

DEED IN TRUST

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86090787

COOK CO. NO. 016

Form 191 Rev. 11-71

The above space for recorder's use only

4 8 3 3

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **Young-Kelber Partnership** of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten and No/100** Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is **33 No. LaSalle Street, Chicago, Illinois**, as Trustee under the provisions of a certain Trust Agreement, dated the **1st** day of **February 19 79**, and known as **Trust Number 45799**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

PROPERTY RECORD  
 1986 MAR - 6 PM 3: 17

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Address: **Vacant Strip of land on Jefferson St. between Grand + Kinzie, Chicago, IL**

Permanent Tax Index No. **17-09-112-016**

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future and upon any terms and for any period or periods of time, not exceeding in the case of any single devise the term of 100 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make lease, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract reserving the means of filing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant or convey, or charge of any kind, to release, convey or assign any right, title or interest in or about or essential appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, restricted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see to the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, nor be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Register of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument. (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement and in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the direction of the Trustee in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for its payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, if any of them shall be only in the earnings, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, profits and proceeds thereof as aforesaid, the intention thereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register or note a certificate of title or duplicate thereof, or memorial, the words "in trust," or upon condition, or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 MAR-6'86  
 580.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 MAR-6'86  
 580.00

SEE ATTACHED 6 PAGES FOR SIGNATURES AND ACKNOWLEDGEMENTS

Prepared by: **Agran & Agran, Ltd.**  
**205 W. Randolph St. #1740**  
**Chicago, IL 60606**

Mail to: **American National Bank & Tr. Co.**  
**33 N. LaSalle St.**  
**Chicago, IL 60602**

Box 22 / 111, Attn: Land Trust Dept.

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 MAR-6'86  
 116.00

REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 MAR-6'86  
 116.00

70-01-631, 70-29-435, 70-29-436D2

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STATE DEPARTMENT	
COURT DIVISION	

RECORDED

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EXHIBIT A

## PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF NORTH JEFFERSON STREET, A DISTANCE OF 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY EXTENDING ACROSS SAID JEFFERSON STREET AT A POINT THEREON NEAR THE INTERSECTION THEREOF WITH GRAND AVENUE, AS SAID MAIN TRACK IS NOW LOCATED; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 171.88 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE EASTERLY FACE OF A BRIDGE PIER OR SUPPORT; THENCE SOUTHERLY ALONG SAID EASTERLY FACE EXTENDED, A DISTANCE OF 121.56 FEET, MORE OR LESS, TO A POINT A DISTANCE OF 35 FEET NORTHERLY FROM THE NORTH EAST CORNER OF SAID BRIDGE SUPPORT, FOR THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE HEREINAFTER DESIGNATED LINE "A" A DISTANCE OF 110.54 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY FACE OF A BRIDGE PIER OR SUPPORT NEAR THE EAST LINE OF SAID JEFFERSON STREET, AND DISTANT 35 FEET NORTHERLY FROM THE NORTH EAST CORNER OF SAID (LAST DESCRIBED) BRIDGE SUPPORT; THENCE CONTINUING NORTHWESTERLY ALONG SAID LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 3.81 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID NORTH JEFFERSON STREET; THENCE SOUTHERLY ALONG SAID EAST LINE OF NORTH JEFFERSON STREET A DISTANCE OF 35 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN PARALLEL WITH SAID ABOVE DESCRIBED LINE "A" THROUGH THE NORTH EAST CORNER OF THE FIRST DESCRIBED BRIDGE PIER OR SUPPORT; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 118.35 FEET, MORE OR LESS, TO THE NORTH EAST CORNER OF SAID FIRST ABOVE DESCRIBED PIER OR SUPPORT; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LAST DESCRIBED PIER OR SUPPORT A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OCCUPIED BY THE CENTER PIER OR SUPPORT LYING MIDWAY BETWEEN THE ABOVE DESCRIBED PIERS)

## PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF NORTH JEFFERSON STREET, DISTANT 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, EXTENDING ACROSS SAID JEFFERSON STREET AT A POINT THEREON NEAR THE INTERSECTION THEREOF WITH GRAND AVENUE, AS SAID MAIN TRACK IS NOW LOCATED; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 171.88 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE EASTERLY FACE OF A BRIDGE PIER OR SUPPORT; THENCE SOUTHERLY ALONG SAID EASTERLY FACE, EXTENDED, A DISTANCE OF 121.56 FEET, MORE OR LESS, TO A POINT DISTANT 35 FEET NORTHERLY FROM THE NORTH EAST CORNER OF SAID BRIDGE SUPPORT; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 114.54 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY FACE OF A BRIDGE PIER OR SUPPORT AT OR NEAR THE EAST LINE OF SAID JEFFERSON STREET, AND DISTANT 35 FEET NORTHERLY FROM THE NORTH EAST CORNER OF SAID (LAST DESCRIBED) BRIDGE SUPPORT; THENCE CONTINUING NORTHWESTERLY ALONG SAID LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 3.81 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID NORTH JEFFERSON STREET; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF 210.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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2011/05/12

