

UNOFFICIAL COPY

Doc#: 2300541120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2023 11:53 AM Pg: 1 of 11

PTL - 79305
3/4

PROPERTY INDEX NUMBERS:

16-13-421-001-0000
16-13-421-017-0000
16-13-421-018-0000
16-13-422-001-0000

ADDRESS:

2747 West Taylor Street
Chicago, IL 60612

RECORDATION REQUESTED BY:

Wilmington Savings Fund Society, FSB
WSFS Bank Center
500 Delaware Avenue
Wilmington, DE 19801

WHEN RECORDED MAIL TO:

Wilmington Savings Fund Society, FSB
WSFS Bank Center
500 Delaware Avenue
Wilmington, DE 19801

SEND TAX NOTICES TO:

DFP Holdings III, LLC
One Penn Plaza
New York, NY 10019

THIS ASSIGNMENT PREPARED BY:

John C. Kuffel, Esquire (ACLAR)
Young Conaway Stargatt & Taylor, LLP
Rodney Square
1000 North King Street
Wilmington, DE 19801

ASSIGNMENT OF RENTS, LEASES, AND SECURITY DEPOSITS

(Illinois)

THIS ASSIGNMENT OF RENTS, LEASES, AND SECURITY DEPOSITS (this "Assignment") is made effective as of this 8th day of December, 2022 by DFP HOLDINGS III, LLC, a Delaware limited liability company (the "Borrower") to WILMINGTON SAVINGS FUND SOCIETY, FSB, a federal savings bank (the "Lender"), with an address at WSFS Bank

UNOFFICIAL COPY

Center, 500 Delaware Avenue, Wilmington, Delaware 19801, Attention: Scott J. Sukeena,
Senior Vice President.

RECITALS

Lender has made a certain commercial loan to Borrower in the principal amount of Four Million Seven Hundred Sixty Thousand and 00/100 Dollars (\$4,760,000.00) (the "Loan") pursuant to the terms of a Business Loan Agreement of even date herewith between Borrower and Lender (the "Loan Agreement").

Borrower has executed, acknowledged and delivered to Lender Borrower's Promissory Note of even date herewith payable to the order of Lender in the principal amount of Four Million Seven Hundred Sixty Thousand and 00/100 Dollars (\$4,760,000.00), evidencing the Loan (the "Note"). The Note and other obligations of Borrower in connection with the Loan are secured by (i) a Mortgage and Security Agreement of even date herewith from Borrower to Lender (the "IL Mortgage"), covering certain real property described in Exhibit "A" attached hereto and made a part hereof (the "IL Property") and the improvements on the IL Property, and (ii) a Mortgage and Security Agreement of even date herewith from Delaware Freeport Holdings, LLC, a Delaware limited liability company to Lender (the "DE Mortgage") (the IL Mortgage and the DE Mortgage are hereinafter referred to collectively as the "Mortgage"), covering certain real property described therein (the "DE Property"). The repayment of the Loan, among other things, is guaranteed by certain parties named therein, each jointly and severally if more than one, pursuant to a Guaranty Agreement of even date herewith in favor of the Lender (the "Guaranty"). The Loan Agreement, Note, Mortgage, Guaranty, and any other documents executed or delivered in connection with the Loan are hereinafter referred to individually and collectively as the "Loan Documents."

As a condition to the making of the Loan by Lender to Borrower, Lender has requested that Borrower assign, and Borrower has agreed to assign, to Lender all of Borrower's rights under various leases, licenses, and other use agreements affecting the IL Property from time-to-time, on the terms and conditions herein set forth.

ASSIGNMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, receipt of which is hereby acknowledged, Borrower, intending to be legally bound, agrees as follows:

1. Assignment of Leases. Borrower hereby assigns and transfers to Lender all of Borrower's rights, interest, and privileges in all leases, subleases, licenses and other use agreements (except for use agreements related to the storage of art work) of any type now or hereafter in existence with respect to the IL Property or any part thereof, together with any extension or renewal thereof, and as such leases, subleases, licenses or use agreements may be or may have been from time-to-time modified, amended, restated or supplemented (hereinafter referred to individually as a "Lease," and collectively as the "Leases"). This assignment and transfer includes:

UNOFFICIAL COPY

- (a) all rents, income and profits due or to become due under the Leases, or any of them;
- (b) any sums to which Borrower may become entitled in any court proceeding involving the bankruptcy, insolvency or reorganization of any tenant;
- (c) any security deposits with respect to any of the Leases, whether held directly by Borrower or in escrow by Borrower on behalf of any tenant;
- (d) any payments made by any tenant in lieu of rent;
- (e) the benefit of all guaranties of the Leases; and
- (f) any other deposits or prepaid rent with respect to the Leases.

