



21308220021

RHI 2105043CD LK 10/1

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/04/2021 09:38 AM PG: 1 OF 12

Winston & Strawn LLP
35 W. Wacker Drive
Chicago, IL 60601
Attention: Luke P. Haller

SEND SUBSEQUENT TAX BILLS
TO:

NS Retail Holdings, LLC
5910 N Central Expressway, Suite 1600
Dallas, TX 75206
Attention: Kirk Klatt

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered, to be effective for all purposes as of Nov 1 2021, by AGC ADDISON OWNER, L.L.C., a Delaware limited liability company ("Grantor"), to NS RETAIL HOLDINGS, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars and other good and valuable consideration to Grantor paid by Grantee, the receipt of which is hereby acknowledged, Grantor does, by these presents, convey and warrant unto Grantee, and its successors and assigns, that certain real estate in Cook County, Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and the appurtenances thereunto belonging (the "Property").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns and to WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise; subject to: (a) all easements, restrictive covenants and all other matters of record (other than any mortgages, deeds of trust or other loan security documents entered into or expressly assumed by Grantor), (b) outstanding mineral interests, (c) all non-delinquent taxes and assessments, (d) zoning and other regulatory laws and ordinances affecting the Property, (e) matters that would be disclosed by an accurate survey, (f) patent reservations, (g) private, public and utility easements, roads and highways, if any, and (h) party wall rights and agreements, if any.

Property Identification Numbers:

- i. 13-23-400-035-0000
- ii. 13-23-400-036-0000
- iii. 13-23-400-037-0000
- iv. 13-23-401-024-0000

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- v. 13-23-401-025-0000
- vi. 13-23-401-026-0000
- vii. 13-23-401-027-0000
- viii. 13-23-401-028-0000

Address of real estate: 3443 & 3555 West Addison Street, Chicago, IL 60618.

(Remainder of this page intentionally left blank; signature page follows)

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
218 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

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3-23-400-036-0000 | 20210901664428 | 0-446-915-728

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387



COUNTY:	23,125.00
LANDS:	46,250.00
TOTAL:	69,375.00

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13-23-400-036-0000

| 20210901664428 | 1-927-734-416

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

UNOFFICIAL COPY

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

(Attached hereto)

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

Legal Description

TRACT I:

PARCEL 1:

LOTS 23 TO 32, INCLUSIVE, IN FRANK MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

ALL THAT PART OF THE NORTH AND SOUTH 7 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 32, SOUTH AND ADJOINING THE NORTH LINE OF LOT 32 PRODUCED EAST 7 FEET, AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 32 PRODUCED EAST 7 FEET IN FRANK MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S DIVISION AFOREMENTIONED, AS VACATED BY ORDINANCE, A COPY OF WHICH WAS RECORDED AS DOCUMENT NUMBER 12394956.

