

UNOFFICIAL COPY



2303215026

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Doc# 2303215026 Fee \$75.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2023 01:58 PM PG: 1 OF 13

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Cassin & Cassin LLP 711 Third Avenue, 20th Floor New York, New York 10017 Attention: Recording Department

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME					
4725 TALMAN LLC					
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
19 South LaSalle Street, Suite 501		Chicago	IL	60603	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME					
4030 S. ARCHER AVE, LLC					
OR	2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
19 South LaSalle Street, Suite 501		Chicago	IL	60603	USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME					
DBR INVESTMENTS CO. LIMITED					
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
1 Columbus Circle, 15th Floor		New York	NY	10019	USA

4. COLLATERAL: This financing statement covers the following collateral:

See Schedule A to UCC attached hereto and made a part hereof.

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

File with the County Clerk of Cook County, Illinois

DB/Sequoia Portfolio (2000-366)

UNOFFICIAL COPY

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME 4725 TALMAN LLC	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a) or (10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME PILSEN INDUSTRIAL PARK LLC	
OR	
10b. INDIVIDUAL'S SURNAME	
INDIVIDUAL'S FIRST PERSONAL NAME	
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10c. MAILING ADDRESS 19 South LaSalle Street, Suite 501	CITY Chicago	STATE IL	POSTAL CODE 60603	COUNTRY USA
--	-----------------	-------------	----------------------	----------------

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS, (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate: See Exhibit A-1 through Exhibit A-4 attached hereto

See Exhibit B attached hereto for list of property addresses

PIN(s): see Exhibit B attached hereto

County: Cook

17. MISCELLANEOUS:

UNOFFICIAL COPY

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

OR	9a. ORGANIZATION'S NAME	4725 TALMAN LLC		
	9b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME			
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

OR	10a. ORGANIZATION'S NAME	BRIGHTON INDUSTRIAL PARK LLC		
	10b. INDIVIDUAL'S SURNAME			
	INDIVIDUAL'S FIRST PERSONAL NAME			
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		

10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
19 South LaSalle Street, Suite 501	Chicago	IL	60603	USA

14. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

OR	11a. ORGANIZATION'S NAME			
	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
	11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE
				COUNTRY

15. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT: covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate: See **Exhibit A-1** through **Exhibit A-4** attached hereto
 See **Exhibit B** attached hereto for list of property addresses
 PIN(s): see **Exhibit B** attached hereto
 County: Cook

17. MISCELLANEOUS:

UNOFFICIAL COPY

SCHEDULE A

All of Debtors' right, title and interest in and to the following:

1. The real properties described in Exhibit A-1 through Exhibit A-4 each attached hereto and made a part hereof (collectively, the "*Land*");
2. All additional lands, estates and development rights hereafter acquired by Debtors for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Mortgage;
3. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "*Improvements*");
4. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, excess or unused zoning floor area development rights, abatements, zoning floor area bonuses, zoning incentives or awards, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, appurtenant to, relating or pertaining to the Land and the Improvements or otherwise owned by or available to any Debtor and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of any Debtor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;
5. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as defined in the Loan Agreement), now owned or hereafter acquired by any Debtor, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including, but not limited to, all machinery, equipment, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by any Debtor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "*Equipment*"). Notwithstanding the foregoing, Equipment shall not include any property belonging to Tenants under Leases except to the extent that Debtor shall have any right or interest therein;
6. All Equipment now owned, or the ownership of which is hereafter acquired, by any Debtor which is so related to the Land and Improvements forming part of any Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on any Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other

UNOFFICIAL COPY

items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Debtors' interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "**Fixtures**"). Notwithstanding the foregoing, "Fixtures" shall not include any property which Tenants are entitled to remove pursuant to Leases except to the extent that Debtors shall have any right or interest therein;

7. All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises, licenses, certificates and permits, and all other personal property of any kind or character whatsoever (as defined in and subject to the provisions of the Uniform Commercial Code), other than Fixtures, which are now or hereafter owned by any Debtor and which are located within or about the Land and the Improvements, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "**Personal Property**"), and the right, title and interest of Debtors in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (as amended from time to time, the "**Uniform Commercial Code**"), superior in lien to the lien of the Mortgage, and all proceeds and products of any of the above;