Borrower agrees that it will, immediately upon request of Lender, execute, acknowledge and deliver specific separate assignments of any Leases now or hereafter affecting the IL Property or any part of the IL Property.

2. Limitations on Assignment.

(a) This Assignment is given in connection with the Loan by Lender to Borrower as evidenced by the Loan Documents and, accordingly, upon payment in full of all indebtedness of Borrower to Lender, and discharge of all Borrower's other obligations under the Loan Documents, as evidenced by the recording of an instrument of satisfaction of the Mortgage (without the recording of another mortgage in favor of Lender affecting the IL Property), this Assignment shall automatically become null and void.

(b) So long as there is no Event of Default (as defined in Section 4 of this Assignment), Borrower shall have a license to collect all rents, issues and profits from the IL Property and to retain, use and enjoy the same; provided, Borrower agrees that it will not under any circumstances collect or accept any rent more than thirty (30) days in advance or prior to accrual.

(c) Notwithstanding any provision herein to the contrary, this Assignment is intended to be an absolute assignment from Borrower to Lender and not merely the passing of a security interest. The rents, Leases, profits and security deposits are hereby assigned absolutely by Borrower to Lender subject only to the license granted in Section 2 (b) above.

3. Borrower's Obligations.

(a) Borrower agrees that it will perform all of its obligations as landlord under the Leases and enforce the performance by the tenants of all their respective material obligations under the Leases.

(b) Borrower will not enter into any Leases after the date of this Assignment except in accordance with Section 2.17(a) of the Mortgage.

UNOFFICIAL COPY

(c) Borrower will not with respect to any of the Leases without the prior written consent of Lender, (i) terminate them, (ii) accept surrender of possession of any premises covered by them, (iii) modify, amend, restate or supplement them, or (iv) release any tenant or any guarantor or surety of any tenant's obligations under them, except in accordance with Section 2.17(a) of the Mortgage.

4. Events of Default; Cross Default. The occurrence of any "Event of Default" or "event of default" under any Loan Document (as defined in such Loan Document), or a default by Borrower under any of the Leases that is continuing beyond any applicable cure period specifically stated therein, or the failure of Borrower to comply with any other term of this Assignment provided that such failure is continuing beyond any applicable cure period specifically stated therein, or the failure of Borrower to comply with any other term of this Assignment provided that such failure is continuing for more than thirty (30) days after notice from Lender to Borrower of such default or, if such default cannot be reasonably cured within thirty (30) days, such longer period as is reasonably necessary to cure such default not to exceed ninety (90) days after such notice (except that no such cure period will apply to violations of Section 3(b) or pursuant to Section 6(b) of this Assignment), shall be considered an Event of Default under this Assignment. Any Event of Default under this Assignment shall be considered an Event of Default under the Loan Documents, and in any such event, Lender shall be entitled to exercise all or some or any of its remedies under any of the Loan Documents or under this Assignment, or as may otherwise be available to Lender at law or in equity, in such order as Lender may elect.

5. Lender Not Bound to Perform Under Leases; Indemnifications. Notwithstanding any legal presumption to the contrary, Lender shall not be obligated by reason of acceptance of this Assignment to perform any obligation of Borrower as landlord under the Leases or to be joined as an indispensable party incident to any litigation involving the enforcement or performance under the Leases or any of them. Borrower acknowledges and agrees that this Assignment shall not place responsibility for the control, care, management or repair of the IL Property upon Lender or make the Lender responsible or liable for any failure in the management, operation, upkeep, repair or control of the IL Property that results in loss, injury or death of any tenant, licensee, employee or stranger. Borrower hereby agrees to indemnify Lender and save it harmless from and against any loss, liability or damage arising from any claim by any tenant or any other party arising under or in connection with the Leases, or any of them, or this Assignment, except to the extent such loss, liability or damage is caused in whole in part by the gross negligence or willful misconduct of Lender. However, Lender may, at its option, and without releasing Borrower from any obligation hereunder, discharge any obligation which Borrower fails to discharge, including without limitation, defending any legal action, and Borrower agrees to pay immediately upon demand all sums expended by Lender in connection therewith, including counsel fees, together with interest thereon at the rate provided for in the Note, and the same shall be added to the indebtedness evidenced by the Note and secured by the Mortgage and this Assignment.

