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Doc# 2227741025 Fee \$113.00

Record and Return to:
CHASE
LA4-4557
780 Kansas Lane
Monroe, LA 71203

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2022 11:28 AM PG: 1 OF 1

**MODIFICATION AGREEMENT SUPPLEMENT TO MORTGAGE
AND PARTIAL RECONVEYANCE**

This Agreement made and entered into by Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated November 15, 2017, and known as Trust Number 8002376452, hereinafter referred to as "Mortgagor" and JPMorgan Chase Bank, N.A., which has an office located at 780 Kansas Lane, Monroe, LA 71203 hereinafter referred to as "Mortgagee;"

WITNESSETH:

WHEREAS Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated November 15, 2017, and known as Trust Number 8002376452, Mortgagor(s) and JPMorgan Chase Bank, N.A., as the Original Lender, on the 11TH day of January, 2022, entered into a certain Mortgage instrument (the "Mortgage") securing a note in the principal sum of Seven million one hundred fifty thousand and 00/100 Dollars (U.S. \$7,150,000.00) (the "Note"), which Mortgage was recorded on 01/26/2022 as Doc# 2202646199, in Cook County, IL, in which Mortgage the lands securing said indebtedness were described as follows (the "Original Legal Description"), to-wit:

(Original legal description)
EXHIBIT "A"

WHEREAS, Mortgagors wish to adjust the property lot lines and therefore amend the above legal description by substituting therefore the following legally described property (the "Revised Legal Description") and Mortgagors and Mortgagee have agreed to such amendments.

(Revised legal description)
EXHIBIT "B"

NOW THEREFORE, in consideration of the premises, the mutual agreements contained herein, and with the express understanding that said Deed of Trust now held by JPMorgan Chase Bank, N.A., is a valid, first and subsisting lien which will not be impaired by this modification, it is agreed between the parties hereto that the legal description of the land securing said Deed of Trust is amended from the Original Legal Description to the Revised Legal Description.

In addition, the parties hereto agree to the following:

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1. The Deed of Trust will encumber the property described in the Revised Legal Description as if such property had originally been described in the Deed of Trust.
2. **Mortgagee hereby releases any property described in the Original Legal Description which is not described in the Revised Legal Description from the lien of the Mortgage.** The Mortgage will encumber the property described in the Revised Legal Description as if such property had originally been described in the Mortgage
3. Mortgagor hereby covenant, promise, agree, and reaffirm: a) to pay the Note at the times, in the manner, and in all respects as therein provided; (b) to perform each and all of the covenants, agreements, and obligations in said Deed of Trust to be performed by the Mortgagor therein, at the time, in the manner, and in all respects as therein provided; and to be bound by each and all of the terms and provisions of said Note and Deed of Trust.
4. This Agreement does not constitute the creation of a new debt nor the extinguishment of the debt evidenced by said Note, nor does it in any way affect or impair the lien of said Deed of Trust, which Mortgagor acknowledge to be a valid and existing first lien against the real property described in the Revised Legal Description as if such property had been originally described in the Deed of Trust and the lien of said Deed of Trust is agreed to continue in full force and effect, and the same shall so continue until fully satisfied.
5. Notwithstanding anything herein to the contrary, this Agreement shall not affect nor impair any representation in regard to any warranty of title heretofore made by the Mortgagor, all of which shall remain in force and inure to the benefit of the Deed of Trust and any insurer of the title to the property described in the Revised Legal Description or the lien of the Deed of Trust thereon.
6. The word "Note" as used herein, shall be construed to mean note, bond, extension or modification agreement, or other instrument evidencing the indebtedness herein referred to, and to include such instrument whether originally made and delivered to The Mortgagee or assigned and/or endorsed to the Mortgagee; and the word "Deed of Trust" shall be construed to mean Deed of Trust, mortgage, loan deed, or other instrument securing the indebtedness herein referred to, and to include such instrument, whether originally made and delivered to the Mortgagee as mortgagee, or made and delivered to some other mortgagee and purchased by the Mortgagee and now owned by the Mortgagee by virtue of any assignment to it. The "Mortgagor" referred to herein may be an original maker of the Note or any person obligated thereon by endorsement, assumption of debt, or otherwise.
7. Mortgagor(s) shall pay all costs of the modification made hereby, to include without limitation, recording fees, as well as the cost of an endorsement to Mortgagee's policy of title insurance, insuring the continued first priority lien of the Deed of Trust subsequent to the recordation of this Agreement.

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Except as hereby expressly modified, all the terms, covenants, conditions, and provisions of the hereinabove described Deed of Trust shall remain in full force and effect.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective successors, heirs and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

JPMORGAN CHASE BANK, N.A.



