

# UNOFFICIAL COPY

This Instrument was prepared by:

Larry Shosid  
Haynes & Boone LLP  
2801 N. Harwood St., Suite 2300  
Dallas, TX 75201

Doc#: 2412902044 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/8/2024 9:50 AM Pg: 1 of 13

After recording return to:

Larry Shosid  
Haynes & Boone LLP  
2801 N. Harwood St., Suite 2300  
Dallas, TX 75201

Mail Subsequent Tax Bills To:

Health Care Service Corporation,  
A Mutual Legal Reserve Company  
300 E. Randolph Street  
Chicago, IL 60601  
Attn.: Jason Kaye

(For Recorder's Use Only)

## SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT

**THIS SUBORDINATION, NONDISTURBANCE, AND ATTORNMENT AGREEMENT** (this "**Agreement**") is entered into as of April 30, 2024 (the "**Effective Date**"), by and among BRMK LENDING SPE AT2, LLC, a Delaware limited liability company ("**Lender**"), whose address is 1251 Avenue of the Americas, 50<sup>th</sup> Floor, New York NY 10020, HEALTH CARE SERVICE CORPORATION, A MUTUAL LEGAL RESERVE COMPANY, an Illinois corporation, doing business in Illinois as Bluecross Blueshield of Illinois ("**Tenant**"), whose address is 300 E. Randolph Street, 14<sup>th</sup> Floor, Chicago, Illinois 60601, and MURAL PARK, LLC, an Illinois limited liability company ("**Landlord**"), whose address is c/o Condor Partners, LLC, 225 W. Hubbard, Suite 600, Chicago, Illinois 60654, with reference to the following facts:

A. Landlord owns the real property commonly known as Mural Park and having a street address of 920 W. Cullerton Street and 924 West 19<sup>th</sup> Place, Chicago, Illinois, such real property, including all buildings, improvements, structures and fixtures located thereon, including without limitation, the Garage (as defined in the Lease) providing parking for Tenant's Premises (all or any portion thereof being referred to herein as the "**Landlord's Premises**"), as more particularly described on **Exhibit A**.

B. Readycap Commercial, LLC, a Delaware limited liability company, d/b/a Ready Capital Structured Finance ("**Original Lender**") made a loan to Landlord in the original principal amount of \$33,325,000.00 (the "**Loan**").

# UNOFFICIAL COPY

C. To secure the Loan, Landlord encumbered Landlord's Premises by entering into that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of November 24, 2018, in favor of Original Lender (as amended, increased, renewed, extended, spread, consolidated, severed, restated, or otherwise changed from time to time, the "**Security Instrument**") recorded in the applicable land records of Cook County, Illinois.

D. Lender is now the holder of the Security Instrument and has authority to enter into this Agreement.

E. Pursuant to a Lease Agreement dated as of April 27, 2020 between Landlord and Tenant (the "**Original Lease**"), as amended by a First Amendment to Lease Agreement dated December 11, 2020 between Landlord and Tenant (the "**First Amendment**") (the Original Lease as amended by the First Amendment, herein the "**Lease**"), Landlord demised to Tenant a portion of Landlord's Premises ("**Tenant's Premises**").

F. Lender has been requested by Landlord and Tenant to enter into this Agreement, and Tenant and Lender desire to agree upon the relative priorities of their interests in Landlord's Premises and their rights and obligations if certain events occur.