ALSO

THAT PART OF LOTS 14 AND 15 IN SAID ASSESSOR'S DIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE ABOVE MENTIONED 7 FOOT PUBLIC ALLEY WITH AN EASTERLY EXTENSION OF THE NORTH LINE OF THE ABOVE MENTIONED LOTS 23 TO 32, AND RUNNING THENCE EAST ALONG SAID EASTERLY EXTENSION, WHICH IS A LINE 134 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 13.76 FEET TO THE CENTER LINE OF A BRICK WALL, WHICH IS 13.14 FEET EAST OF THE WEST LINE OF SAID LOT 14, THENCE SOUTHWARD ALONG SAID CENTER LINE OF WALL OR THE FOUNDATION OF SAME, A DISTANCE OF 120.10 FEET TO A POINT 12.96 FEET EAST OF SAID WEST LINE OF LOT 14, THENCE WEST PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 14.16 FEET TO SAID EAST LINE OF SAID 7 FOOT PUBLIC ALLEY, THENCE NORTHWARD ALONG SAID EAST LINE OF ALLEY A DISTANCE OF 120.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 20, 21 AND 22 IN FRANK MCMASTER'S SUBDIVISION OF LOT 15 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MAP RECORDED MAY 31, 1887 IN BOOK 26 ON PAGE 30 RECORDED AS DOCUMENT NUMBER 834973, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THAT PART OF LOTS 17, 18, 19 (TAKEN AS A TRACT) LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE EAST LINE OF SAID TRACT 103.68 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ON A LINE (WHICH FORMS AN ANGLE OF 91 DEGREES 37 MINUTES 20 SECONDS READING FROM NORTH TO WEST FROM THE LAST DESCRIBED LINE) 14.61 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID TRACT 71.56 FEET WEST OF THE NORTHEAST CORNER THEREOF, IN MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THE WEST 21 FEET OF SAID LOT 9) IN FRANK MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 14 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST ADDISON STREET AT THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID LOT 14 AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 6.50 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AFORESAID WEST LINE OF LOT 14, A DISTANCE OF 129.00 FEET; THENCE EAST, PARALLEL WITH SAID SOUTH LINE OF ADDISON STREET, A DISTANCE OF 6.65 FEET TO THE CENTERLINE OF A BRICK WALL; THENCE SOUTH ALONG SAID CENTERLINE OF WALL OR THE FOUNDATION OF SAME, A DISTANCE OF 5.00 FEET; THENCE WEST, PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 13.14 FEET TO SAID WEST LINE OF LOT 14; AND THENCE NORTH ALONG SAID WEST LOT LINE, A DISTANCE OF 13.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 14 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING ON THE WEST LINE OF SAID LOT 14 AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH A LINE DRAWN 235 FEET 1 1/4 INCHES NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND RUNNING THENCE NORTH ALONG SAID WEST LINE OF LOT 14, A DISTANCE OF 65.67 FEET TO A POINT 254.10 FEET SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET; THENCE EAST PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 12.96 FEET TO THE CENTERLINE OF A BRICK WALL; THENCE SOUTH ALONG SAID CENTERLINE OF WALL OR THE FOUNDATION OF SAID WALL, AND ALONG SAID CENTERLINE EXTENDED SOUTH, A DISTANCE OF 75.82 FEET TO AN INTERSECTION WITH THE AFORESAID LINE DRAWN 235 FEET 1 1/4 INCHES NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, AND THENCE NORTHWESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 16.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 10 TO 16, BOTH INCLUSIVE AND THE WEST 21 FEET OF LOT 9 IN FRANK MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF THE EAST-WEST 14 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 16, BOTH INCLUSIVE, IN FRANK MCMASTER'S SUBDIVISION OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF SAID LOT 1 IN FRANK MCMASTER'S SUBDIVISION AFOREMENTIONED, PRODUCED EAST TO THE WEST LINE OF LOT 14 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23 AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 17 TO 32, BOTH INCLUSIVE, IN FRANK MCMASTER'S SUBDIVISION AFOREMENTIONED; AND LYING NORTH OF THE NORTH LINE OF THE NORTH-SOUTH 7 FOOT ALLEY VACATED BY ORDINANCE PASSED NOVEMBER 5, 1941, AND RECORDED DECEMBER 4, 1941, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 12804956 BEING DESCRIBED AS THE NORTH LINE OF SAID LOT 32 PRODUCED EAST 7 FEET; LYING EAST OF A LINE DRAWN FROM THE

SOUTHWEST CORNER OF LOT 16 TO THE NORTHWEST CORNER OF LOT 17 IN FRANK MCMASTER'S SUBDIVISION AFOREMENTIONED; IN COOK COUNTY, ILLINOIS.

ALSO

ALL OF THE REMAINING NORTH-SOUTH 7 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOT 14 IN ASSESSOR'S DIVISION AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOT 1 IN FRANK MCMASTER'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 14 IN ASSESSOR'S DIVISION AFOREMENTIONED; TO THE NORTHEAST CORNER OF LOT 1 IN FRANK MCMASTER'S SUBDIVISION AFOREMENTIONED; AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 1, IN FRANK MCMASTER'S SUBDIVISION AFOREMENTIONED, PRODUCED EAST TO THE WEST LINE OF SAID LOT 14 IN ASSESSOR'S DIVISION AFOREMENTIONED, SAID PUBLIC ALLEYS BEING FURTHER DESCRIBED AS ALL THE EAST-WEST 14 FOOT PUBLIC ALLEY AND ALL OF THE REMAINING NORTH SOUTH 7 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST ADDISON STREET, WEST EDDY STREET, NORTH CENTRAL PARK AVENUE AND A LINE 415.5 FEET EAST OF THE EAST LINE OF NORTH CENTRAL PARK AVENUE AS VACATED BY ORDINANCE, A COPY OF WHICH WAS RECORDED AS DOCUMENT NUMBER 27118115, IN COOK COUNTY, ILLINOIS.

