

AMENDMENT OF BOULEVARD TOWERS
EASEMENTS, RESERVATIONS,
COVENANTS AND RESTRICTIONS

86496543

THIS AGREEMENT, dated as of October 16, 1986, by and among American National Bank and Trust Company of Chicago, not personally, but as Trustee under Trust Agreement dated September 1, 1979 and known as Trust No. 46448 ("Owner of Phase I"), American National Bank and Trust Company of Chicago, not personally, but as Trustee under a Trust Agreement dated June 16, 1982 and known as Trust No. 55461 ("Owner of Phase II") and American National Bank and Trust Company of Chicago, not personally, but as Trustee under Trust Agreement dated June 11, 1971 and known as Trust No. 75802 ("Owner of Phase III");

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W I T N E S S E T H:

WHEREAS, the parties hereto have heretofore entered into an agreement captioned "Boulevard Towers Easements, Reservations, Covenants and Restrictions", dated June 13, 1983 and recorded in the Recorder's Office of Cook County, Illinois on June 29, 1983 as Document 26665607 ("Easement Agreement"); and

WHEREAS, the parties hereto now desire to amend the Easement Agreement as hereinafter provided;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged by each of the parties hereto:

1. Section 3.12 of the Easement Agreement is renumbered Section 3.14 and the following Sections 3.12 and 3.13 are inserted after Section 3.11:

Prepared By:

Robert C. Bailey
Antonow & Fink
111 East Wacker Drive
Chicago, Illinois 60601

Mailed To:

Please return to Tom Gray Box 15
Ticor Title Insurance Co.
69 W. Washington
Chicago, IL 60602
Name: Tom Gray File #: A-4044-14

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3.12 Chilled Water. The Owner of Phase I hereby grants to the Owner of Phase II, its successors and assigns, (i) a non-exclusive easement to purchase chilled water to be supplied by the air conditioning system in the Phase I Improvements at such rates and in such quantities as may be mutually agreed to in writing between the Owner of Phase I and the Owner of Phase II, from time to time, and (ii) a non-exclusive easement to connect to such system.

3.13 Condensor Water. The Owner of Phase I hereby grants to the Owner of Phase II, its successors and assigns, (i) a non-exclusive easement to purchase condensor water to be supplied by the air conditioning system in the Phase I Improvements at such rates and in such quantities as may be mutually agreed to in writing between the Owner of Phase I and the Owner of Phase II, from time to time, and (ii) a non-exclusive easement to connect to such system in a manner to be approved in writing by the Owner of Phase I.

2. Section 4.9 of the Easement Agreement is renumbered Section 4.11 and the following Sections 4.9 and 4.10 are inserted after Section 4.8:

Section 4.9. Escalator Facilities. The Owner of the Phase II hereby grants to the Owner of Phase III, its successors and assigns, an easement to construct escalators on the Phase II Property connecting the Plaza Level with the Concourse Level and an "all weather" enclosure at the Plaza Level covering such escalators (collectively "Escalator Facilities") at the approximate locations shown on Sheet Nos. F-2 and F-3 of Exhibit "F". The Owner of Phase III covenants and agrees that prior to substantial completion of the Phase III Improvements it will, at its sole cost and expense, complete the Escalator Facilities in accordance with plans and specifications reviewed and approved by the Architect. Notwithstanding the provisions of this Section, the Owner of Phase II may, but shall not be obligated to, so construct the Escalator Facilities at its sole cost and expense. Upon completion of the Escalator Facilities by the Owner of Phase II or the Owner of Phase III, they shall be deemed part of the "Pedestrian Area" under all of the terms and provisions of this Agreement.

Section 4.10. Future Pedestrian Mall. The Owner of Phase II hereby grants to the Owner of Phase III, its successors and assigns, an easement to finish the area at the Concourse Level designated as "Future Pedestrian Mall" on

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Sheet No. F-2 of Exhibit "F" hereto, including the installation of skylights at the Plaza Level above such Pedestrian Mall. The Owner of Phase III covenants and agrees that prior to substantial completion of the Phase III Improvements it will, at its sole cost and expense, complete such Pedestrian Mall, including skylights, in accordance with plans and specifications reviewed and approved by the Architect. Notwithstanding the provisions of this Section, the Owner of Phase II may, but shall not be obligated to, so complete such Pedestrian Mall at its sole cost and expense. Upon completion of such Pedestrian Mall by the Owner of Phase II or the Owner of Phase III, it shall be deemed "Pedestrian Area" under all of the terms and provisions of this Agreement.

3. The Owner of Phase III does hereby remise, release, convey and quit claim to the Owner of Phase II, its successors and assigns, all right, title, interest, claim and demand whatsoever in and to the easement rights granted pursuant to Section 4.5 of the Easement Agreement, it being intended that such easement be cancelled and abrogated. Section 4.5 of the Easement Agreement and Exhibit H, referred to therein are hereby deleted from the Easement Agreement in their entirety.

4. Section 6.4 of the Easement Agreement is amended by deleting paragraph G and inserting the following paragraph in its place:

G. The Owner of Phase I and the Owner of Phase II covenant and agree that they shall be so responsible for all maintenance, repair and replacement of the pipes, meters and other facilities used to make the connections referred to in Sections 2.9 and 3.12.