BY: *Angela Williams*
ITS: Vice President- Document Execution
PRINT NAME: *Angela Williams*

State of Louisiana }
Parish of Ouachita } SS.

On August 1, 2022 before me appeared *Angela Williams*, to me personally known, who did say that she is the Vice President- Document Execution of JPMorgan Chase Bank, N.A., and that the instrument was signed on behalf of the corporation, by authority from its board of directors, and that she acknowledged the instrument to be the free act and deed of the corporation.

Eva Reese
Eva Reese

Notary Public

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID# 17070

LA Notary ID # 17070
LIFETIME COMMISSION

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"Mortgagor"

Chicago Title Land Trust Company, as Trustee
under Trust Agreement dated November 15, 2017
and known as Trust Number 8002376452

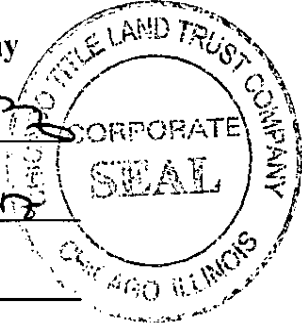
This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Chicago Title Land Trust Company

By: Bridget Thonetz

Print Name: Bridget Thonetz

Title: AVP



STATE OF ILLINOIS
COUNTY OF COOK

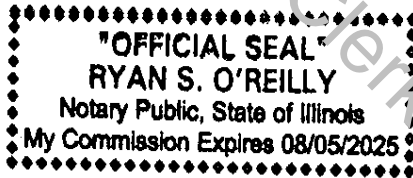
The foregoing instrument was acknowledged before me on this 6 day of September, 2022, by Bridget Thonetz, AVP, of Chicago Title Land Trust Company.

Ryan S. O'Reilly
Notary Public

Ryan S. O'Reilly

Print Name

My Commission Expires: 8/5/2025



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EXHIBIT A ORIGINAL LEGAL DESCRIPTION

PARCEL 1A:

UNIT NUMBER 2100 IN 9 WEST WALTON STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING 3 DESCRIBED PARCELS:

1: RETAIL PARCEL 1

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE WEST LINE OF NORTH STATE STREET; THENCE SOUTH $00^{\circ}15'03''$ WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 98.16 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST ALONG A LINE PARALLEL WITH THE SOUTH LINES OF SAID LOT 6 A DISTANCE OF 14.64 FEET; THENCE SOUTH $00^{\circ}15'03''$ WEST 0.96 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 29.14 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 16.06 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 26.16 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 11.09 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 7.14 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 7.15 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 5.99 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 13.87 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 12.43 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 33.45 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 6.79 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 17.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH $30^{\circ}53'10''$ EAST ALONG THE NORTH LINE OF LOT 6 AFORESAID 76.03 FEET TO THE POINT OF BEGINNING, IN COUNTY, ILLINOIS.

2: RETAIL PARCEL 2

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH $90^{\circ}00'00''$ EAST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 24.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}00'00''$ EAST ALONG A LINE PERPENDICULAR TO THE SOUTH LINES OF LOT 6 AFORESAID 17.02 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 6.60 FEET; THENCE SOUTH $00^{\circ}00'00''$ WEST 2.76 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 3.16 FEET; THENCE SOUTH $00^{\circ}00'00''$ EAST 14.26 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 6; THENCE NORTH $90^{\circ}00'00''$ WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 9.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

3: RETAIL PARCEL 3

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER

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10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE NORTH LINE OF NORTH STATE STREET; THENCE SOUTH 00°15'03" WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 107.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 49.07 FEET TO A POINT ON A WEST LINE OF LOT 6 AFORESAID; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE 19.63 FEET TO A POINT ON SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF LOT 6 AFORESAID 21.72 FEET; THENCE NORTH 00°15'03" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6 A DISTANCE OF 5.14 FEET; THENCE SOUTH 90°00'00" EAST 0.89 FEET; THENCE NORTH 00°15'03" EAST 38.89 FEET; THENCE NORTH 90°00'00" WEST 6.55 FEET; THENCE NORTH 00°15'03" EAST 44.21 FEET TO A POINT ON THE NORTH LINE OF LOT 6 AFORESAID; THENCE SOUTH 89°53'10" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 76.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, AS AMENDED FROM TIME TO TIME TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1B:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES 51 AND 52, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, WHICH STORAGE RIGHT IS APPURTENANT TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1A.

PARCEL 1C:

LIMITED COMMON ELEMENT VALET PARKING RIGHTS NOS. 10, 11 AND 12 IN VALET PARKING AREA, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, WHICH VALET PARKING RIGHT IS APPURTENANT TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1A.

PARCEL 1D:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS, AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 1E:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, ENCROACHMENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT 1013118085 AND FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT 1512041141 AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429055.