8. All leases, subleases or subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against any Debtor of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the "**Bankruptcy Code**") (collectively, the "**Leases**"), and all right, title and interest of each Debtor, its successors and assigns, therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Land and the Improvements, whether paid or accruing before or after the filing by or against any Debtor of any petition for relief under the Bankruptcy Code (collectively, the "**Rents**"), and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment and performance of the Obligations, including the payment of the Debt;

UNOFFICIAL COPY

9. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Properties, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Properties;

10. All proceeds in respect of the Properties under any insurance policies covering the Properties, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments or settlements made in lieu thereof, for damage to the Properties;

11. All refunds, rebates or credits in connection with any reduction in Taxes or Other Charges charged against any Property as a result of tax certiorari proceedings or any other applications or proceedings for reduction;

12. The right, in the name and on behalf of Debtors, to appear in and defend any action or proceeding brought with respect to any Property and to commence any action or proceeding to protect the interest of Secured Party in the Properties;

13. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting any business or activity conducted on the Land and any part thereof and all right, title and interest of Debtors therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Debtors thereunder;

14. All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, URLs or other online media, books and records and all other general intangibles relating to or used in connection with the operation of the Properties;

15. All reserves, escrows and deposit accounts maintained by Debtors with respect to the Properties, including, without limitation, all accounts established or maintained pursuant to the Loan Agreement, the Cash Management Agreement, the Clearing Account Agreement or any other Loan Document, together with all deposits or wire transfers made to such accounts, and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time, and all proceeds, products, distributions, dividends and/or substitutions thereon and thereof;

16. All documents, instruments, chattel paper and intangibles, as the foregoing terms are defined in the Uniform Commercial Code, and general intangibles relating to the Properties;

17. All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Land;

18. All proceeds of any of the foregoing, including, without limitation, proceeds of insurance and condemnation awards, whether in cash or in liquidation or other claims, or otherwise; and

UNOFFICIAL COPY

19. Any and all other rights of Debtors in and to the items set forth in sections (1) through (18) above.

All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in that certain Loan Agreement dated as of January 30, 2023, between Debtors and Secured Party (the "*Loan Agreement*").

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A-1

Legal Description

(4725-27 S. Talman Avenue)

LOTS 38 TO 46 INCLUSIVE, IN CLUNN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A-2

Legal Description

(4030 S. Archer Ave, 4013 S. Archer Ave, 3955 S. California Ave, 2737 W. 39th Place)

PARCEL 1:

LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN GRAVES SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS A, B, C AND LOT F IN BLOCK 1 IN LAHR'S RESUBDIVISION OF LOTS 1 TO 7 IN BLOCK 1 AND LOTS 1 TO 7 IN BLOCK 2 IN MONTGOMERY'S SUBDIVISION OF LOT 3 IN THE PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE SUBDIVISION OF THE TRACT OF LAND LYING NORTHWEST OF SAID BLOCK 3 BETWEEN THE SAME AND THE SOUTH LINE OF ARCHER AVENUE IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 25, 26, 27, 28, 29 IN GRAVES SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 34 AND 35 IN GRAVES SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit A-3

Legal Description (2525 S. Artesian Avenue)

LOTS 25 TO 38, BOTH INCLUSIVE, IN BLOCK 16 IN S. J. WALKER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2525 S. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60608
PIN: 16-25-225-022-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A-4

Legal Description (2959 W. 47th Street)