**NOW, THEREFORE**, for good and sufficient consideration, Tenant and Lender agree:

1. **Definitions.** The following terms shall have the following meanings for purposes of this Agreement:
  - 1.1. "**Construction-Related Obligation**" means any obligation of Former Landlord (as hereinafter defined) under the Lease to make, pay for, or reimburse Tenant for any alterations, demolition, or other improvements or work at Landlord's Premises, including Tenant's Premises. "**Construction-Related Obligation**" shall not include: (a) reconstruction or repair following any fire, casualty or condemnation which occurs after the date of attornment hereunder, but only to the extent of the insurance or condemnation proceeds actually received by Successor Landlord for such reconstruction and repair, less Successor Landlord's actual expenses in administering such proceeds; or (b) day-to-day maintenance and repairs.
  - 1.2. "**Foreclosure Event**" means (a) foreclosure under the Security Instrument; (b) any other exercise by Lender of rights and remedies (whether under the Security Instrument or under applicable law, including bankruptcy law) as holder of the Loan and/or the Security Instrument, as a result of which Successor Landlord becomes owner of Landlord's Premises; or (c) delivery by Former Landlord to Lender (or its designee or nominee) of a deed or other conveyance of Former Landlord's interest in Landlord's Premises in lieu of any of the foregoing.
  - 1.3. "**Former Landlord**" means Landlord and/or any other party that was landlord under the Lease at any time before the occurrence of any attornment under this Agreement.
  - 1.4. "**Offset Right**" means any right or alleged right of Tenant to any offset, defense (other than one arising from actual payment and performance, which payment and

# UNOFFICIAL COPY

performance would bind a Successor Landlord pursuant to this Agreement), claim, counterclaim, reduction, deduction, or abatement against Tenant's payment of Rent or performance of Tenant's other obligations under the Lease, arising (whether under the Lease or other applicable law) from acts or omissions of Former Landlord and/or from Former Landlord's breach or default under the Lease.

- 1.5. **"Rent"** means any fixed rent, base rent or additional rent under the Lease.
  - 1.6. **"Successor Landlord"** means any party that becomes owner of Landlord's Premises as the result of a Foreclosure Event.
  - 1.7. **"Termination Right"** means any right of Tenant to cancel or terminate the Lease or to claim a partial or total eviction arising (whether under the Lease or under applicable law) from Former Landlord's breach or default under the Lease.
2. Subordination. The Lease, and all right, title and interest of the Tenant thereunder and of the Tenant to and in the Landlord's Premises, are, shall be, and shall at all times remain, subject and subordinate to the Security Instrument, the lien imposed by the Security Instrument, and all advances made under the Security Instrument.
  3. Payment to Lender. In the event Tenant receives written notice (the **"Rent Payment Notice"**) from Lender or from a receiver for the Landlord's Premises that there has been a default under the Security Instrument and that rentals due under the Lease are to be paid to Lender or to the receiver (whether pursuant to the terms of the Security Instrument or of that certain Assignment of Rents and Leases executed by Landlord as additional security for the Loan), commencing fourteen (14) days after the date of the Rent Payment Notice (the **"Rent Payment Effective Date"**), Tenant shall pay to Lender or to the receiver, or shall pay in accordance with the directions of Lender or the receiver, all Rent and other monies due or to become due to Landlord under the Lease, notwithstanding any contrary instruction, direction or assertion of Former Landlord. Landlord hereby expressly and irrevocably directs and authorizes Tenant to comply with any Rent Payment Notice, notwithstanding any contrary instruction, direction or assertion of Landlord, and Landlord hereby releases and discharges Tenant of and from any liability to Landlord on account of any such payments. The delivery by Lender or the receiver to Tenant of a Rent Payment Notice, or Tenant's compliance therewith, shall not be deemed to: (i) cause Lender to succeed to or to assume any obligations or responsibilities as landlord under the Lease, all of which shall continue to be performed and discharged solely by the applicable Landlord unless and until any attornment has occurred pursuant to this Agreement; or (ii) relieve the applicable Former Landlord of any obligations under the Lease. Tenant shall be entitled to rely on any Rent Payment Notice. Tenant shall be under no duty to confirm, controvert or challenge any Rent Payment Notice. Tenant's compliance with a Rent Payment Notice shall not be deemed to violate or breach the Lease. Tenant shall be entitled to full credit under the Lease for any Rent paid to Lender pursuant to a Rent Payment Notice to the same extent as if such Rent were paid directly to Former Landlord.
  4. Nondisturbance, Recognition and Attornment.