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PARCEL 8:

ALL THAT PART OF THE NORTH 17 FEET OF WEST EDDY STREET, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 20 TO 32, BOTH INCLUSIVE, AND THE SOUTH LINE OF SAID LOT 32 PRODUCED EAST 8.21 FEET, AND LYING EAST OF AND ADJOINING THE WEST LINE OF SAID LOT 20 PRODUCED SOUTH 17 FEET, IN FRANK MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT II:

PARCEL 1:

LOT 13 AND A PART OF LOTS 1 AND 14 IN ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF LOT "A" IN FERGUSON'S CONSOLIDATION OF PARTS OF LOTS 2, 3, 11, 14 AND ALL OF LOT 12 IN SAID ASSESSOR'S DIVISION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST ADDISON STREET AT THE POINT OF INTERSECTION WITH THE NORTHWARD EXTENSION OF THE CENTERLINE OF A 13 INCH BRICK WALL, WHICH POINT IS 131.98 FEET (MEASURED ALONG SAID SOUTH LINE) EAST FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID LOT 14 AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 374.44 FEET, TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF LOT "A" IN FERGUSON'S CONSOLIDATION AFORESAID, THENCE SOUTH ALONG SAID NORTHWARD EXTENSION AND ALONG SAID EAST LINE OF LOT "A", A DISTANCE OF 367.38 FEET (379.05 FEET AS MEASURED) TO A POINT 90.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 90.0 FEET OF SAID LOT "A", A DISTANCE OF 62.00 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 62.00 FEET OF SAID LOT "A", A DISTANCE OF 90.0 FEET TO THE SOUTH LINE OF SAID LOT "A"; THENCE WEST ALONG SAID SOUTH LINE OF LOT "A", A DISTANCE OF 209.52 FEET TO A CORNER OF SAID LOT "A"; THENCE NORTHWESTERLY CONTINUING ALONG THE SOUTHERLY LINE OF LOT "A", A DISTANCE OF 64.03 FEET TO A CORNER OF SAID LOT "A", ON THE SOUTH LINE OF LOT 14 IN SAID ASSESSOR'S DIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOT "A" BEING ALSO THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 31.98 FEET TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG SAID WEST LINE OF LOT "A" AND ALONG THE WEST LINE OF LOT 13 IN ASSESSOR'S DIVISION AFORESAID, A DISTANCE OF 150.39 FEET, TO A POINT 283.34 FEET SOUTH OF SAID SOUTH LINE OF WEST ADDISON STREET; THENCE WEST ALONG A STRAIGHT LINE, PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 20.38 FEET, TO AN INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE CENTER LINE OF A 12 INCH BRICK WALL; AND, THENCE NORTH ALONG A STRAIGHT LINE (BEING THE CENTER LINE OF SAID 12 INCH BRICK WALL AND SAID CENTER LINE EXTENDED NORTH AND SOUTH) A DISTANCE OF 283.34 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THEREFROM LOT "A" OF THE FERGUSON CONSOLIDATION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT "A" OF THE FERGUSON CONSOLIDATION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THAT PART OF LOT 14 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST ADDISON STREET AT THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID LOT 14 AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 131.98 FEET; THENCE SOUTH ALONG A STRAIGHT LINE (BEING THE CENTER LINE OF A 13 INCH BRICK WALL AND SAID CENTER LINE EXTENDED NORTH AND SOUTH) A DISTANCE OF 283.34 FEET; THENCE EAST ALONG A STRAIGHT LINE, PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 20.38 FEET TO THE WEST LINE OF LOT 13 IN SAID ASSESSOR'S DIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOT 13, AFORESAID AND ALONG THE WEST LINE OF LOT "A" IN FERGUSON'S CONSOLIDATION OF PARTS OF LOTS 2, 3, 11, 14 AND ALL OF LOT 12 IN SAID ASSESSOR'S DIVISION, A DISTANCE OF 150.39 FEET TO THE SOUTH LINE OF SAID LOT 14; THENCE WEST ALONG SAID SOUTH LINE OF LOT 14, A DISTANCE OF 8.46 FEET TO AN INTERSECTION WITH A LINE DRAWN 235 FEET 1 1/4 INCHES NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTHWESTWARDLY ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 183.99 FEET, TO ITS INTERSECTION WITH AFORESAID WEST LINE OF LOT 14; THENCE NORTH ALONG SAID WEST LINE OF LOT 14, A DISTANCE OF 65.67 FEET TO A POINT 254.10 FEET SOUTH OF THE AFOREMENTIONED SOUTH LINE OF WEST ADDISON STREET; THENCE EAST PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 12.96 FEET TO THE CENTER LINE OF A BRICK WALL; THENCE NORTH ALONG SAID CENTER LINE OF WALL OR THE FOUNDATION OF SAME, A DISTANCE OF 126.10 FEET TO A POINT 13.14 FEET EAST OF SAID WEST LINE OF LOT 14; THENCE WEST, PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 13.14 FEET TO SAID WEST LINE OF LOT 14; AND, THENCE NORTH ALONG SAID WEST LOT LINE, A DISTANCE OF 134.00 FEET, TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THOSE PARCELS OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST ADDISON STREET AT THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID LOT 14 AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 6.50 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AFORESAID WEST LINE OF LOT 14, A DISTANCE OF 129.00 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 6.65 FEET TO THE CENTERLINE OF A BRICK WALL; THENCE SOUTH ALONG SAID CENTERLINE OF WALL OR THE FOUNDATION OF SAME, A DISTANCE OF 5.00 FEET; THENCE WEST, PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 13.14 FEET TO SAID WEST LINE OF LOT 14; THENCE NORTH ALONG SAID WEST LOT LINE, A DISTANCE OF 134.00 FEET, TO THE POINT OF BEGINNING.