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/4 SECTION, 1289.5 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON A LINE 1289.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION, A DISTANCE OF 626 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 10 FEET; THENCE SOUTH ON A LINE 1299.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION, A DISTANCE OF 173.52 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE MICHIGAN CENTRAL RAILROAD COMPANY BY DEED RECORDED MAY 2, 1924 AS DOCUMENT 8396743 THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT, SAID LINE BEING A STRAIGHT LINE, MAKING AN ANGLE WITH THE FIRST COURSE EXTENDED OF 42 DEGREES, 42-1/2 MINUTES, A DISTANCE OF 41 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY DEED RECORDED AS DOCUMENT 6681790; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 297 FEET TO A POINT 678 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY ON A STRAIGHT LINE TO ITS INTERSECTION WITH A LINE 626 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION AT A POINT 1251 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 34 FEET TO ITS INTERSECTION WITH A LINE 1217 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION; THENCE NORTH ON SAID PARALLEL LINE, A DISTANCE OF 10 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 27 FEET; THENCE NORTH ON A LINE 1244 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 616 FEET TO THE NORTH LINE OF SAID 1/4 SECTION; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 130.78 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 33 FEET THEREOF FALLING IN 47TH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 95.94 FEET OF THE NORTH 616 FEET OF THE EAST 1244 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF, USED AND OCCUPIED AS THE SOUTH 33 FEET OF THE WEST 47TH STREET, A PUBLIC STREET, ALSO EXCEPT THE SOUTH 10 FEET THEREOF USED AS THE NORTH 10 FEET OF PRIVATE ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, 1208 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG A LINE 1208 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 672.73 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF AN 18-FOOT RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG A CURVED LINE (BEING THE EASTERLY LINE OF THE AFORESAID RIGHT OF WAY) CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 279 FEET, A DISTANCE OF 101.86 FEET; THENCE CONTINUING ALONG A CURVED LINE, (BEING THE EASTERLY LINE OF THE AFORESAID RIGHT OF WAY) CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 297 FEET, A DISTANCE OF 62.67 FEET TO ITS INTERSECTION WITH A LINE 1299.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12; RUNNING THENCE NORTH ALONG THE LAST MENTIONED LINE, 182.52 FEET TO A POINT WHICH IS 626 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE

UNOFFICIAL COPY

AFORESAID SECTION 12, RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 12, A DISTANCE OF 10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH AND 1289.5 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 12, A DISTANCE OF 626 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 81.5 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, SECTION 12, THENCE NORTH 89 DEGREES, 57 MINUTES, 10 SECONDS EAST ALONG THE NORTH LINE THEREOF, 1299.00 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, 626.00 FEET TO THE PLACE OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUING DUE SOUTH, PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST 1/4, 182.52 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE 18-FOOT RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY; THENCE NORTH 30 DEGREES, 17 MINUTES WEST, 67.02 FEET TO THE POINT OF TANGENCY WITH A CURVED LINE; THENCE NORTHWESTERLY ALONG SAID CURVED LINE, CONVEX TO THE WEST, HAVING A RADIUS OF 275.34 FEET, A DISTANCE OF 131.35 FEET TO A POINT IN A LINE THAT IS 626.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTHWEST 1/4; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST ALONG SAID PARALLEL LINE, BEING THE SOUTH LINE OF A 20-FOOT PRIVATE ALLEY, 71 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 1299.00 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 626.00 FEET TO THE PLACE OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUING DUE SOUTH PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST 1/4 182.52 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE 18 FOOT RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY; THENCE NORTH 30 DEGREES 17 MINUTES WEST, 67.02 FEET TO THE POINT OF TANGENCY WITH A CURVED LINE; THENCE NORTHWESTERLY ALONG SAID CURVE, CONVEX TO THE WEST, HAVING A RADIUS OF 275.34 FEET, A DISTANCE OF 131.35 FEET TO A POINT IN A LINE THAT IS 626.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTHWEST 1/4; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST, ALONG SAID PARALLEL LINE, BEING THE SOUTH LINE OF A 20 FOOT PRIVATE ALLEY, 71 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT B

Property Locations

Location: 4725-27 S. Talman Avenue
Chicago, Illinois 60632
PIN(s): 19-12-203-011-0000, 19-12-203-012-0000, 19-12-203-013-0000
19-12-203-014-0000, 19-12-203-015-0000, 19-12-203-016-0000

Location: 4013 S. Archer Avenue
Chicago, Illinois 60632
PIN(s): 19-01-211-083-0000

Location: 3955 S. California Avenue
Chicago, Illinois 60632
PIN(s): 19-01-211-083-0000

Location: 2737 W. 39th Place
Chicago, Illinois 60632
PIN(s): 19-01-204-049-0000

Location: 4030 S. Archer Avenue
Chicago, Illinois 60632
PIN(s): 19-01-204-050-0000

Location: 2525 S. Artesian Avenue
Chicago, Illinois 60608
PIN(s): 16-25-225-022-0000

Location: 2959 W. 47th Street
Chicago, Illinois 60632
PIN(s): 19-12-101-015-0000, 19-12-100-039-0000, 19-12-100-040-0000,
19-12-101-001-0000

County: Cook