

# UNOFFICIAL COPY



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**PREPARED BY:**

Jeffrey C. Friedman, Esq.  
Saul Ewing Arnstein & Lehr LLP  
161 North LaSalle Street  
Suite 4200  
Chicago, Illinois 60601

Doc# 2230422026 Fee \$81.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/31/2022 01:10 PM PG: 1 OF 16

**WHEN RECORDED RETURN TO:**

James M. Carolan, Esq.  
Steptoe & Johnson LLP  
1114 Avenue of the Americas  
New York, New York 10036

**SEND FUTURE TAX BILLS TO:**

Brown Derby LLC  
c/o Paul Xuereb, Tri-Star Equities  
155 East 26th Street  
New York, New York 10010

CHI2206996LD  
NH 1of1

**SPECIAL WARRANTY DEED**

THE GRANTOR, **MONROE OFFICE LLC**, a Delaware limited liability company ("Seller"), whose address is c/o R2 Companies, 1200 N. North Branch Street, Suite 100 W, Chicago, Illinois 60642, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, REMISES, RELEASES, ALIENS and CONVEYS to **BROWN DERBY LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Paul Xuereb, Tri-Star Equities, 155 East 26th Street, New York, New York 10010, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, but none other, subject, however, to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A

*Send future real estate tax bills to the address set forth above*

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 28 day of October, 2022.

GRANTOR:

**MONROE OFFICE LLC**, a Delaware limited liability company

By: [Signature]  
 Name: Kevin Meaney  
 Title: Authorized Signer

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

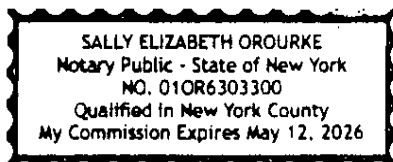
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevin Meaney, an authorized signer of MONROE OFFICE LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, 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 entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 26<sup>th</sup> day of October, 2022.

[Signature]  
 NOTARY PUBLIC

(SEAL)

My Commission Expires: 5/12/2026



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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 132.91 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

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+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,

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

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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

## 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

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+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; 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;

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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 50 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 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.

## OFFICE PARCEL EASEMENT 1:

NONEXCLUSIVE EASEMENT IN FAVOR OF OFFICE PARCEL, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY MONROE OFFICE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 29, 2022 AND RECORDED JULY 1, 2022 AS DOCUMENT NUMBER 2218257030 IN, OVER, ON, ACROSS AND THROUGH THE "RETAIL PARCEL", AS DEFINED THEREIN, FOR THE FOLLOWING PURPOSES: INGRESS AND EGRESS, COMMERCIAL PROPERTY STRUCTURAL SUPPORT, USE OF FACILITIES BENEFITTING THE COMMERCIAL PROPERTY, COMMERCIAL EASEMENT FACILITIES, COMMERCIAL COMMON WALLS, FLOORS AND CEILINGS, COMMERCIAL PORTION MECHANICAL ROOMS, COMMERCIAL PORTION ENCROACHMENTS, AND COMMERCIAL OWNED FACILITIES.

## OFFICE PARCEL EASEMENT 2:

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NONEXCLUSIVE RECIPROCAL EASEMENT IN FAVOR OF OFFICE PARCEL, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY MONROE OFFICE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 29, 2022 AND RECORDED JULY 1, 2022 AS DOCUMENT NUMBER 2218257030 IN, OVER, ON, ACROSS AND THROUGH THE "BURDENED COMMERCIAL PARCEL", AS DEFINED THEREIN FOR THE FOLLOWING PURPOSES: INGRESS AND EGRESS, BENEFITTED COMMERCIAL PROPERTY STRUCTURAL SUPPORT, USE OF FACILITIES BENEFITTING COMMERCIAL PROPERTY, COMMERCIAL EASEMENT FACILITIES, COMMERCIAL COMMON WALLS, FLOORS AND CEILINGS, COMMERCIAL UTILITIES, COMMERCIAL PARCEL MECHANICAL ROOM, COMMERCIAL PARCEL ENCROACHMENTS, COMMERCIAL OWNED FACILITIES, AND SHARED STAIRWELL.

## 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 NORTH WEST 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, IN COOK COUNTY, ILLINOIS.

## RETAIL PARCEL 2 EASEMENT 1:

NONEXCLUSIVE EASEMENT IN FAVOR OF RETAIL PARCEL 2, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY MONROE OFFICE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 29, 2022 AND RECORDED JULY 1, 2022 AS DOCUMENT NUMBER 2218257030 IN, OVER, ON, ACROSS AND THROUGH THE "COMMERCIAL PORTION", AS DEFINED THEREIN, FOR THE FOLLOWING PURPOSES: INGRESS AND EGRESS, RETAIL UTILITIES, RETAIL PROPERTY STRUCTURAL SUPPORT, USE OF FACILITIES BENEFITTING RETAIL PROPERTY, RETAIL EASEMENT FACILITIES, RETAIL COMMON WALLS, FLOORS AND CEILINGS, RETAIL PORTION ENCROACHMENTS, RETAIL OWNED FACILITIES, RETAIL COMMUNICATION FACILITIES, RETAIL PORTION MECHANICAL ROOM, AND SHARED STAIRWELL.