# UNOFFICIAL COPY

- 4.1. No Exercise of Security Instrument Remedies against Tenant. So long as (i) the Lease has not expired or otherwise been terminated by Former Landlord, and (ii) there is no existing default under or breach of the Lease by Tenant that has continued beyond the applicable notice and cure periods (an “Event of Default”), Lender shall not name or join Tenant as a defendant in any exercise of Lender’s rights and remedies arising upon a default under the Security Instrument, unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Former Landlord or prosecuting such rights and remedies. In the latter case, Lender may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise diminish or interfere with Tenant’s rights under the Lease or this Agreement in such action and Lender shall reimburse Tenant within thirty (30) days after Tenant’s written request for all reasonable costs and expenses, including reasonable attorneys’ fees, incurred by Tenant in connection with such action.
- 4.2. Nondisturbance and Attornment. So long as (i) the Lease has not expired or otherwise been terminated by Former Landlord, and (ii) an Event of Default has not occurred, then, if and when Successor Landlord takes title to Landlord’s Premises: (a) Successor Landlord shall not terminate or disturb Tenant’s possession of Tenant’s Premises under the Lease, except in accordance with the express terms of the Lease and this Agreement; (b) Successor Landlord shall be bound to Tenant under all the terms and conditions of the Lease (except as expressly provided in this Agreement); (c) Tenant shall recognize and attorn to Successor Landlord as Tenant’s direct landlord under the Lease as affected by this Agreement; (d) the Lease shall continue in full force and effect as a direct lease, in accordance with its terms (except as expressly provided in this Agreement), between Successor Landlord and Tenant; and (e) Successor Landlord shall have all the rights and remedies of the landlord under the Lease, including, without limitation, rights or remedies arising by reason of any Event of Default by Tenant under the Lease, whether occurring before or after the Successor Landlord takes title to the Landlord’s Premises.
- 4.3. Protection of Successor Landlord. Notwithstanding anything to the contrary in the Lease or the Security Instrument, neither Lender nor Successor Landlord shall be liable for or bound by any of the following matters:
- a. Claims against Former Landlord. Any Offset Right or Termination Right that Tenant may have against any Former Landlord relating to any event or occurrence before the date of attornment, including any claim for damages of any kind whatsoever as the result of any breach by Former Landlord that occurred before the date of attornment. Notwithstanding the immediately preceding sentence, Tenant shall be permitted to exercise any Offset Right or Termination Right against Successor Landlord (i) expressly set forth in the Lease and arising out of a breach or default under the Lease by Former Landlord, which breach or default Tenant provided Lender or Successor Landlord written notice of prior to the date of attornment, or (ii) any Offset Right or Termination Right that Tenant has otherwise available to Tenant because of events occurring after the date of attornment. For the avoidance

# UNOFFICIAL COPY

of doubt, Tenant shall not be entitled to assert against Lender or any Successor Landlord any Offset Right pursuant to Section 22.06 of the Lease.

- b. Construction-Related Obligations. Any Construction-Related Obligation of Former Landlord.
  - c. Prepayments. Any payment of Rent that Tenant may have made to Former Landlord for more than the current month.
  - d. Payment; Security Deposit. Any obligation: (a) to pay Tenant any sum(s) that any Former Landlord owed to Tenant or (b) with respect to any security deposited with Former Landlord, unless such security was actually delivered to Lender or to Successor Landlord.
  - e. Modification, Amendment or Waiver. Any modification or amendment of the Lease after the Effective Date, or any waiver of any terms of the Lease after the Effective Date, made without Lender's written consent if such consent is required by the Security Instrument, which consent shall not be unreasonably withheld, delayed or conditioned by Lender. Lender hereby confirms, acknowledges and ratifies its consent to the First Amendment.
  - f. Surrender, Etc. Any consensual or negotiated surrender, cancellation, or termination of the Lease, in whole or in part, agreed between Former Landlord and Tenant, unless effected unilaterally by Tenant pursuant to the express terms of the Lease.
  - g. Partial Lease Assignment. Any assignment of one or more provisions of the Lease or the beneficial interest therein not constituting the whole of the Lease, except as permitted by the express terms of the Lease without any consent required of Landlord.
  - h. Covenants. Any covenants or obligations of or applicable to Former Landlord to the extent they apply to or affect any property other than Landlord's Premises.
- 4.4. Amendments to the Lease. From and after the Effective Date, Landlord and Tenant hereby amend the Lease as follows (and Lender hereby consents to the following amendments to the Lease):
- a. Section 30.04. The last sentence only of Section 30.04 of the Original Lease is amended to read as follows:
 

“The Right of First Offer shall not apply to any transfer of all or a portion of the Property as a part of a financing, any granting of a mortgage or other lien, or any conveyance with respect thereto by foreclosure sale or deed-in-lieu of foreclosure.”