5. Section 6.4 of the Easement Agreement is further amended by adding the following paragraphs at the end of such Section:

L. The Owner of Phase II covenants and agrees that it shall be so responsible for all maintenance, repair and replacement of its pipes,

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meters and other facilities used to make the connection referred to in Section 3.12.

M. After substantial completion of the Phase III Improvements, the Owner of Phase III covenants and agrees that it shall be so responsible for all maintenance, repair and replacement of the Escalator Facilities referred to in Section 4.9 and the Pedestrian Mall, including skylights, referred to in Section 4.10.

6. Exhibit "F" attached to the Easement Agreement is deleted in its entirety and Exhibit "F" (Revised) attached hereto is substituted in its place.

7. All of the terms and provisions of the Easement Agreement as hereby amended are ratified and confirmed.

8. This Agreement is executed by the American National Bank and Trust Company of Chicago, not personally, but as Trustee under each of Trust Nos. 46448, 55461 and 75802 aforesaid. All of the covenants and conditions to be performed by it hereunder are undertaken solely as Trustee, aforesaid, and not personally, and no personal liability shall be asserted or be enforceable against it or any of the beneficiaries under said trust agreements by reason of any of the covenants or agreements contained herein.


IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, not
personally but as Trustee under
Trust No. 46448

ATTEST:


Assistant Secretary

By:


Vice President

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01/10/2010

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AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee under Trust No. 55461

ATTEST:

[Signature]
Assistant Secretary

By: [Signature]
Vice President

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee under Trust No. 75802

ATTEST:

[Signature]
Assistant Secretary

By: [Signature]
Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, DORIS L. WILCOX, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that [Signature] of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, and [Signature] Assistant Secretary of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such [Signature], and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, as Trustee under each of Trust Nos. 46448, 55461 and 75802 as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as his own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 6th day of June, 1986.

[Signature]
Notary Public

My Commission Expires [Date]
[Notary Seal]

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UNOFFICIAL COPYCONSENT AND SUBORDINATION

IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, Citicorp Real Estate, Inc., a Delaware corporation, being the holder of a mortgage dated June 13, 1983 and recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document Number 26666458, encumbering Phase II described in the agreement to which this consent is attached ("Agreement") does hereby consent to the execution and delivery of the Agreement and does hereby subordinate the lien of said mortgage to all right, title and interest of the Owner of Phase I and the Owner of Phase III and their respective successors and assigns created under and by virtue of the Agreement.

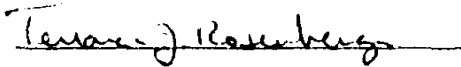
Terms used herein shall have the same meaning as defined in the Agreement.

CITICORP REAL ESTATE, INC.

By: 

Vice President

ATTEST:



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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, the Vick President and Secretary of Citicorp Real Estate, Inc., personally known to me to be said Vick President and Secretary, respectively and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the Secretary, as custodian of the corporate seal of said corporation caused the corporate seal of said corporation to be affixed to said instrument as said Secretary's own free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of September, 1986.

[Signature]
Notary Public

My commission expires:
10/3/87

Notary of Cook County Clerk's Office

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8/10/2015

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CONSENT AND SUBORDINATION

IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, **The Prudential Insurance Company of America**, a New Jersey corporation, being the holder of (i) a mortgage dated October 6, 1977 and recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document Number 24141636, as amended by instrument dated August 31, 1979 and recorded in said Office as Document Number 25268634, encumbering Phase III described in the agreement to which this consent is attached ("Agreement") does hereby consent to the execution and delivery of the Agreement and does hereby subordinate the lien of said mortgage to all right, title and interest of the Owner of Phase I and the Owner of Phase II and their respective successors and assigns created under and by virtue of the Agreement and (ii) a mortgage dated November 15, 1979 recorded in said Office as Document Number 25268639, as amended by instrument dated February 2, 1982 recorded in said Office as Document Number 26133434 and assigned to the undersigned by instrument dated February 2, 1982 recorded in said Office as Document Number 26131264 encumbering Phase I, does hereby consent to the execution and delivery of the Agreement and does hereby subordinate the lien of said mortgage to all right, title and interest of the Owner of Phase II and the Owner of Phase III and their respective successors and assigns created under and by virtue of the Agreement.

Terms used herein shall have the same meaning as defined in the Agreement.

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA

ATTEST:

By: Michael W. Leno
Vice President *ML*

Donald A. ...

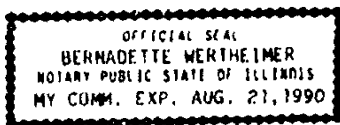
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STATE OF ILLINOIS)
COUNTY OF C O O K) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, the Wen President and Bernadette Secretary of The Prudential Insurance Company of America, personally known to me to be said Wen President and Bernadette Secretary, respectively and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the Bernadette Secretary, as custodian of the corporate seal of said corporation caused the corporate seal of said corporation to be affixed to said instrument as said Bernadette Secretary's own free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of September, 1986.



