon the Borrower and the Guarantors and their respective agents, employees, representatives, officers, directors, general partners, limited partners, joint shareholders, beneficiaries, trustees, administrators, subsidiaries, affiliates, employees, servants, and attorneys.

10. MISCELLANEOUS.

10.1 Governing Law. This Agreement is governed by and will be construed in accordance with the laws of the State of Illinois.

10.2 Construction. This Agreement may not be construed more strictly against the Lender than against the Borrower or the Guarantors merely by virtue of the fact that the same has been prepared by counsel for the Lender, it being recognized that the Borrower, the Guarantors, and the Lender have contributed substantially and materially to the preparation of this Agreement, and the Borrower, the Guarantors, and the Lender each acknowledges and waives any claim contesting the existence and the adequacy of the consideration given by the other in entering into this Agreement. Each of the parties to this Agreement represents that it has been advised by its respective counsel of the legal and practical effect of this Agreement, and recognizes that it is executing and delivering this Agreement, intending to be legally bound by the terms and provisions of this Agreement, of its own free will, without promises or threats or the exertion of duress upon it. The signatories state that they have read and understand this Agreement, that they intend to be legally bound by it, and that they expressly warrant and represent that they are duly authorized and empowered to execute it.

10.3 No Joint Venture. Notwithstanding the execution of this Agreement by the Lender, nothing contained in this Agreement may be considered to constitute the Lender a venturer or partner of or in any way associated with the Borrower or the Guarantors nor will privity of contract be presumed to have been established with any third party.

UNOFFICIAL COPY

10.4 Prior Agreements. The Borrower, the Guarantors, and the Lender each acknowledges that there are no other understandings, agreements, or representations, either oral or written, express or implied, that are not embodied in the Mortgage Loan Documents and this Agreement, which collectively represent a complete integration of all prior and contemporaneous agreements and understandings of the Borrower, the Guarantors, and the Lender; and that all such prior understandings, agreements, and representations are modified as set forth in this Agreement. Except as expressly modified by this Agreement, the terms of the Mortgage Loan Documents are and remain unmodified and in full force and effect.

10.5 Successors and Assigns. This Agreement binds and inures to the benefit of the parties to this Agreement and their respective heirs, executors, administrators, successors, and assigns.

10.6 References to Loan Documents. Any references to the Mortgage Note, the Mortgage, or any of the other Mortgage Loan Documents contained in any of the Mortgage Loan Documents will be considered to refer to the Mortgage Note, the Mortgage, or any of the other Mortgage Loan Documents as amended. The paragraph and section headings used in this Agreement are for convenience only and do not limit the substantive provisions of this Agreement. All words in this Agreement that are expressed in the neuter gender are deemed to include the masculine, feminine, and neuter genders. Any word in this Agreement that is expressed in the singular or plural is deemed to include, whenever appropriate in the context, the plural and the singular.

10.7 Counterparts. This Agreement may be executed in one or more counterparts, all of which, when taken together, constitute one original Agreement.

10.8 Time of the Essence. Time is of the essence of each of the Borrower's obligations under this Agreement.

[Remainder of Page Intentionally Left Blank—Signature Page Follows]

UNOFFICIAL COPY

[Signatures Continued from Preceding Page]

DME:

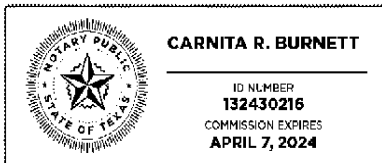
Dean M Eberhardt

Dean M. Eberhardt, individually

STATE OF TEXAS)
) SS.
COUNTY OF TARRANT)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **DEAN M. EBERHARDT**, an individual, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such individual, 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 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30TH day of April, 2020.