# UNOFFICIAL COPY

- b. Section 32. The portion of the first sentence of Section 32 of the Original Lease prior to clauses (a)-(h) is amended to read as follows:

“Provided this Lease is then in full force and effect, Landlord or its Affiliate then owns both the Building and the Option Building, and no Default shall have occurred and remain uncured, after the expiration of the Expansion Right if Tenant has not elected (or is deemed to have not elected) to exercise the Expansion Right, Tenant shall have the on-going right of first refusal as hereinafter described to lease the portion of the Expansion Premises (consisting of at least 10,000 rentable square feet on either the 4th or 5th floors of the Expansion Premises) provided by Landlord to be leased by Landlord to a prospective tenant (the ‘Offered Space’), at such time as Landlord engages in negotiations with a prospective tenant, exercisable at the following times and upon the following conditions:.”

5. Lender’s Right to Cure.

5.1. Notice to Lender. Copies of all notices and other communications given after the Effective Date by Tenant to Former Landlord of a breach of or default under the Lease by Former Landlord shall also be simultaneously provided to Lender. Notwithstanding anything to the contrary in the Lease or this Agreement or the Security Instrument, before exercising any Termination Right or Offset Right, Tenant shall provide Lender with notice of the breach or default by Former Landlord giving rise to same (the “**Default Notice**”) and, thereafter, the opportunity to cure such breach or default as provided for below.

5.2. Lender’s Cure Period. Lender shall have a period of thirty (30) days after Lender receives a Default Notice in which to cure the breach or default by Former Landlord, or, in the event that such cure cannot be completed within such cure period and Lender provides Tenant with written notice of such inability to cure such event prior to the expiration of such thirty (30) day period, Lender shall have such reasonable period of time (not to exceed one hundred eighty (180) days after the date Lender receives a Default Notice) as is required to diligently prosecute such cure to its completion if Lender promptly commences such cure, diligently pursues such cure to completion and keeps Tenant reasonably apprised of its progress in curing. Lender shall have no obligation to cure (and shall have no liability or obligation for not curing) any breach or default by Former Landlord.

6. Exculpation of Successor Landlord. Notwithstanding anything to the contrary in this Agreement or the Lease, upon any attornment pursuant to this Agreement, the Lease shall be deemed to have been automatically amended to provide that Successor Landlord’s obligations and liabilities under the Lease shall never extend beyond Successor Landlord’s (or its successors’ or assigns’) interest, if any, in Landlord’s Premises from time to time, including insurance and condemnation proceeds (except to the extent reinvested in the Landlord’s Premises), Successor Landlord’s interest in the Lease, and the proceeds from any sale or other disposition of Landlord’s Premises by Successor Landlord (collectively, “**Successor Landlord’s Interest**”). Tenant shall look exclusively to Successor Landlord’s Interest (or that of its successors and assigns) for payment or discharge of any obligations

# UNOFFICIAL COPY

of Successor Landlord under the Lease as affected by this Agreement. If Tenant obtains any money judgment against Successor Landlord with respect to the Lease or the relationship between Successor Landlord and Tenant, then Tenant shall look solely to Successor Landlord's Interest (or that of its successors and assigns) to collect such judgment. Tenant shall not collect or attempt to collect any such judgment out of any other assets of Successor Landlord.

## 7. Miscellaneous.

7.1. Notices. All notices or other communications required or permitted under this Agreement shall be in writing and given by personal delivery or by nationally recognized overnight courier service that regularly maintains records of items delivered. Each party's address is as set forth in the opening paragraph of this Agreement, subject to change by notice under this paragraph. Notices shall be effective upon delivery if sent by personal delivery and the next business day after being sent by overnight courier service.