My commission expires:

Bernadette Wertheimer
Notary Public

COOK County Clerk's Office

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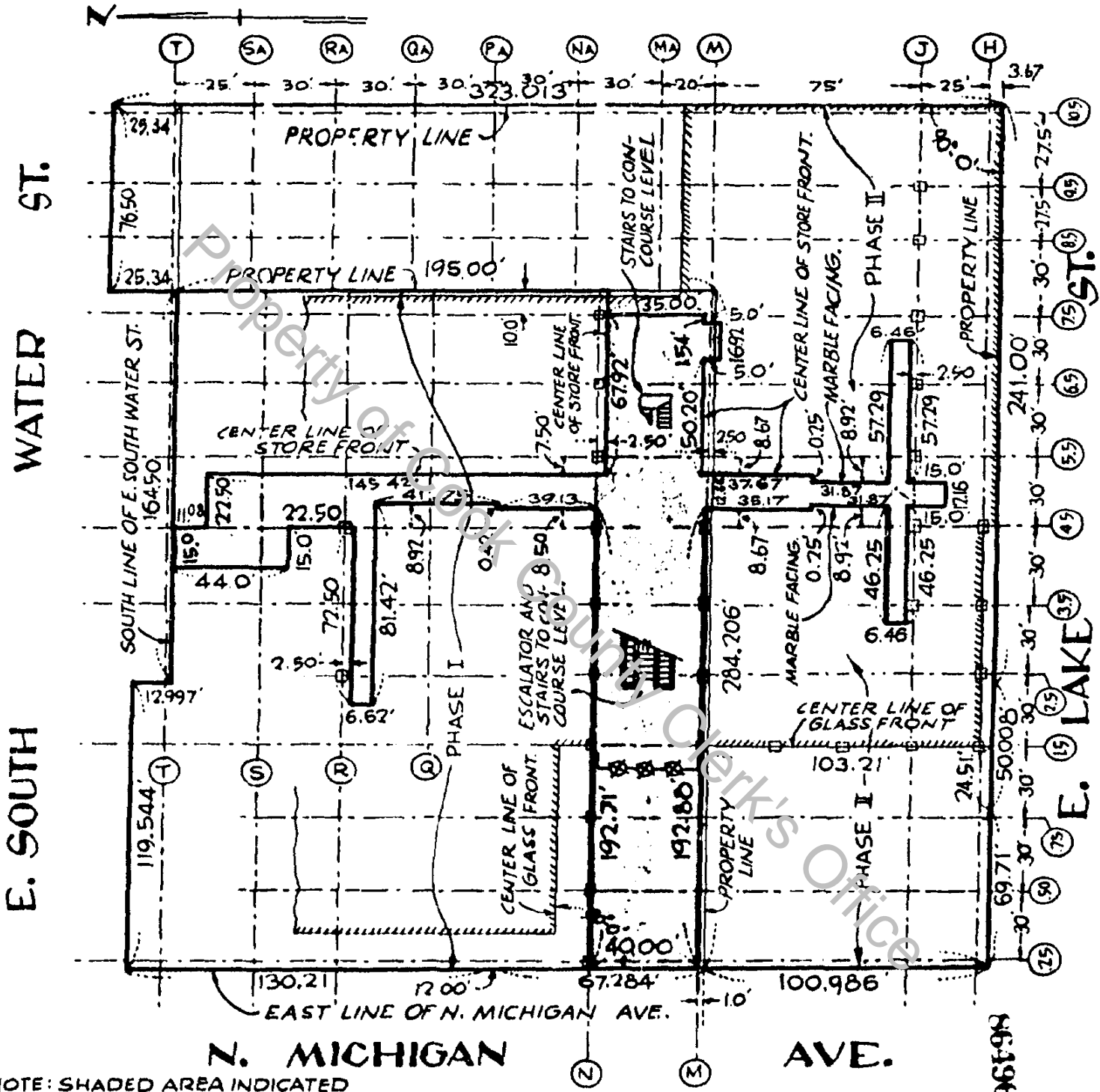
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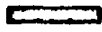
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6/20/2014

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EXHIBIT "F" (REVISED) PEDESTRIAN AREA



NOTE: SHADED AREA INDICATED
THUS  DENOTES PEDESTRIAN
AREA.

