

Legal Description

A part of Lot 13 and all of Lots 14 and 15 in Block 8 in Chicago Dock and Canal Company's Resubdivision of their subdivision of original water Lot 35 , and the accretion thereto, all of Block 8 and accretion and of that part of Block 19 lying east of sub-block 2, all in Kinzie's addition to Chicago, according to the plat thereof recorded March 17, 1885 as Document No. 610129 in Book 19 of Plats, page 77;

Also a part of Lot 8 and all of Lots 9 to 12 in Chicago Dock and Canal Company's Peshtigo Dock addition, according to the plat thereof recorded as Document No. 1157023 in Book 39 of plats at page 18;

Also a part of the Ogden Slip (Michigan Canal) as laid out in said Chicago Dock and Canal Company's resubdivision and Chicago Dock and Canal Company's Peshtigo Dock addition, aforesaid, all in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Commencing on the south line of E. Grand Avenue, at a point which is 924.00 feet east from the intersection of said south line with the east line of N. Seneca Street, said intersection being also the northwest corner of Lot 12 in sub-block 2 in the subdivision by William Johnston, Jr. and William S. Johnston, Sr., of a portion of Block 19 in said Kinzie's Addition to Chicago, and Running

Thence South along a line which is perpendicular to said south line of E. Grand Avenue, a distance of 291.35 feet to a point on the north line of lot 13 in block 8 in Chicago Dock and Canal Company's Resubdivision, aforesaid;

Thence East along the north line of the hereinbefore described lots and parts of lots, being also the south line of E. Illinois Street, a distance of 735.68 feet, to a point which is 24.20 feet west from the west line of lot 7 in said Chicago Dock and Canal Company's Peshtigo Dock Addition;

Thence South along a straight line, parallel with said west line of Lot 7 and said west line extended south, a distance of 236.50 feet;

Thence West along a straight line parallel with the north line of the hereinbefore described lots and parts of lots, a distance of 735.11 feet to an intersection with the aforementioned line, which is perpendicular to the south line of E. Grand Avenue, and

Thence north along said perpendicular line, a distance of 236.50 feet to the point of beginning, in Cook County, Illinois.

EXHIBIT "A"

UNOFFICIAL COPY

8 6 4 4 6 / 1

Permitted Title Exceptions

- (A) General real estate taxes for the year 1986 and subsequent years.
- (B) Streets, alleys and waterways as now located, and the rights, if any, of the United States of America, the Metropolitan Sanitary District of Greater Chicago, the State of Illinois and the City of Chicago to the land as used for Ogden Slip (Michigan Canal) and for docking, navigation, and other purposes; also the rights of the adjoining owners in and to the free and unobstructed flow of waters of said Slip;
- (C) Easements, if any, for sewer, water, gas, electricity, telephone and other public and private utilities;
- (D) Laws, ordinances and governmental regulations, including building and zoning ordinances, limiting or regulating the use, height or enjoyment of the property herein described, and any violation of any such law, ordinance or governmental regulation, and also specifically including (1) the Planned Development Ordinance enacted by the Chicago City Council on November 3, 1985 and published in the Journal of Proceedings of the City Council for the Regular Meeting of the Council at pages 21788-21800; (2) the Lake Michigan and Chicago Lakefront Protection Ordinance; (3) the Internal Design Standards, approved by the Department of Planning of the City of Chicago as of September 12, 1986; and (4) the City of Chicago Department of Planning Guidelines issued September, 1985, as subsequently amended by the Section One Internal Design Standards. // ✓
- (E) Memorandum of Agreement between Grantor, as Seller, and Broadacre Development Company, whose rights thereunder were assigned to North Pier Venture, Ltd., as Purchaser, dated February 17, 1986 and recorded contemporaneously herewith on September 30, 1985 as Document No. 86 446714;
- (F) Special assessments and special taxes, if any, levied or assessed after February 17, 1986;
- (G) Covenants and restrictions of record (subject, however, to Grantee's rights under Article XI of the Memorandum of Agreement), specifically including, but not limited to, Development Rights Agreement between Grantor and The Equitable Life Assurance Society of the United States dated as of the 31st day of December, 1985 and recorded on December 31, 1985 as Document No. 85343997;
- (H) Unrecorded Lease dated May 1, 1986, as amended, between Grantor, as Landlord, and Broadacre Development Company, whose rights thereunder were assigned to North Pier Venture, Ltd., as Tenant, and acts of Tenant thereunder; and

UNOFFICIAL COPY

8 6 4 4 6 7 1 5

(I) Mortgage dated September 29, 1986 and recorded September 30, 1986 as Document No. 86 446717 made by American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under Trust Agreement dated May 1, 1986 and known as Trust No. 67050, to The Chicago Dock and Canal Trust, an Illinois business trust, to secure the payment of Rental and Impositions under the Lease described therein up to but not exceeding an amount due at any one time of \$1,200,000.00.

Property of Cook County Clerk's Office

86446716

86446716

1300

DEPT-01 RECORDING \$13.00
T#3333 TRAN 7602 09/30/86 16:53:00
#3222 # A *—B—446716
COOK COUNTY RECORDER