7.2. Successors and Assigns. This Agreement shall bind and benefit the parties, their successors and assigns, any Successor Landlord, and its successors and assigns. Upon assignment of the Security Instrument by Lender, all liability of the Lender/assignor shall terminate.

7.3. Entire Agreement. This Agreement constitutes the entire agreement between Lender and Tenant and Landlord regarding the subordination of the Lease to the Security Instrument and the rights and obligations of Tenant, Lender and Landlord as to the subject matter of this Agreement.

7.4. Interaction with Lease and with Security Instrument. If this Agreement conflicts with the Lease, then this Agreement shall govern as between the parties and any Successor Landlord, including upon any attornment pursuant to this Agreement. This Agreement supersedes, and constitutes full compliance with, any provisions in the Lease that provide for subordination of the Lease to, or for delivery of non-disturbance agreements by the holder of, the Security Instrument. Lender confirms that Lender has consented to Landlord's entering into the Lease.

## 7.5. Lender's Rights and Obligations.

- a. Except as expressly provided for in this Agreement, Lender shall have no obligations to Tenant with respect to the Lease. If an attornment occurs pursuant to this Agreement, then all rights and obligations of Lender under this Agreement shall terminate, without thereby affecting in any way the rights and obligations of Successor Landlord provided for in this Agreement.
- b. Neither this Agreement, the Security Instrument or any of the related loan documents, nor the Lease shall, prior to any acquisition of Landlord's Premises by Lender, operate to give rise to or create any responsibility or liability for the control, care, management or repair of the Landlord's

# UNOFFICIAL COPY

Premises upon the Lender, or impose responsibility for the carrying out by Lender of any of the covenants, terms or conditions of the Lease, nor shall said instruments operate to make Lender responsible or liable for any waste committed on the Landlord's Premises by any party whatsoever, or for dangerous or defective conditions of the Landlord's Premises, or for any negligence in the management, upkeep, repair or control of the Landlord's Premises, which may result in loss, injury or death to Tenant, or to any tenant, licensee, invitee, guest, employee, agent or stranger.

- c. Lender may assign to any person or entity its interest under the Security Instrument and/or the related loan documents, without notice to, the consent of, or assumption of any liability to, any other party hereto. In the event Lender becomes the Successor Landlord, Lender may assign to any other party its interest as the Successor Landlord without the consent of any other party hereto.
- 7.6. Landlord's Rights and Obligations. Nothing herein contained is intended, nor shall it be construed, to abridge or adversely affect any right or remedy of Landlord under the Lease, including, upon the occurrence of an Event of Default by Tenant under the Lease. This Agreement shall not alter, waive or diminish any of Landlord's obligations under the Security Instrument, any of the related loan documents, or the Lease.
- 7.7. Option or Right to Purchase Landlord's Premises or the Loan. Notwithstanding any other provision contained herein, this Agreement does not constitute an agreement by nor a consent of Lender to any provision whatsoever in the Lease allowing or providing for any right or option to Tenant, any affiliate of Tenant or any successor or assignee of Tenant to purchase, in whole or in part, either Landlord's Premises (expressly excluding the Right of First Offer (as such term is defined in the Lease)), which Right of First Offer shall remain in full force and effect) or the Loan or any of the instruments or documents evidencing the Loan or securing payment of the Loan and neither Lender nor any assignee of or successor to Lender shall be bound in any way by any such right or option (expressly excluding the Right of First Offer).
- 7.8. Interpretation; Governing Law. The interpretation, validity and enforceability of this Agreement shall be governed by and construed under the internal laws of the state where the Landlord's Premises are located, excluding its principles of conflict of laws.
- 7.9. Amendments. This Agreement may be amended, discharged or terminated, or any of its provisions waived, only by a written instrument executed by the parties hereto.
- 7.10. Due Authorization. Each party represents that it has full authority to enter into this Agreement, which has been duly authorized by all necessary actions.