ENTRANCE LEVEL

FINISHED FLOOR = +24.50 C.C.D.
0+00 = CHICAGO CITY DATUM

ORDER NO. 8305011
ORDERED BY: ANTONOW & FINK

CHICAGO GUARANTEE SURVEY COMPANY
105 W. MADISON ST., CHICAGO RA. 6-6880
DATE: APRIL 28, 1986 SHEET NO. 1

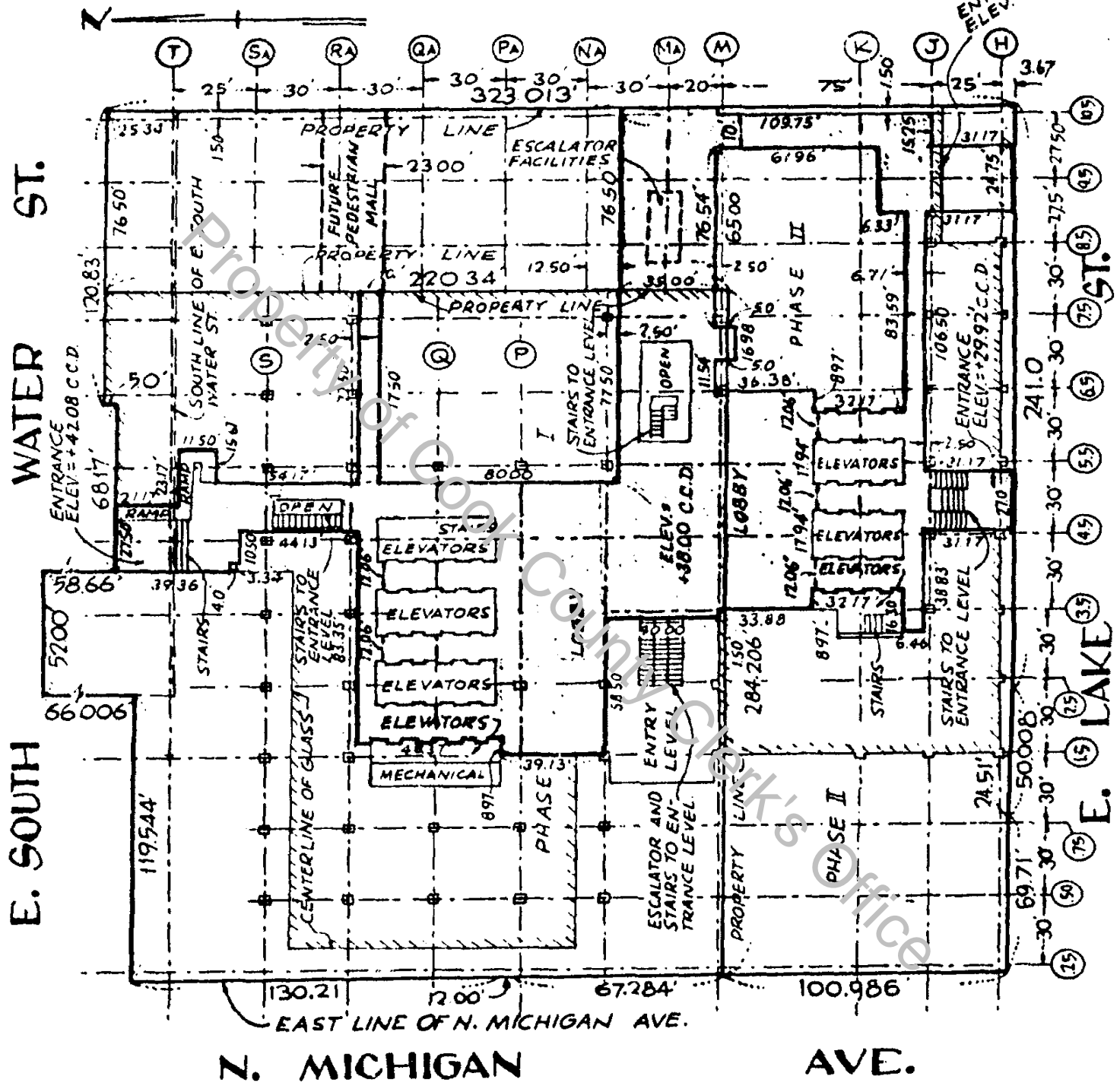
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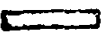
11/11/2011

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EXHIBIT "F" (REVISED)
PEDESTRIAN AREA



CONCOURSE LEVEL

NOTE: SHADED AREA INDICATED
THUS  DENOTES PED-
ESTRIAN AREA.

0+00 = CHICAGO CITY DATUM

ORDER NO. 8305011
ORDERED BY: ANTONOW & FINK

CHICAGO GUARANTEE SURVEY COMPANY
105 W. MADISON ST., CHICAGO RA. 6-6880
DATE: APRIL 28, 1986 SHEET NO. F-2

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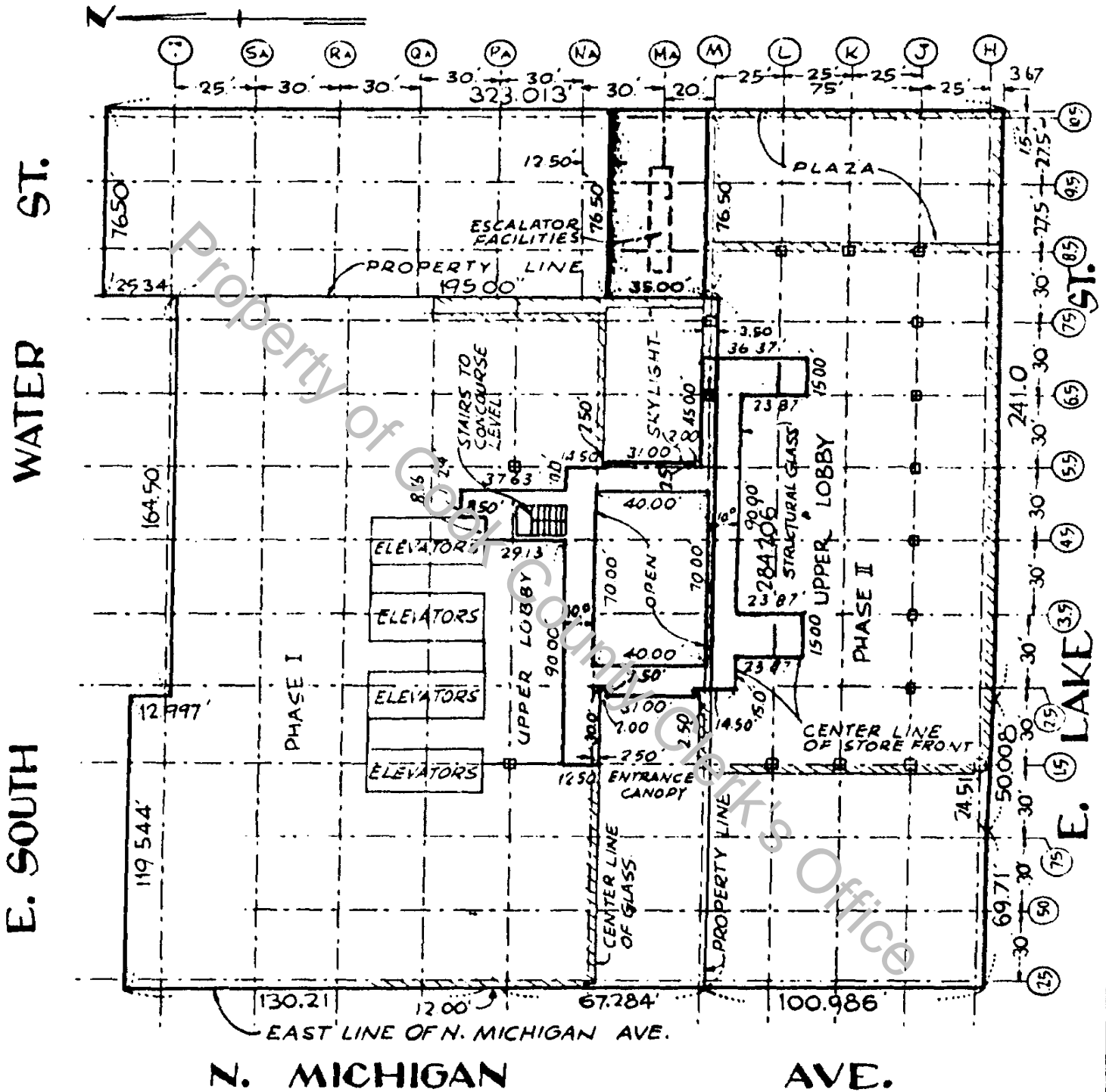
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
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2011/11/16