PARCEL 1F:

NON-EXCLUSIVE EASEMENTS FOR ACCESS FOR REFUSE REMOVAL AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT

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1732429056.

PARCEL 1G:

NON-EXCLUSIVE EASEMENTS FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, DEMISING WALLS, COMMON WALLS, FLOORS AND CEILINGS, COLUMNS AND BEAMS AND OTHER SUPPORTING ELEMENTS, ENCROACHMENTS, MAINTENANCE, RESTORATION, RECONSTRUCTION, ACCESS TO COMMERCIAL PROPERTY OR BUILDING SYSTEMS, ROOMS OR FACILITIES, SECURITY CAMERAS, INGRESS AND EGRESS THROUGH COMMON CORRIDORS AND STAIRWELLS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 20, 2017 AND RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429057.

PARCEL 1H:

THE EXCLUSIVE RIGHT TO THE USE OF TERRACE ADJACENT TO UNIT 2100, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429053, AS AMENDED BY FIRST AMENDMENT TO CONDOMINIUM RECORDED JANUARY 5, 2018 AS DOCUMENT 1800506108.

PARCEL 2A:

GU-245 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 5 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, NOW KNOWN AS LOT 1 IN WALTON ON THE PARK SOUTH SUBDIVISION, RECORDED JULY 27, 2010 AS DOCUMENT 1020834063. A RESUBDIVISION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014716029, AS AMENDED BY FIRST AMENDMENT RECORDED JULY 19, 2010 AS DOCUMENT NUMBER 1020039084, RECORDED AUGUST 18, 2010 AS DOCUMENT NUMBER 1023010047. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2A FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1014716028 AND AMENDED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 14, 2016 AS DOCUMENT NUMBER 1607444025.

PARCEL 2C:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES FOR THE BENEFIT OF PARCEL 2A AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 2D:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2A AS DESCRIBED IN THE DECLARATION OF EASEMENTS FOR MUTUAL ENCROACHMENTS AND MAINTENANCE OF

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FACILITIES: WALTON MANSIONS AND WALTON SOUTH RECORDED MARCH 19, 2009 AS DOCUMENT NUMBER 0907822030.

PARCEL 2E:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENT, INSTALLATION AND MAINTENANCE OF CONNECTION DEVICES FOR THE BENEFIT OF PARCEL 2A, AS DESCRIBED IN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT NUMBER 1013118085, AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT NUMBER 1512041141 ADDING A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER FUTURE WALTON NORTH IMPROVEMENTS IN ORDER TO INSTALL, MAINTAIN AND REPAIR EQUIPMENT AND SENSORS FOR THE GARAGE BARRIER DOOR BETWEEN WALTON NORTH IMPROVEMENTS AND WALTON SOUTH IMPROVEMENTS, AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1702429055.

Address commonly known as:
9 W Walton Units 2101 & 2102
Chicago, IL 60610

PIN#: 17-04-435-038-1073 (UNIT 2106) and 17-04-435-034-1436 (GU-245)

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EXHIBIT B REVISED LEGAL DESCRIPTION

PARCEL 1A:

UNIT NUMBER 2100 IN 9 WEST WALTON STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING 3 DESCRIBED PARCELS:

1: RETAIL PARCEL 1

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE WEST LINE OF NORTH STATE STREET; THENCE SOUTH 00° 15' 03" WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 98.16 FEET; THENCE NORTH 90° 00' 00" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINES OF SAID LOT 6 A DISTANCE OF 14.64 FEET; THENCE SOUTH 00° 15' 03" WEST 0.96 FEET; THENCE NORTH 90° 00' 00" WEST 29.14 FEET; THENCE NORTH 00° 15' 03" EAST 16.06 FEET; THENCE NORTH 90° 00' 00" WEST 26.16 FEET; THENCE NORTH 00° 15' 03" EAST 11.09 FEET; THENCE SOUTH 90° 00' 00" EAST 7.14 FEET; THENCE NORTH 00° 15' 03" EAST 7.15 FEET; THENCE SOUTH 90° 00' 00" EAST 5.99 FEET; THENCE NORTH 00° 15' 03" EAST 13.87 FEET; THENCE NORTH 90° 00' 00" WEST 12.43 FEET; THENCE NORTH 00° 15' 03" EAST 33.45 FEET; THENCE NORTH 90° 00' 00" WEST 6.79 FEET; THENCE NORTH 00° 15' 03" EAST 17.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89° 53' 10" EAST ALONG THE NORTH LINE OF LOT 6 AFORESAID 76.03 FEET TO THE POINT OF BEGINNING, IN COUNTY, ILLINOIS.