Carnita R. Burnett

Notary Public Carnita R Burnett

My Commission Expires: 04/07/2024

Notarized online using audio-video communication

[Signatures Continue on Following Page]

SIGNATURE PAGE-DME
MODIFICATION OF LOAN DOCUMENTS
3307 SOUTH LAWDALE AVENUE, CHICAGO, ILLINOIS

UNOFFICIAL COPY*[Signatures Continued from Preceding Page]***LENDER:****THE HUNTINGTON NATIONAL BANK,**
a national banking associationBy: *Doug Brashler*Name: Doug BrashlerTitle: Senior Vice President

STATE OF Texas)
) SS.
 COUNTY OF Dallas)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, **DOES HEREBY CERTIFY** that Doug Brashler, the Senior Vice President of **THE HUNTINGTON NATIONAL BANK**, a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, 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 national banking association, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of May 2020*Radhames Miguel Villafana*
Notary PublicMy Commission Expires: 09/20/2020

Notarized online using audio-video communication

SIGNATURE PAGE—LENDER
 MODIFICATION OF LOAN DOCUMENTS
 3307 SOUTH LAWNDALE AVENUE, CHICAGO, ILLINOIS

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

THAT PART OF THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET EAST OF THE WEST LINE AND 150 FEET SOUTH OF THE NORTH LINE OF THE SAID WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST $\frac{1}{4}$ (SAID LINE BEING ALSO THE SOUTHERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY), A DISTANCE OF 39.3 FEET TO A POINT OF CURVE IN SAID RIGHT OF WAY; THENCE SOUTHEASTERLY ON A CURVE TANGENT TO THE LAST DESCRIBED LINE AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SAID WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35 THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHEAST $\frac{1}{4}$; THENCE WEST ON THE LAST DESCRIBED LINE 300.32 FEET TO A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SAID SOUTHEAST $\frac{1}{4}$, THE SAID LINE BEING ALSO THE EAST LINE OF LAWNDALE AVENUE; THENCE NORTH 540.31 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SAID EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ WITH A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 292.36 FEET; THENCE SOUTHEAST ON A STRAIGHT LINE 77.55 FEET TO A POINT IN A LINE PARALLEL TO AND 20 FEET WEST OF THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35 AFORESAID, SAID POINT BEING 565.11 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 41.61 FEET TO A POINT OF CURVE IN THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY ON A CURVE TANGENT TO THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS NORTHERN RAILWAY AND CONVEX TO THE NORTHEAST

UNOFFICIAL COPY

WITH A RADIUS OF 573.7 FEET TO A POINT IN THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35 AFORESAID; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING EASTERLY OF A LINE 75 FEET WESTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 35) AND EXCEPT FROM AFORESAID PARCELS 1 AND 2 TAKEN AS A TRACT: THAT PART OF THE NORTH 690.31 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ WITH THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID; THENCE NORTH ALONG SAID EAST LINE 151.70 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 4.95 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE WEST LINE OF THE EAST $\frac{1}{2}$ OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ FOR A DISTANCE OF 282.76 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 24 MINUTES 02 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 108,66 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 65 DEGREES 16 MINUTES 03 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 91.53 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 595 FEET OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE EAST ON SAID SOUTH LINE OF THE NORTH 595 FEET FOR A DISTANCE OF 20.48 FEET; THENCE SOUTHEASTERLY FOR A DISTANCE OF 94.63 FEET TO A POINT IN THE WEST LINE OF THE EAST 75 FEET OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SAID POINT BEING 80 FEET NORTH OF THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID (AS MEASURED IN SAID WEST LINE OF THE EAST 75 FEET); THENCE SOUTH IN SAID WEST LINE OF THE EAST 75 FEET FOR A DISTANCE OF 80 FEET TO THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID; THENCE WEST ON SAID SOUTH LINE OF THE NORTH 690.31 FEET FOR A DISTANCE OF 558.82 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS OF PREMISES:

3307 South Lawndale Avenue
Chicago, Illinois

PERMANENT TAX INDEX NUMBER:

16-35-122-028-0000