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EXHIBIT "F" (REVISED) PEDESTRIAN AREA



NOTE: SHADED AREA INDICATED
THUS  DENOTES PED-
ESTRIAN AREA.

PLAZA LEVEL
FINISHED FLOOR = +54.33 C.C.D.
0+00 = CHICAGO CITY DATUM

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ORDER NO. 8305011
ORDERED BY: ANTONOW & FINK

CHICAGO GUARANTEE SURVEY COMPANY
106 W. MADISON ST., CHICAGO RA. 6-6880
DATE: APRIL 28, 1986 SHEET NO. F-3

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LEGAL DESCRIPTION OF PHASE I PROPERTY

PHASE I:

PARCEL 1

A PARCEL OF LAND, COMPRISED OF ALL OR PART OF EACH OF LOTS 3, 4, 5, 6, 7 AND 12; ALSO ALL OF THE VACATED ALLEY, 12 FEET WIDE LYING BETWEEN SAID LOTS 3, 4 AND 12 AND SAID LOT 5, ALL IN BLOCK 6 IN THE ILLINOIS CENTRAL RAILROAD COMPANY'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 6 IN FORT DEARBORN ADDITION TO CHICAGO, ALSO OF THE ADDITION TO SAID BLOCK 6 AND A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 6 IN BLOCK 11 IN FORT DEARBORN ADDITION TO CHICAGO, ALSO OF ADDITION TO SAID LOTS IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED JANUARY 21, 1856 IN BOOK 98 OF MAPS, PAGE 36, AS DOCUMENT NO. 66635, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A PART OF VACATED N. BEAUBIEN COURT, 50 FEET WIDE, LYING EAST OF AND ADJOINING SAID VACATED ALLEY AND SAID LOTS 5, 6, 7 AND 12, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID LOT 3 IN BLOCK 6, AFORESAID, AT A POINT 9.07 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 3, AND RUNNING

THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 3, 4, AND 12, AND ALONG THE NORTH LINE OF SAID LOTS EXTENDED EAST, A DISTANCE OF 119.544 FEET TO AN INTERSECTION WITH THE EAST LINE OF THAT PART OF N. BEAUBIEN COURT VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF JULY, 1972, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 8TH DAY OF DECEMBER, 1972, AS DOCUMENT NO. 22152086;

THENCE SOUTH ALONG SAID EAST LINE OF VACATED N. BEAUBIEN COURT (SAID EAST LINE BEING A LINE 50.00 FEET EAST FROM AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 6) A DISTANCE OF 207.997 FEET TO AN INTERSECTION WITH A LINE 195.00 FEET, MEASURED AT RIGHT ANGLES, SOUTH FROM AND PARALLEL WITH THE SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE, AS SAID E. SOUTH WATER STREET WAS DEDICATED BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NO. 21889519;

THENCE WEST ALONG A WESTWARD EXTENSION OF SAID PARALLEL LINE, A DISTANCE OF 119.706 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 61.50 FEET OF SAID LOT 7 IN BLOCK 6, AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF THE WEST 61.50 FEET OF SAID LOTS 7, 6, AND 5, A DISTANCE OF 67.284 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 5 IN BLOCK 6, AFORESAID;

THENCE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 IN BLOCK 6, AFORESAID, DISTANT 9.07 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 3; AND

THENCE NORTH ALONG THE WEST LINE OF THE EAST 9.07 FEET OF SAID LOT 3, A DISTANCE OF 130.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCEL OF LAND THE EAST 8.00 FEET THERE- OF (AS MEASURED AT RIGHT ANGLES) LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 6.90 FEET ABOVE CHICAGO CITY DATUM.