# UNOFFICIAL COPY

SIGNATURE PAGE ATTACHED TO DEED IN TRUST  
DATED DECEMBER 31, 1985 BY AND BETWEEN THE  
UNDERSIGNED AS GRANTOR AND AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO,  
AS TRUSTEE U/T/A DATED FEBRUARY 1, 1979 AND KNOWN  
AS TRUST 45799, AS GRANTEE

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set  
his hand and seal this 31st day of December, 1985.

YOUNG KELBER PARTNERSHIP

By: Maurice Young  
Maurice Young, a general partner

STATE OF Ill. )  
COUNTY OF Cook ) SS

I, MARTIN S AGAN, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that  
MAURICE YOUNG, a general partner of YOUNG-KELBER  
PARTNERSHIP, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for  
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of  
December, A.D., 1985.

Martin S. Agan  
Notary Public

My Commission expires:

July 10, 1988

86090787

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20030583

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SIGNATURE PAGE ATTACHED TO DEED IN TRUST  
DATED DECEMBER 21, 1985 BY AND BETWEEN THE  
UNDERSIGNED AS GRANTOR AND AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO,  
AS TRUSTEE U/T/A DATED FEBRUARY 1, 1979 AND KNOWN  
AS TRUST 45799, AS GRANTEE

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set  
his hand and seal this 31st day of December, 1985.

YOUNG KELBER PARTNERSHIP

By: William Kelber  
William Kelber, a general partner

STATE OF ILL. )  
COUNTY OF COOK ) SS

I, MARTIN O. ABRON, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that  
WILLIAM KELBER, a general partner of YOUNG-KELBER  
PARTNERSHIP, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for  
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of  
December, A.D., 1985.

Martin O. Abron  
Notary Public

My Commission expires:

July 10, 1988

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Property of Cook County Clerk's Office



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# UNOFFICIAL COPY

SIGNATURE PAGE ATTACHED TO DEED IN TRUST  
DATED DECEMBER 31, 1985 BY AND BETWEEN THE  
UNDERSIGNED AS GRANTOR AND AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO,  
AS TRUSTEE U/T/A DATED FEBRUARY 1, 1979 AND KNOWN  
AS TRUST 45799, AS GRANTEE

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set  
his hand and seal this 31<sup>ST</sup> day of December, 1985.

YOUNG KELBER PARTNERSHIP

By: Arthur I. Dordek  
Arthur I. Dordek, a general partner

STATE OF ILL SS  
COUNTY OF COOK

I, Merrill S. Agkan, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that  
ARTHUR I. DORDEK, a general partner of YOUNG-KELBER  
PARTNERSHIP, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for  
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31<sup>ST</sup> day of  
December, A.D., 1985.

Merrill S. Agkan  
Notary Public

My Commission expires:

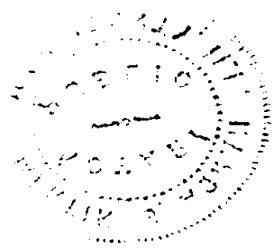
July 10, 1988

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*[Faint, illegible text from a document, possibly a court order or legal notice, is visible in the background.]*

Property of Cook County Clerk's Office



20080824

# UNOFFICIAL COPY

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SIGNATURE PAGE ATTACHED TO DEED IN TRUST  
DATED DECEMBER 31, 1985 BY AND BETWEEN THE  
UNDERSIGNED AS GRANTOR AND AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO,  
AS TRUSTEE U/T/A DATED FEBRUARY 1, 1979 AND KNOWN  
AS TRUST 45799, AS GRANTEE

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set  
his hand and seal this 31st day of December, 1985.

YOUNG KELBER PARTNERSHIP

By: Alex M. Topp  
Alex M. Topp, a general partner

STATE OF Ill.  
COUNTY OF Cook ) SS

I, Mr. W. S. Agron, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that  
ALEX M. TOPP, a general partner of YOUNG-KELBER  
PARTNERSHIP, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for  
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of  
December, A.D., 1985.