6. Representations and Warranties.

(a) Borrower hereby represents and warrants to Lender, as a material inducement to Lender to accept this Assignment, that:

UNOFFICIAL COPY

(i) Borrower has not executed any prior assignment of any of its rights under the Leases, or any of them, which other assignment is presently in effect.

(ii) Borrower has not done anything which might prevent Lender from or limit Lender in operating under any of the provisions of this Assignment.

(iii) Borrower has not accepted, and shall not accept, rent under any Lease more than thirty (30) days in advance of accrual.

(iv) Borrower has delivered to Lender true, correct and complete copies of all Leases (including all modifications, amendments, riders and addenda thereto) affecting the IL Property or any portion thereof.

(v) There is no present monetary default or, to Borrower's knowledge (after inquiry of the leasing, property and project managers, if any, of the IL Property), any other default by any tenant under any Lease.

(vi) To Borrower's knowledge (after inquiry of the leasing, property and project managers, if any, of the IL Property) there are no actions (voluntary or otherwise) pending against any tenant under any of the Leases pursuant to the United States Bankruptcy Code or the bankruptcy laws of any state.

(vii) Each tenant occupies the premises as described in such tenant's Lease and is now open and doing business.

(b) If any of the foregoing representations or warranties are false or misleading in any material respect, an Event of Default shall have occurred under this Assignment.

7. Remedies.

(a) Effective immediately upon the occurrence of any Event of Default, Borrower authorizes Lender (i) to collect rents (and, in connection therewith, to sue in Borrower's name and to endorse Borrower's name to all checks made payable to Borrower and to deposit such checks in Lender's account), and (ii) at Lender's option, to enter and take possession of the IL Property, or any part thereof, and to manage and operate the same, to let or re-let the IL Property or any part thereof, to cancel and modify Leases, to evict tenants, to bring or defend any suits in connection with possession of the IL Property in its own name or Borrower's name, to make such repairs, alterations and improvements as Lender deems appropriate, to have a receiver of the IL Property appointed by a court of competent jurisdiction on an ex parte basis with or without prior notice to Borrower (the Borrower hereby consenting to such appointment), and to perform any other acts in connection with management and operation of the IL Property as Lender, in its discretion, may deem appropriate. In the event that Lender shall elect to exercise any of its rights under this Assignment, Borrower shall promptly after Lender's demand deliver to Lender, at Lender's address set forth above, all original Leases then affecting the IL Property, or any portion of the IL Property, and such other books, records, contracts or other documents or information as Lender may from time to time request in writing.

UNOFFICIAL COPY

(b) Any income derived from the IL Property received by Lender pursuant to Section 7(a) of this Assignment shall be applied, in such order and amounts as Lender may elect, to the following: costs of operation and maintenance of the IL Property, including without limitation, management fees and reasonable legal and other professional fees, taxes, water and sewer charges, insurance, maintenance, repairs and the like; interest due on the indebtedness secured hereby; any other amounts necessary to meet the obligations of Borrower under the Loan Documents and the Leases (other than payment of the principal indebtedness); costs and reasonable legal fees incurred by Lender in connection with the enforcement of this Assignment or any Leases; and the principal indebtedness.

(c) Notwithstanding the foregoing, neither this Assignment nor the collection by Lender of any rents shall, prior to Lender assuming possession of the IL Property, place responsibility on Lender for the control, care, management or repair of the IL Property or make Lender responsible or liable for any injury or death to any person or property arising from any negligence in the management, operation, upkeep, repair or control of the IL Property, nor shall Lender in any event be responsible for any security deposit paid to Lender under any Lease unless and until such deposit has been paid over to Lender and specifically identified as such security deposit.

(d) Exercise by Lender of any of its rights under Section 7(a) of this Assignment shall not waive or cure any default under any Loan Document nor affect any proceedings or any sale pursuant thereto.

8. Notice to Tenants. Borrower hereby authorizes Lender to give written notice of this Assignment, at any time after the occurrence of any Event of Default under the terms of this Assignment or any Loan Document, to the tenants under the Leases, or some or any of them. All tenants are irrevocably authorized and directed by Borrower to pay all rent then or thereafter becoming due under the Leases directly to Lender upon receipt from Lender of a statement that Borrower is in default under this Assignment or any such Loan Document, accompanied by a demand for such payment, without any further proof of default. Borrower covenants and agrees with Lender that neither Borrower nor anyone acting on behalf of Borrower shall in any manner communicate with any tenant with the intent to cause such tenant to fail to comply with any notice given by Lender pursuant to the authority contained in this Assignment. In the event that Borrower disputes Lender's assertion that Lender is entitled to collect rents from tenants, Borrower's sole remedy shall be to seek judicial relief in a court of competent jurisdiction.