## RETAIL PARCEL 2 EASEMENT 2:

NONEXCLUSIVE RECIPROCAL EASEMENT IN FAVOR OF RETAIL PARCEL 2, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY MONROE OFFICE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 29, 2022 AND RECORDED JULY 1, 2022 AS DOCUMENT NUMBER 2218257030 IN, OVER, ON, ACROSS AND THROUGH THE "BURDENED RETAIL PORTION", AS DEFINED THEREIN, FOR THE FOLLOWING PURPOSES: INGRESS AND EGRESS, BENEFITTED RETAIL PROPERTY STRUCTURAL SUPPORT, USE OF FACILITIES BENEFITTING RETAIL PROPERTY, RETAIL EASEMENT FACILITIES, RETAIL COMMON WALLS, FLOORS AND CEILINGS, RETAIL UTILITIES, RETAIL PARCEL MECHANICAL ROOMS, RETAIL PARCEL ENCROACHMENTS, AND RETAIL OWNED FACILITIES.

Parcel

# UNOFFICIAL COPY

Common Address: Portion of 79 W. Monroe Street, Chicago, Illinois 60603

Portion of the following 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 and 17-16-212-006-0000

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

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

(1) all real estate taxes and assessments not yet due and payable, (2) all easements, covenants, conditions, restrictions and other matters of record, (3) existing Leases, as set forth on Exhibit B-1, (4) all matters that are or would be shown on an accurate plat of survey of the Real Estate conveyed pursuant to this Deed, (5) all existing laws and other governmental requirements and (6) all other matters insured against under the policies of title insurance or reinsurance obtained by the Grantee in connection with the conveyance provided hereunder.

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

# UNOFFICIAL COPY

## EXHIBIT B-1

### RENT ROLL

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

## Rent Roll

Page 1

Property: 79monroe From Date: 10/31/2022 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
79monroe - Monroe Office LLC, Chicago															
Current Leases															
79monroe	0800A	Landhart Corporation	Modified Gross	1,186.00	04/01/2014		0	2,322.58	1.96	27,870.96	23.50	3.12	0.00	1,976.67	0.00
79monroe	0801	Larry E. Adkison	Modified Gross	1,947.00	08/01/2017	11/30/2022	64	4,705.25	2.42	56,463.00	29.00	0.41	0.00	0.00	0.00
79monroe	0808	Frank Tedesso	Modified Gross	521.00	01/01/2017		0	1,172.25	2.25	14,037.00	27.00	1.89	0.00	2,170.83	0.00
79monroe	0810, LL15, LL16	Edelman and Edelman Chartered	Modified Gross	962.00	09/01/2017		0	2,077.00	2.16	24,924.00	25.91	2.79	0.00	1,373.50	0.00
79monroe	0819	The Law Center	Modified Gross	1,380.00	07/01/2016	11/30/2026	125	3,910.00	2.83	46,920.00	34.00	0.00	0.00	5,520.00	0.00
79monroe	0821	USG Insurance Services, Inc.	Modified Gross	772.00	09/01/2020	09/30/2023	37	2,575.00	3.34	30,900.00	40.03	3.34	0.00	2,500.00	0.00
79monroe	0823, LL13	John O. Noland Jr.	Modified Gross	375.00	02/01/2008		0	513.17	1.48	6,638.04	17.70	3.15	0.00	0.00	0.00
79monroe	0912, LL02	Sacks, Goreczny, Maslanka	Modified Gross	1,521.00	04/01/2013	04/30/2024	133	3,343.08	2.59	47,316.96	31.11	1.34	0.00	0.00	0.00
79monroe	0919	Core Physical Therapy	Modified Gross	1,846.00	03/01/2017	09/30/2024	91	4,076.58	2.21	48,918.96	26.50	2.09	0.00	14,768.00	0.00
79monroe	0920	Anchor Behavioral Centers Inc	Modified Gross	721.00	09/01/2017	08/31/2023	72	2,103.50	2.92	25,242.00	35.01	2.18	0.00	0.00	0.00
79monroe	0923	ACR Reporting	Modified Gross	722.00	03/01/2018	08/31/2024	78	2,169.01	3.00	26,028.12	36.05	1.30	0.00	0.00	0.00
79monroe	1001	Mary Maslowski & Suzanne Thalji	Modified Gross	264.00	10/01/2009	07/31/2026	202	594.00	2.25	7,128.00	27.00	1.55	0.00	0.00	0.00
79monroe	1006	Law Solutions Chicago	Modified Gross	1,421.00	06/01/2018		0	3,478.54	2.45	41,742.48	29.38	1.33	0.00	0.00	0.00
79monroe	1008	Subak, Inc	Modified Gross	942.00	05/01/2005	04/30/2024	228	2,747.50	2.92	32,970.00	35.00	1.99	0.00	0.00	0.00
79monroe	1011	The Bryant Law Group	Modified Gross	475.00	08/01/2016	10/31/2022	75	989.58	2.08	11,874.96	25.00	1.94	0.00	1,823.33	0.00
79monroe	1115	Gostynska Frakt	Modified Gross	1,431.00	11/01/2016	06/30/2024	92	3,040.88	2.13	36,490.56	25.50	1.90	0.00	5,485.50	0.00
79monroe	1200	Curtainwall Design Consulting	Modified Gross	2,232.00	02/01/2007	01/31/2027	240	5,309.09	2.36	63,709.08	28.29	0.58	0.00	0.00	0.00
79monroe	1300	Andrea Rice	Modified Gross	2,133.00	02/01/2006	01/31/2027	252	4,577.06	2.15	54,924.72	25.75	5.16	0.00	0.00	0.00
79monroe	1314, LL09	Chill, Chill Radtke	Modified Gross	930.00	12/01/2009	04/30/2025	185	1,852.08	1.99	22,224.96	23.90	0.00	0.00	0.00	0.00
79monroe	1325	The New Esquire Barber	Modified Gross	320.00	07/01/2017		0	586.67	1.83	7,040.04	22.00	0.73	0.00	0.00	0.00
79monroe	0100	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0100A	VACANT		2,034.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Rent Roll**