A-1

P.L.#s: 17-10-304-015
17-10-304-017

Common Address: 225 North Michigan Avenue
Chicago, Illinois 60601

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PARCEL 2

THAT PART OF THE LAND LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF E. SOUTH WATER STREET (92.00 FEET WIDE) AS SAID E. SOUTH WATER STREET WAS DEDICATED BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NUMBER 21889579, WITH THE EAST LINE OF THAT PART OF N. BEAUBIEN COURT VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF JULY, 1972, AND RECORDED IN SAID RECORDER'S OFFICE ON THE 8TH DAY OF DECEMBER, 1972, AS DOCUMENT NUMBER 22152086, AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 195.00 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF E. SOUTH WATER STREET (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID EAST LINE OF VACATED N. BEAUBIEN COURT) A DISTANCE OF 164.50 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 195.00 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE; AND THENCE WEST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET, A DISTANCE OF 164.50 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE LAND, PROPERTY AND SPACE LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF THAT PART OF SAID LANDS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT OF INTERSECTION OF THE SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT, AND RUNNING

THENCE SOUTH ALONG SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 195.00 FEET;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF VACATED N. BEAUBIEN COURT A DISTANCE OF 117.882 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT A DISTANCE OF 195.00 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF E. SOUTH WATER STREET, AND

THENCE WEST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET, A DISTANCE OF 117.882 FEET TO THE POINT OF BEGINNING;

AND LYING BELOW AND EXTENDING DOWNWARD FROM THE FOLLOWING DESCRIBED HORIZONTAL AND INCLINED PLANES FORMING THE UPPER SURFACE OF SAID EXCEPTED LAND, PROPERTY AND SPACE

(1) AN INCLINED PLANE, RISING FROM AN ELEVATION OF 10.83 FEET ABOVE CHICAGO CITY DATUM ALONG THE ENTIRE SOUTH BOUNDARY OF SAID EXCEPTED LAND, PROPERTY AND SPACE TO AN ELEVATION OF 11.20 FEET ABOVE CHICAGO CITY DATUM ALONG THE NORTH LINE OF THE SOUTH 115.827 FEET OF SAID EXCEPTED LAND, PROPERTY AND SPACE; AND

(2) A HORIZONTAL PLANE WHICH IS 11.20 FEET ABOVE CHICAGO CITY DATUM IN THAT PART OF SAID EXCEPTED LAND, PROPERTY AND SPACE LYING NORTH OF THE SOUTH 115.827 FEET THEREOF.

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PARCEL 3

THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM THE INCLINED PLANES ESTABLISHING THE UPPER LIMITS OF THE LAND, PROPERTY AND SPACE DEDICATED FOR E. SOUTH WATER STREET (92.00 FEET WIDE) BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NUMBER 21889519, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF A PART OF EACH OF LOTS 1, 2 AND 3 IN THOMAS DYERS SUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11, IN BLOCK 5, IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND COMPRISED ALSO, OF A PART OF THE LANDS LYING EAST OF AND ADJOINING SAID FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE, EXTENDED EAST, OF E. SOUTH WATER STREET, 66.00 FEET WIDE, AS SAID E. SOUTH WATER STREET IS LOCATED IN SAID FORT DEARBORN ADDITION TO CHICAGO, WITH THE EAST LINE, EXTENDED NORTH, OF THAT PART OF N. BEAUBIEN COURT VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF JULY, 1972, AND RECORDED IN SAID RECORDER'S OFFICE ON THE 8TH DAY OF DECEMBER, 1972, AS DOCUMENT NO. 22152086, AND RUNNING

THENCE SOUTH ALONG SAID EXTENDED LINE AND ALONG SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 79.003 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE EAST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET, SAID SOUTH LINE BEING A LINE PERPENDICULAR TO SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 107.50 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE AND SAID EAST LINE EXTENDED NORTH, OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 25.34 FEET TO AN INTERSECTION WITH A LINE 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTER LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE WEST ALONG SAID LINE 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTER LINE OF SAID E. SOUTH WATER STREET, A DISTANCE OF 44.33 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE, EXTENDED NORTH, OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 5.00 FEET TO AN INTERSECTION WITH A LINE 25.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTER LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE WEST ALONG SAID LINE 25.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTER LINE OF SAID E. SOUTH WATER STREET, A DISTANCE OF 68.17 FEET TO A POINT 52.00 FEET, MEASURED PERPENDICULARLY, EAST FROM THE EAST LINE, EXTENDED NORTH, OF SAID VACATED N. BEAUBIEN COURT;

THENCE NORTH ALONG A LINE PARALLEL WITH AND 52.00 FEET, MEASURED PERPENDICULARLY, EAST FROM SAID EAST LINE, EXTENDED NORTH, OF N. BEAUBIEN COURT, A DISTANCE OF 58.66 FEET TO A POINT 33.00 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID CENTER LINE OF E. SOUTH WATER STREET; AND

THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

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LEGAL DESCRIPTION OF PHASE II PROPERTY

PHASE II:

A PARCEL OF LAND, COMPRISED OF A PART OF EACH OF LOTS 7, 8, 9, 10 AND 11 IN BLOCK 6 IN THE ILLINOIS CENTRAL RAILROAD COMPANY'S SUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 6 IN FORT DEARBORN ADDITION TO CHICAGO, ALSO OF THE ADDITION TO SAID BLOCK 6 AND A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 6 IN BLOCK 11 IN FORT DEARBORN ADDITION TO CHICAGO, ALSO OF ADDITION TO SAID LOTS, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED JANUARY 21, 1856 IN BOOK 98 OF MAPS, PAGE 36, AS DOCUMENT NO. 66635, IN COOK COUNTY, ILLINOIS;

TOGETHER WITH A PART OF VACATED N. BEAUBIEN COURT, 50 FEET WIDE, LYING EAST OF AND ADJOINING SAID LOTS 7, 8, 9, 10 AND 11 IN BLOCK 6, AFORESAID; AND

PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID LOT 11 IN BLOCK 6, AFORESAID, AT THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EAST LINE OF THE WEST 61.50 FEET OF SAID LOT 11, AND RUNNING

THENCE NORTH ALONG THE EAST LINE OF THE WEST 61.50 FEET OF SAID LOTS 11, 10, 9, 8 AND 7 IN BLOCK 6, AFORESAID, A DISTANCE OF 100.926 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE OF THE WEST 61.50 FEET OF LOT 7 WITH THE WESTWARD EXTENSION OF A LINE 195.00 FEET, MEASURED AT RIGHT ANGLES, SOUTH FROM AND PARALLEL WITH THE SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE, AS SAID E. SOUTH WATER STREET WAS DEDICATED BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NO. 21889519;

THENCE EAST ALONG THE WESTWARD EXTENSION OF SAID PARALLEL LINE A DISTANCE OF 119.706 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID N. BEAUBIEN COURT VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF JULY, 1972, AND RECORDED IN SAID RECORDER'S OFFICE ON THE 8TH DAY OF DECEMBER, 1972, AS DOCUMENT NO. 22152086;

THENCE EAST ALONG SAID LINE 195.00 FEET, MEASURED AT RIGHT ANGLES, SOUTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID EAST LINE OF VACATED N. BEAUBIEN COURT), A DISTANCE OF 164.50 FEET;

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P. I. N#s: 17-10-304-016
17-10-304-019

Common Address: 205 North Michigan Avenue
Chicago, Illinois 60601

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THENCE NORTH ALONG A LINE 164.50 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT, AND ALONG A NORTHWARD EXTENSION THEREOF, A DISTANCE OF 220.34 FEET TO AN INTERSECTION WITH A LINE 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTERLINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE EAST ALONG SAID LAST MENTIONED PARALLEL LINE A DISTANCE OF 76.50 FEET TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF A LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT;

THENCE SOUTH ALONG SAID NORTHWARD EXTENSION, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 323.013 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PARCEL "K" IN "PLAT OF MID-AMERICA" A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION (WHICH RESUBDIVISION WAS RECORDED IN SAID RECORDER'S OFFICE ON THE 20TH DAY OF NOVEMBER, 1957 IN BOOK 504 OF PLATS AT PAGES 1 TO 11, BOTH INCLUSIVE, AS DOCUMENT NO. 17069914);

THENCE WEST ALONG SAID NORTH LINE OF PARCEL "K" A DISTANCE OF 241.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "K" (SAID NORTHWEST CORNER OF PARCEL "K" BEING A POINT ON SAID EAST LINE OF VACATED N. BEAUBIEN COURT);

THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 50.008 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 IN BLOCK 6, AFORESAID; AND

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 11 IN BLOCK 6, AFORESAID, A DISTANCE OF 69.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,777.76 SQUARE FEET OF LAND, MORE OR LESS.

EXCEPTING FROM SAID PARCEL OF LAND THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CORNER OF SAID PARCEL OF LAND SITUATED ON THE EAST LINE OF SAID VACATED N. BEAUBIEN COURT AT THE NORTHWEST CORNER OF PARCEL "K" OF "PLAT OF MID-AMERICA" AFORESAID, AND RUNNING

THENCE WESTWARDLY ALONG A STRAIGHT LINE (WHICH IF EXTENDED WILL INTERSECT THE WEST LINE OF SAID VACATED N. BEAUBIEN COURT AT THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 6, AFORESAID), A DISTANCE OF 8.001 FEET TO AN INTERSECTION WITH A LINE WHICH IS 8.00 FEET, MEASURED PERPENDICULARLY, WEST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT.

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THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 102.528 FEET TO AN INTERSECTION WITH THE WESTWARD EXTENSION OF SAID LINE 195.00 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE EAST ALONG SAID EXTENDED LINE A DISTANCE OF 8.00 FEET TO AN INTERSECTION WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT; AND

THENCE SOUTH ALONG SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 102.673 FEET TO THE POINT OF BEGINNING;

AND LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 6.90 FEET ABOVE CHICAGO CITY DATUM.