2: RETAIL PARCEL 2

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 90° 00' 00" EAST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 24.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 00' 00" EAST ALONG A LINE PERPENDICULAR TO THE SOUTH LINES OF LOT 6 AFORESAID 17.02 FEET; THENCE SOUTH 90° 00' 00" EAST 6.60 FEET; THENCE SOUTH 00° 00' 00" WEST 2.76 FEET; THENCE SOUTH 90° 00' 00" EAST 3.16 FEET; THENCE SOUTH 00° 00' 00" EAST 14.26 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 6; THENCE NORTH 90° 00' 00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 9.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

3: RETAIL PARCEL 3

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER

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10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE NORTH LINE OF NORTH STATE STREET; THENCE SOUTH 00°15'03" WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 107.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 49.07 FEET TO A POINT ON A WEST LINE OF LOT 6 AFORESAID; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE 19.63 FEET TO A POINT ON SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF LOT 6 AFORESAID 21.72 FEET; THENCE NORTH 00°15'03" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6 A DISTANCE OF 5.14 FEET; THENCE SOUTH 90°00'00" EAST 0.89 FEET; THENCE NORTH 00°15'03" EAST 38.89 FEET; THENCE NORTH 90°00'00" WEST 6.55 FEET; THENCE NORTH 00°15'03" EAST 44.21 FEET TO A POINT ON THE NORTH LINE OF LOT 6 AFORESAID; THENCE SOUTH 89°53'10" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 76.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, AS AMENDED FROM TIME TO TIME; TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 1B:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES 51 AND 52, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, WHICH STORAGE RIGHT IS APPURTENANT TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1A.

PARCEL 1C:

LIMITED COMMON ELEMENT VALET PARKING RIGHTS NOS. 10, 11 AND 12 IN VALET PARKING AREA, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, WHICH VALET PARKING RIGHT IS APPURTENANT TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1A.

PARCEL 1D:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS, AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 1E:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, ENCROACHMENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT 1013118085 AND FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT 1512041141 AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429055.

PARCEL 1F:

NON-EXCLUSIVE EASEMENTS FOR ACCESS FOR REFUSE REMOVAL AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT

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1732429056.

PARCEL 1G:

NON-EXCLUSIVE EASEMENTS FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, DEMISING WALLS, COMMON WALLS, FLOORS AND CEILINGS, COLUMNS AND BEAMS AND OTHER SUPPORTING ELEMENTS, ENCROACHMENTS, MAINTENANCE, RESTORATION, RECONSTRUCTION, ACCESS TO COMMERCIAL PROPERTY OR BUILDING SYSTEMS, ROOMS OR FACILITIES, SECURITY CAMERAS, INGRESS AND EGRESS THROUGH COMMON CORRIDORS AND STAIRWELLS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 20, 2017 AND RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429057.

PARCEL 1H:

THE EXCLUSIVE RIGHT TO THE USE OF TERRACE ADJACENT TO UNIT 2100, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, AS AMENDED BY FIRST AMENDMENT TO CONDOMINIUM RECORDED JANUARY 5, 2018 AS DOCUMENT 1800506108.

PARCEL 2A:

Exclusive license to use parking space GU-245 pursuant to the terms of that certain License Agreement recorded in the office of the Recorder of Deeds of Cook County, Illinois on the 4 day of October, 2022 as Document Number 2227741024

PARCEL 2B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2A FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1014716028 AND AMENDED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 14, 2016 AS DOCUMENT NUMBER 1607444025.

PARCEL 2C:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES FOR THE BENEFIT OF PARCEL 2A AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 2D:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2A AS DESCRIBED IN THE DECLARATION OF EASEMENTS FOR MUTUAL ENCROACHMENTS AND MAINTENANCE OF

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FACILITIES: WALTON MANSIONS AND WALTON SOUTH RECORDED MARCH 19, 2009 AS DOCUMENT NUMBER 0907822030.

PARCEL 2E:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENT, INSTALLATION AND MAINTENANCE OF CONNECTION DEVICES FOR THE BENEFIT OF PARCEL 2A, AS DESCRIBED IN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT NUMBER 1013118085, AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT NUMBER 1512041141 ADDING A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER FUTURE WALTON NORTH IMPROVEMENTS IN ORDER TO INSTALL, MAINTAIN AND REPAIR EQUIPMENT AND SENSORS FOR THE GARAGE BARRIER DOOR BETWEEN WALTON NORTH IMPROVEMENTS AND WALTON SOUTH IMPROVEMENTS AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732423055.

Address commonly known as:
9 W Walton Units 2101 & 2102
Chicago, IL 60610

PIN#: 17-04-435-038-1073 (UNIT 2100) and 17-04-435-034-1436 (GU-245)