W. S. Agron  
Notary Public

My Commission expires:

July 1, 1988

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UNDERSIGNED AS GRANTOR AND AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO,  
AS TRUSTEE U/T/A DATED FEBRUARY 1, 1979 AND KNOWN  
AS TRUST 45799, AS GRANTEE

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set  
his hand and seal this 31<sup>st</sup> day of December, 1985.

YOUNG KELBER PARTNERSHIP

By: Samuel Young  
Samuel Young, a general partner

STATE OF Ill )  
COUNTY OF Cook ) SS

I, Marion S. Agoran, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that  
SAMUEL YOUNG, a general partner of YOUNG-KELBER  
PARTNERSHIP, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for  
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of  
December, A.D., 1985.

Marion S. Agoran  
Notary Public

My Commission expires:

July 10, 1988

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AND TRUST COMPANY OF CHICAGO,  
AS TRUSTEE U/T/A DATED FEBRUARY 1, 1979 AND KNOWN  
AS TRUST 45799, AS GRANTEE

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set  
his hand and seal this 31st day of December, 1985.

YOUNG KELBER PARTNERSHIP

By: Maurice H. Kelber  
Maurice H. Kelber a general partner

STATE OF IL )  
COUNTY OF COOK ) SS

I, MARTIN S. AGAN, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that  
MAURICE H. KELBER, a general partner of YOUNG-KELBER  
PARTNERSHIP, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that he signed, sealed and  
delivered the said instrument as his free and voluntary act, for  
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of  
December, A.D., 1985.

Martin S. Agan  
Notary Public

My Commission expires:

July 10, 1988

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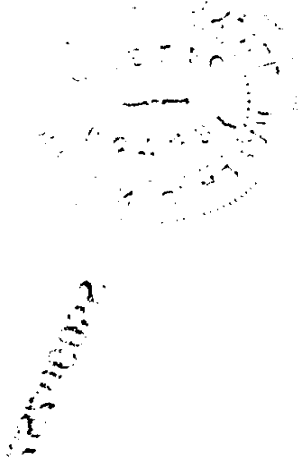




EXHIBIT A

PARCEL 1:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF WEST KINZIE STREET SAID POINT BEING 168.30 FEET NORTH 89 DEGREES 42 MINUTES 58 SECONDS WEST OF THE SOUTH WEST CORNER OF LOT 1 AS SHOWN ON MAP OF WABANSIA, A SUBDIVISION OF PART OF SECTION 9 AFORESAID; THENCE NORTH 30 DEGREES 42 MINUTES 23 SECONDS WEST 192.0 FEET; THENCE NORTH 62 DEGREES 09 MINUTES 22 SECONDS EAST 2.54 FEET; THENCE NORTH 27 DEGREES 50 MINUTES 38 SECONDS WEST 321.0 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHEASTERLY HAVING A RADIUS OF 1427.49 FEET AND BEING TANGENT TO THE LAST DESCRIBED LINE FOR A DISTANCE OF 236.479 FEET TO A POINT OF TANGENCY; THENCE NORTH 37 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC FOR A DISTANCE OF 100.622 FEET TO A POINT IN THE SOUTH LINE OF GRAND AVENUE, SAID POINT BEING 71.444 FEET (AS MEASURED ALONG SAID SOUTH LINE) WESTERLY OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EAST LINE OF BLOCK 60 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN SECTION 9 AFORESAID, SAID POINT BEING IN THE EAST LINE OF NORTH JEFFERSON STREET, THENCE SOUTH 00 DEGREES 12 MINUTES 36 SECONDS WEST ALONG SAID EAST LINE 88.89 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES 56 SECONDS EAST 212.99 FEET TO A POINT ON AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 294.53 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC, BEING TANGENT TO THE LAST DESCRIBED LINE, FOR A DISTANCE OF 58.74 FEET (THE CHORD OF SAID ARC BEARING SOUTH 33 DEGREES 39 MINUTES 06 SECONDS EAST 58.64 FEET); THENCE SOUTH 27 DEGREES 56 MINUTES 22 SECONDS EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 189.16 FEET; THENCE NORTH 62 DEGREES 03 MINUTES 38 SECONDS EAST 11.38 FEET; THENCE SOUTH 27 DEGREES 56 MINUTES 21 SECONDS EAST 121.02 FEET; THENCE SOUTH 30 DEGREES 42 MINUTES 23 SECONDS EAST 183.73 FEET TO THE NORTH LINE OF WEST KINZIE STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 17.50 FEET TO THE POINT OF BEGINNING

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County Clerk's Office