9. Estoppel Certificates. Lender shall have the right to request from all or any of the tenants of the IL Property at any time an estoppel certificate in such form as Lender may provide.

10. Successors and Assigns. This Assignment shall be binding upon Borrower and its successors and assigns, including any subsequent owner of the IL Property, and shall inure to the benefit of Lender and its successors and assigns, including any holder of the Note and the Mortgage.

UNOFFICIAL COPY

11. Notices. All notices or communications hereunder shall be in writing; and shall be given by the methods of delivery, shall be addressed, and shall be effective, as provided in the "Notices" Section of the Loan Agreement, with all notices to Borrower to be sent to the address for notices to Borrower therein.

12. Injunctive Relief. The parties acknowledge that the prompt collection of rents, when payable by tenants, is necessary to the proper management and operation of the IL Property. Accordingly, in the event of any dispute between Borrower and Lender regarding the party entitled, by reason of this Assignment, to collect rents, each party shall be entitled to appropriate injunctive relief.

13. Legal Fees. Lender shall be entitled to collect from time to time, as the same may be incurred or at any time thereafter, reasonable legal fees and other costs and expenses incurred by Lender in the enforcement of this Assignment, payment of which fees, costs and expenses shall also be secured by the Mortgage and this Assignment, and Borrower agrees to pay the same promptly to Lender upon demand. In the event any action is instituted in any Court in connection with this Assignment, the prevailing party in such action shall be entitled to receive its costs and reasonable legal fees in such action from the other party.

14. Jurisdiction. SUBJECT TO ANY APPLICABLE RULE OF CIVIL PROCEDURE TO THE CONTRARY, IN ANY LEGAL PROCEEDING INVOLVING, DIRECTLY OR INDIRECTLY, ANY MATTER ARISING OUT OF OR RELATED TO THIS ASSIGNMENT OR THE RELATIONSHIP EVIDENCED HEREBY, BORROWER HEREBY IRREVOCABLY SUBMITS TO THE NONEXCLUSIVE JURISDICTION OF ANY STATE OR FEDERAL COURT LOCATED IN ANY COUNTY IN THE STATE OF DELAWARE AND AGREES NOT TO RAISE ANY OBJECTION TO SUCH JURISDICTION OR TO THE LAYING OR MAINTAINING OF THE VENUE OF ANY SUCH PROCEEDING IN SUCH COUNTY. BORROWER AGREES THAT SERVICE OF PROCESS IN ANY SUCH PROCEEDING MAY BE DULY EFFECTED UPON IT BY MAILING A COPY THEREOF, BY REGISTERED MAIL, POSTAGE PREPAID, TO BORROWER.

15. Waiver of Jury Trial. **BORROWER AND LENDER HEREBY WAIVE TRIAL BY JURY IN ANY LEGAL PROCEEDING INVOLVING, DIRECTLY OR INDIRECTLY, ANY MATTER (WHETHER SOUNDING IN TORT, CONTRACT OR OTHERWISE) IN ANY WAY ARISING OUT OF OR RELATED TO THIS ASSIGNMENT OR ANY OF THE OTHER LOAN DOCUMENT OR THE RELATIONSHIP EVIDENCED HEREBY OR THEREBY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER TO ENTER INTO, ACCEPT OR RELY UPON THIS ASSIGNMENT.**

16. Waiver of Punitive Damages. **BORROWER WAIVES ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER, IN ANY SUIT, ACTION OR PROCEEDING, ANY EXEMPLARY, PUNITIVE, OR OTHER DAMAGES IN CONNECTION WITH THE LOAN OTHER THAN, OR IN ADDITION TO, COMPENSATORY DAMAGES. BORROWER ACKNOWLEDGES AND AGREES THAT THIS SECTION IS A SPECIFIC AND MATERIAL ASPECT OF THIS ASSIGNMENT AND THAT LENDER WOULD NOT EXTEND CREDIT TO**

UNOFFICIAL COPY

BORROWER IF THE WAIVERS SET FORTH IN THIS SECTION WERE NOT A PART OF THIS ASSIGNMENT.

