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Prepared by and return to:
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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/01/2022 01:19 PM PG: 1 OF 10

MEMORANDUM OF REAL ESTATE OPTION AGREEMENT

CCHI2203166LD
NH 5 of 5

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MEMORANDUM OF REAL ESTATE OPTION AGREEMENT

This Memorandum serves as notice that a Real Estate Option Agreement (the "**Option Agreement**") was entered into June 29, 2022 by and between MONROE OFFICE LLC, a Delaware limited liability company (the "**Seller**") and BROWN DERBY LLC, a Delaware limited liability company (the "**Purchaser**"), for the sale and purchase of real estate consisting of a portion of the real property and improvements commonly known as 79 W. Monroe Street, Chicago, Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

This Memorandum is executed for the purpose of being filed for record and giving notice of the existence of the Option Agreement. Reference is hereby made to the Option Agreement for the terms and conditions of the sale and purchase contemplated thereby, which terms and conditions are hereby incorporated herein as if the Option Agreement were fully set forth herein. THIS MEMORANDUM OF OPTION AGREEMENT SHALL AUTOMATICALLY EXPIRE, TERMINATE, AND BE OF NO FURTHER FORCE OR EFFECT, AT 5:00 P.M. CENTRAL TIME ON NOVEMBER 26, 2022, WITHOUT ANY FURTHER ACTION BY EITHER PARTY HERETO, AND ANY AND ALL THIRD PARTIES MAY RELY UPON SUCH EXPIRATION AND TERMINATION WHEREBY THE OPTION AGREEMENT SHALL BE NULL, VOID, AND OF NO FURTHER FORCE OR EFFECT, UNLESS OTHERWISE EXPRESSLY RELEASED BY RECORDABLE RELEASE OF MEMORANDUM OF OPTION AGREEMENT OR OTHER SIMILAR INSTRUMENT.

IN WITNESS WHEREOF, the parties have executed this Memorandum this 29 day of June, 2022.

[signature page follows, remainder of page intentionally left blank]

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Real Estate Option Agreement to be executed and delivered as of the day and year first above written.

SELLER:

MONROE OFFICE LLC, a Delaware limited liability company

By: _____

Name: *Kevin Mexia*

Title: *Authorized Signer*

PURCHASER:

BROWN DERBY LLC, a Delaware limited liability company

By: _____

Name: _____

Its: _____

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Real Estate Option Agreement to be executed and delivered as of the day and year first above written.

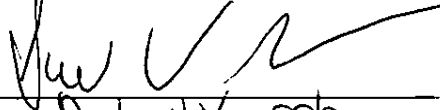
SELLER:

MONROE OFFICE LLC, a Delaware limited liability company

By: _____
Name:
Title:

PURCHASER:

BROWN DERBY LLC, a Delaware limited liability company

By: 
Name: Paul J. Vuoreb
Its: Manager

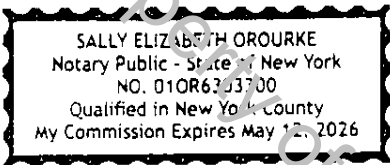
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STATE OF New York)
) SS.
COUNTY OF New York)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kevin Treay, personally known to me as the Authorized Signer of Monroe Office LLC, a Delaware limited liability company, and 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 such person signed and delivered the same instrument as his free and voluntary act, and as the free and voluntary act of Monroe Office LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 21st day of June, 2022.



[Signature]
Notary Public

My Commission Expires: 5/12/2026

STATE OF _____)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me as the _____ of Brown Derby LLC, a Delaware limited liability company, and 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 such person signed and delivered the same instrument as his free and voluntary act, and as the free and voluntary act of Very Old Fashioned LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this _____ day of _____, 2022.

Notary Public

My Commission Expires:

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STATE OF _____)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me as the _____ of Monroe Office LLC, a Delaware limited liability company, and 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 such person signed and delivered the same instrument as his free and voluntary act, and as the free and voluntary act of Monroe Office LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this _____ day of _____, 2022.

Notary Public

My Commission Expires:

STATE OF New York)
) SS.
COUNTY OF New York)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul V Xucob, personally known to me as the Manager of Brown Derby LLC, a Delaware limited liability company, and 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 such person signed and delivered the same instrument as his free and voluntary act, and as the free and voluntary act of Brown Derby LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 27th day of March, 2022.

Monica Santiago
Notary Public

My Commission Expires:

MONICA SANTIAGO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA6254019
Qualified in Bronx County
My Commission Expires 01-09-2024

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EXHIBIT 'A'

LEGAL DESCRIPTION

OFFICE PARCEL:

LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT

RETAIL PARCEL 1:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 52.12 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 25.69 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 10.25 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 12.08 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 10 SECONDS WEST 5.69 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 11.98 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 21.08 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 12.42 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 18.75 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 2.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 15.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 3.19 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 5.50 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 8.14 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 75.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 20.97 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 17.76 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 5.47 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 43.07 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 21.97 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 3.30 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 53.06 FEET TO A POINT ON THE WEST LINE OF SAID LOTS 7 THROUGH 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 132.51 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT

RETAIL PARCEL 2:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 156.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 61.61 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 16.26 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 13.41 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 43.07 FEET; THENCE SOUTH 89 DEGREES

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54 MINUTES 06 SECONDS WEST 21.97 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 3.30 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 53.06 FEET TO A POINT ON THE WEST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 23.51 FEET TO THE POINT OF BEGINNING,
ALSO EXCEPT

SCHOOL PARCEL 1:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 156.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 61.61 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 16.84 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 8.31 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 17.12 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 7.26 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 11 AFORESAID 33.76 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT

SCHOOL PARCEL 2:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 40.65 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 11.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 15.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 19.48 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH AFORESAID 115.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT

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SCHOOL PARCEL 3:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +53.79 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.90 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 43.86 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 11.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 11.92 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 19.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 115.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT

SCHOOL PARCEL 4:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.79 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +53.79 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 43.01 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 9.84 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 12.77 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 17.56 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 115.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT

SCHOOL PARCEL 5:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID;

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ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +77.85 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.79 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 38.14 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.29 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS EAST 9.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 5.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 14.30 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 7.49 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 9.81 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 13.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 31.09 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 35.98 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 52.33 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 36.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 35.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT

SCHOOL PARCEL 6:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +101.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +77.85 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 38.14 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.29 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS EAST 9.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 5.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 8.63 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 15.37 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 98.89 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 36.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 35.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES

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05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING,) IN COOK COUNTY, ILLINOIS.

RETAIL PARCEL 2

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 156.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 61.61 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 16.26 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 13.41 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 43.07 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 21.97 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 3.30 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 53.06 FEET TO A POINT ON THE WEST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 23.51 FEET TO THE POINT OF BEGINNING.

Address: 79 W. Monroe Street
Chicago, IL 60605

PINs: 17-16-212-001-0000
17-16-212-002-0000
17-16-212-003-0000
17-16-212-004-0000
17-16-212-005-0000
17-16-212-006-0000