Property: 79monroe From Date: 10/31/2022 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
79monroe	0110-CU	VACANT		88.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0200	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0300	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0400	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0500	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0600	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0700	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0800	VACANT		381.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0807	VACANT		313.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0812	VACANT		1,540.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0815	VACANT		1,005.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0820	VACANT		341.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0824	VACANT		451.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0827	VACANT		395.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0900	VACANT		2,116.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0901	VACANT		878.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0905	VACANT		1,375.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0909	VACANT		590.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0915	VACANT		1,333.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0925	VACANT		528.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	0926	VACANT		205.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1000	VACANT		1,000.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1010	VACANT		1,096.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1012	VACANT		763.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1014	VACANT		1,151.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1020	VACANT		666.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1022	VACANT		475.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1024	VACANT		1,851.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1027	VACANT		798.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1100	VACANT		1,905.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1105	VACANT		1,243.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1108	VACANT		625.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1110	VACANT		2,417.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1119	VACANT		1,890.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1122	VACANT		1,544.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1125	VACANT		355.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1201	VACANT		948.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1208	VACANT		1,389.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1212	VACANT		814.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1213	VACANT		450.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Rent Roll**

Property: 79monroe From Date: 10/31/2022 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
79monroe	1215	VACANT		1,337.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1219	VACANT		2,125.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1221	VACANT		765.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1223	VACANT		269.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1225	VACANT		810.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1305	VACANT		1,222.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1308	VACANT		1,073.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1310	VACANT		519.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1311	VACANT		419.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1312	VACANT		1,205.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1320	VACANT		2,798.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1323	VACANT		435.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1324	VACANT		464.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1327	VACANT		773.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1400	VACANT		3,882.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	1412	VACANT		105.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	LL01	VACANT		96.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	LL05	VACANT		173.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	LL06	VACANT		40.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	LL12	VACANT		234.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	LL14	VACANT		125.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79monroe	LOBBY	VACANT		1,351.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Current</b>				<b>77,295.00</b>				<b>52,782.82</b>	<b>0.68</b>	<b>633,393.84</b>	<b>8.19</b>	<b>0.53</b>	<b>0.00</b>	<b>35,617.83</b>	<b>0.00</b>
	<b>Total Units</b>	<b>Total Area</b>	<b>Percentage</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>										
Occupied	25	22,121.00	28.61	52,782.82	633,393.84										
Vacant	64	55,174.00	71.38	0.00	0.00										
<b>Total</b>	<b>89</b>	<b>77,295.00</b>		<b>52,782.82</b>	<b>633,393.84</b>										

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REAL ESTATE TRANSFER TAX

28-Oct-2022



CHICAGO:

65,625.00

CTA:

26,250.00

TOTAL:

91,875.00\*


17-16-212-001-0000 | 20221001673806 | 1-501-858-128

\* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		28-Oct-2022
	COUNTY:	4,375.00
	ILLINOIS:	8,750.00
	TOTAL:	13,125.00
17-16-212-001-0000		20221001673806   0-651-888-976