ALSO

BEGINNING ON THE WEST LINE OF SAID LOT 14 AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH A LINE DRAWN 235 FEET 1 1/4 INCHES NORTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND RUNNING THENCE NORTH ALONG SAID WEST LINE OF LOT 14, A DISTANCE OF 65.67 FEET TO A POINT 254.10 FEET SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET; THENCE EAST PARALLEL TO SAID SOUTH LINE OF WEST ADDISON STREET, A DISTANCE OF 12.96 FEET TO THE CENTERLINE OF A BRICK WALL; THENCE SOUTH

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ALONG SAID CENTERLINE OF WALL OR THE FOUNDATION OF SAME, AND ALONG SAID CENTERLINE EXTENDED SOUTH, A DISTANCE OF 75.82 FEET TO AN INTERSECTION WITH THE AFORESAID LINE DRAWN 235 FEET 1 1/4 INCHES NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND THENCE NORTHWESTWARDLY ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 16.40 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

THE LAND DESCRIBED HEREIN BEING THE SAME AS DESCRIBED IN THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, DATED JULY 12, 2017, AND LAST REVISED SEPTEMBER 22, 2017, PREPARED BY SARKO ENGINEERING INC. UNDER PROJECT NO. 126697.17R000 (THE "SURVEY"), AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND PART OF LOTS 17, 18 AND 19, FRANK MCMASTER'S SUBDIVISION OF LOT 15 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE EAST AND WEST 14.00 FOOT VACATED PUBLIC ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOTS 1 TO 16, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJACENT TO SAID LOTS 17 TO 32, BOTH INCLUSIVE; THE NORTH AND SOUTH 7.00 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 1, LYING EAST OF AND ADJACENT TO SAID LOT 32 AND LYING EAST OF AND ADJACENT TO THE EAST LINE OF SAID EAST AND WEST 14.00 FOOT VACATED PUBLIC ALLEY; THE NORTH 17.00 FEET OF VACATED WEST EDDY STREET LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOTS 20 TO 32 INCLUSIVE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 32 PRODUCED EAST 8.21 FEET AND LYING EAST OF AND ADJACENT TO THE WEST LINE OF SAID LOT 20 PRODUCED SOUTH 17.00 FEET; LOT 13 AND PART OF LOTS 1 AND 14, ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOT A, FERGUSON'S CONSOLIDATION OF PART OF LOTS 2, 3, 11, 14 AND ALL OF LOT 12 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALL LYING AND BEING IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16, FRANK MCMASTER'S SUBDIVISION; THENCE NORTH 90° 00' 00" EAST, 922.94 FEET; THENCE SOUTH 00° 18' 58" EAST, 379.05 FEET; THENCE SOUTH 89° 45' 50" WEST, 62.00 FEET; THENCE SOUTH 00° 18' 58" EAST, 90.00 FEET; THENCE SOUTH 89° 45' 44" WEST, 209.94 FEET; THENCE NORTH 52° 00' 08" WEST, 64.05 FEET; THENCE SOUTH 89° 45' 50" WEST, 48.87 FEET; THENCE NORTH 51° 17' 46" WEST, 177.80 FEET; THENCE NORTH 00° 00' 00" EAST, 48.77 FEET; THENCE SOUTH 90° 00' 00" WEST, 332.00 FEET; THENCE NORTH 00° 00' 00" EAST, 33.33 FEET; THENCE NORTH 88° 22' 40" WEST, 14.61 FEET; THENCE NORTH 28° 43' 49" WEST, 117.75 FEET; THENCE SOUTH 90° 00' 00" WEST, 12.29 FEET; THENCE NORTH 00° 00' 00" EAST, 134.00 FEET TO THE POINT OF BEGINNING.