# UNOFFICIAL COPY

- 7.11. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. PDF and electronic signatures shall be effective.
- 7.12. Attorneys' Fees. All costs and attorneys' fees incurred in the enforcement hereof shall be paid by the non-prevailing party.
- 7.13. Headings. The headings in this Agreement are intended to be for convenience of reference only, and shall not define the scope, extent or intent or otherwise affect the meaning of any portion hereof.
- 7.14. WAIVER OF JURY TRIAL. THE TENANT, THE LENDER, AND THE LANDLORD EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY, AFTER CAREFUL CONSIDERATION AND AN OPPORTUNITY TO SEEK LEGAL ADVICE, WAIVE THEIR RESPECTIVE RIGHTS TO HAVE A TRIAL BY JURY IN RESPECT OF ANY LITIGATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH ANY OF THE PROVISIONS OF THIS AGREEMENT, OR ANY OTHER DOCUMENTS EXECUTED IN CONJUNCTION HERewith, ANY TRANSACTION CONTEMPLATED BY THIS AGREEMENT, THE LANDLORD'S PREMISES, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF THE LANDLORD, TENANT OR LENDER. THIS PROVISION IS A MATERIAL INDUCEMENT



# UNOFFICIAL COPY

**TENANT:**

HEALTH CARE SERVICE CORPORATION, A  
MUTUAL LEGAL RESERVE COMPANY, an  
Illinois corporation, doing business in Illinois as  
Bluecross Blueshield of Illinois

By: [Signature]  
Name: Jason Kaye  
Title: Divisional Senior Vice President – Corporate  
Real Estate & Development

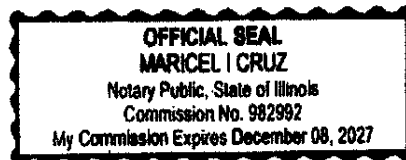
STATE OF ILLINOIS )  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of April, 2024, by Jason Kaye as Divisional Senior Vice President – Corporate Real Estate & Development of HEALTH CARE SERVICE CORPORATION, A MUTUAL LEGAL RESERVE COMPANY, an Illinois corporation, doing business in Illinois as Bluecross Blueshield of Illinois. He/She is personally known to me or has produced a driver's license as identification.

[Signature]  
NOTARY PUBLIC STATE OF ILLINOIS  
MARICEL CRUZ  
Print or Stamp Name of Notary

My Commission Expires:

[Notarial Seal]



# UNOFFICIAL COPY

**LANDLORD:**

MURAL PARK, LLC, an Illinois limited liability company

By: CP 931 West 19, LLC, an Illinois limited liability company, its manager

By: [Signature]  
Name: Michael McLean  
Title: Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS)  
)  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2024, by Michael McLean as manager of CP 931 West 19, LLC, an Illinois limited liability company, the manager of MURAL PARK, LLC, an Illinois limited liability company, on behalf of the company. He/She is personally known to me or has produced a driver's license as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

Print or Stamp Name of Notary: RASHID MOHAMMED MASOOD  
\_\_\_\_\_  
My Commission Expires 12/1/26  
[Notarial Seal]  
[Signature]

My Commission Expires:  
12/1/2026

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 47, 48, 49, 50, 51, 52, 53 AND 54 IN LEHMER'S SUBDIVISION OF BLOCK 15 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

For Informational Purposes Only:  
Commonly known as 1915 S. Peoria, Chicago, IL  
Tax Id #: 17-20-427-010-0000

#### PARCEL 2:

LOTS 7 TO 15, BOTH INCLUSIVE, AND LOTS 18 TO 24, BOTH INCLUSIVE, IN LEHMER'S SUBDIVISION OF BLOCK 14 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL INTEREST IN ALL THAT PART OF THE EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 15, BOTH INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 18 TO 24, BOTH INCLUSIVE, WHICH ALLEY WAS VACATED BY CITY ORDINANCE ADOPTED THE 6TH DAY OF JUNE, A.D., 1910, ALL IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:  
Commonly known as 931 W. 19th St., Chicago, IL  
Tax ID#17-20-425-002-0000 and 17-20-425-005-0000