LENDER WAIVES ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER, IN ANY SUCH SUIT, ACTION OR PROCEEDING, ANY SPECIAL, CONSEQUENTIAL, PUNITIVE OR OTHER DAMAGES IN CONNECTION WITH THE LOAN OTHER THAN, OR IN ADDITION TO, COMPENSATORY DAMAGES, PROVIDED THAT, NOTWITHSTANDING THE FOREGOING, NOTHING SHALL PREVENT LENDER FROM RECOVERING SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES SOLELY TO THE EXTENT OF A THIRD PARTY CLAIM PURSUANT TO WHICH LENDER IS REQUIRED TO PAY SUCH SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES TO SUCH THIRD PARTY IN CONNECTION WITH THE LOAN, UNLESS SAME RESULTS FROM THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF LENDER.

17. Captions. The captions of the Sections of this Assignment are for the convenience of the parties only and shall in no way expand, limit or otherwise affect the rights, powers, duties or obligations of the parties as set forth in this Assignment.

18. Governing Law. Lender is a Delaware resident entity. This Assignment is being executed and delivered in the State of Delaware and shall be construed, governed and enforced in accordance with the laws in effect from time to time in the State of Delaware, except that at all times the provisions for the creation, validity, perfection, priority, and enforcement (including without limitation by way of foreclosure) perfection, priority, enforcement and foreclosure of the liens and security interests created hereunder shall be governed by and construed according to the law of the State of Illinois; it being understood that, to the fullest extent permitted by the law of Illinois, the law of Delaware shall govern the validity and enforceability of all Loan Documents, and the obligations arising hereunder. Borrower acknowledges that this Assignment is intended to be a "sealed instrument" under Delaware law and shall be entitled to all of the benefits and remedies provided thereunder.

[END OF TEXT – SIGNATURES ON FOLLOWING PAGE(S)]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Borrower has duly executed this Assignment under seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

DFP HOLDINGS III, LLC, a Delaware
limited liability company

Diene D. Hill
Witness

By: F Dietl (Seal)
Name: Friedrich Dietl
Print Title: Manager

STATE OF NY)
)SS.
COUNTY OF NY)

BE IT REMEMBERED, that on this 5th day of December, 2022, personally came before me, the subscriber, a Notary Public for the State aforesaid, **Friedrich Dietl**, Manager of **DFP Holdings III, LLC, a Delaware limited liability company**, and acknowledged this instrument to be the act and deed of said company; that the signature of Friedrich Dietl, the Manager thereof, is in his own proper handwriting; that the seal affixed is the seal of DFP Holdings III, LLC; and that his act of executing, sealing and delivering this instrument was duly authorized by said company.

Given under my Hand and Seal of Office the day and year aforesaid.

DIANE D HILL
NOTARY PUBLIC-STATE OF NEW YORK
No 01H16158080
Qualified in Nassau County
My Commission Expires 03-26-2023

Diene D. Hill
Notary Public
Print Name: _____
My Commission Expires: _____

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

PARCEL 1:

LOTS 14, 15 AND 16 IN SUBDIVISION OF LOT 26 IN GAYLORD & SMITH'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH AND SOUTH ALLEY LYING BETWEEN THE WEST LINE OF LOTS 14, 15 AND 16 IN GAYLORD AND SMITH'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST LINE OF LOTS 14, 15 AND 16 IN GAYLORD AND SMITH'S SUBDIVISION OF LOT 26 OF GAYLORD AND SMITH SUBDIVISION OF THE NORTHWEST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PER ORDINANCE OF VACATION RECORDED SEPTEMBER 12, 1925 AS DOCUMENT 9032239.

PARCEL 3:

LOTS 14, 15 AND 16 IN GAYLORD & SMITH'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 39 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 14, 15 AND 16 AND THE WEST 1/2 OF THE ALLEY (NOW VACATED PURSUANT TO ORDINANCE RECORDED AS DOCUMENT 0010510991) LYING EAST OF AND ADJOINING SAID LOTS IN CHERRY'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 27, 1883 AS DOCUMENT 484638,

AND THE EAST 1/2 OF THE ALLEY (NOW VACATED PURSUANT TO ORDINANCE RECORDED AS DOCUMENT 0010510991) LYING WEST OF AND ADJOINING LOTS 14, 15 AND 16 IN CUMMING'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF LOTS 26 AND 27 IN THE SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, EXCEPT THE RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 5:

VACATED SOUTH FAIRFIELD AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT 0010510991, LYING BETWEEN THE WEST LINE OF LOTS 14, 15 AND 16 IN CHERRY'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST LINE OF LOTS 14, 15 AND 16 IN GAYLORD AND SMITH'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2747 W. Taylor Street, Chicago, IL 60612

PINS: 16-13-421-001-0000; 16-13-421-017-0000; 16-13-421-018-0000; 16-13-422-001-0000

Property of Cook County Clerk's Office