AND EXCEPTING FROM SAID PARCEL OF LAND THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CORNER OF SAID PARCEL OF LAND SITUATED ON THE EAST LINE OF SAID VACATED N. BEAUBIEN COURT AT THE NORTHWEST CORNER OF PARCEL "K" OF "PLAT OF MID-AMERICA", AFORESAID, AND RUNNING

THENCE NORTH ALONG SAID EAST LINE OF VACATED N. BEAUBIEN COURT A DISTANCE OF 102.673 FEET TO AN INTERSECTION WITH SAID LINE 195.00 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE EAST ALONG SAID PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID EAST LINE OF VACATED N. BEAUBIEN COURT), A DISTANCE OF 117.882 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT, A DISTANCE OF 102.673 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "K" IN "PLAT OF MID-AMERICA", AFORESAID; AND

THENCE WEST ALONG SAID NORTH LINE OF PARCEL "K" A DISTANCE OF 117.882 FEET TO THE POINT OF BEGINNING;

AND LYING BELOW, AND EXTENDING DOWNWARD FROM AN INCLINED PLANE RISING FROM AN ELEVATION OF 10.50 FEET ABOVE CHICAGO CITY DATUM ALONG SAID NORTH LINE OF PARCEL "K" TO AN ELEVATION OF 10.83 FEET ABOVE CHICAGO CITY DATUM ALONG SAID LINE WHICH IS 195.00 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH SAID SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE;

AND EXCEPTING FROM SAID PARCEL OF LAND THAT PART THEREOF (HERETOFORE DEDICATED FOR E. SOUTH WATER STREET) BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THAT CORNER OF SAID PARCEL OF LAND WHICH IS 164.50 FEET, MEASURED PERPENDICULARLY, EAST FROM A NORTHWARD EXTENSION OF THE EAST LINE OF VACATED N. BEAUBIEN COURT, AND 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE CENTERLINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE, AND RUNNING

THENCE EAST ALONG A LINE 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTERLINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE, A DISTANCE OF 76.50 FEET TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF A LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT;

THENCE SOUTH ALONG SAID NORTHWARD EXTENSION AND ALONG SAID PARALLEL LINE, A DISTANCE OF 25.34 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID E. SOUTH WATER STREET;

THENCE WEST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET A DISTANCE OF 76.50 FEET TO AN INTERSECTION WITH A LINE 164.50 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT; AND

THENCE NORTH ALONG SAID PARALLEL LINE, AND ALONG A NORTHWARD EXTENSION THEREOF, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.

AND LYING BELOW AND EXTENDING DOWNWARD FROM THE INCLINED PLANES ESTABLISHING THE UPPER LIMITS OF THE LAND, PROPERTY AND SPACE DEDICATED FOR E. SOUTH WATER STREET, 92.00 FEET WIDE.

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LEGAL DESCRIPTION OF PHASE III PROPERTY

PHASE III:

PARCEL 1

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE OF N. BEAUBIEN COURT, 50.00 FEET WIDE, VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF JULY, 1972 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 8TH DAY OF DECEMBER, 1972, AS DOCUMENT NUMBER 22151086, WITH THE SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE, AS SAID E. SOUTH WATER STREET WAS DEDICATED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NUMBER 21889519, AND RUNNING

THENCE EAST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET A DISTANCE OF 136.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF N. STETSON AVENUE, 74.00 FEET WIDE, AS SAID STREET IS DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER, 1969;

THENCE SOUTH ALONG SAID WEST LINE OF N. STETSON AVENUE (SAID WEST LINE BEING A LINE 377.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT) A DISTANCE OF 297.673 FEET TO THE NORTHEAST CORNER OF PARCEL "K" IN "PLAT OF MID-AMERICA", A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION (WHICH RESUBDIVISION WAS RECORDED IN SAID RECORDER'S OFFICE ON THE 20TH DAY OF NOVEMBER, 1957, IN BOOK 504 OF PLATS AT PAGES 1 TO 11, BOTH INCLUSIVE, AS DOCUMENT NUMBER 17069914);

THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL "K" A DISTANCE OF 136.50 FEET TO AN INTERSECTION WITH SAID LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED N. BEAUBIEN COURT; AND

THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 297.673 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM THE INCLINED PLANES ESTABLISHING THE UPPER LIMITS OF THE LAND, PROPERTY AND SPACE DEDICATED FOR E. SOUTH WATER STREET, 92.00 FEET WIDE, BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NO. 21889519, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH OF THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE, WITH A LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE OF THAT PART OF N. BEAUBIEN COURT, 50.00 FEET WIDE, VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF JULY, 1972, AND RECORDED IN SAID RECORDER'S OFFICE ON THE 8TH DAY OF DECEMBER, 1972, AS DOCUMENT NUMBER 22152086; AND RUNNING

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P. I. N. # 17-10-304-020

Vacant Land west of the buildings commonly known as Boulevard Towers North and South, south of South Water Street, north of Lake Street and east of Stetson Avenue.

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THENCE NORTH ALONG SAID PARALLEL LINE, AND ALONG A NORTHWARD EXTENSION THEREOF, A DISTANCE OF 25.34 FEET TO AN INTERSECTION WITH A LINE 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTER LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE;

THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 136.50 FEET TO AN INTERSECTION WITH A SOUTHWARD EXTENSION OF THE WEST LINE OF N. STETSON AVENUE, 74.00 FEET WIDE, AS SAID N. STETSON AVENUE WAS DEDICATED BY SAID INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NUMBER 21889519;

THENCE SOUTH ALONG SAID SOUTHWARD EXTENSION OF SAID WEST LINE OF N. STETSON AVENUE A DISTANCE OF 25.34 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF E. SOUTH WATER STREET; AND

THENCE WEST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET, A DISTANCE OF 136.50 FEET TO THE POINT OF BEGINNING.

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COOK COUNTY RECORDER
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