

UNOFFICIAL COPY

ILLINOIS
GOVERNMENT AGENCY
NO FEE

91106287

CD Float Loan

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:
DONALD S. HORVATH
JENNER & BLOCK
ONE IBM PLAZA
CHICAGO, ILLINOIS 60611

\$3.00
FILING

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT of Rents and Leases (this "Assignment") is made as of the 26th day of February, 1991, by and among Chinese American Development Corporation, an Illinois corporation ("CADC"), American National Bank and Trust Company of Chicago (the "Land Trustee"), not personally but as Trustee under the provisions of a Trust Agreement dated July 1, 1987 and known as Trust No. 67060 (the "CADC Trust"), Chinese American Development Foundation, an Illinois not for profit corporation ("CADF") and the Land Trustee, not personally but as Trustee under the provision of a Trust Agreement dated July 1, 1987 and known as Trust No. 66666 (the "CADF Trust"), in favor of the City of Chicago, Illinois, a public body corporate (the "Assignee"). CADC, CADF and the Land Trustee, in its capacity as Trustee under the CADC Trust and the CADF Trust, are hereinafter collectively called the "Assignor".

WITNESSETH:

Assignor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, transfer, assign, convey, set over and deliver unto Assignee all right, title and interest of the Assignor, or any of them, in, to and under all leases affecting the

ES:MEC
91106287

91106287

Box 374

10/15

70 2604102

UNOFFICIAL COPY

Premises described on Exhibit "A" attached hereto and made a part hereof (the "Premises") or any part thereof, now existing or which may be executed by any lessor at any time in the future during the life of this Assignment, and all guaranties, amendments, extensions and renewals of said leases and any of them (all of which are hereinafter called the "Leases"), and all rents, income, revenues, receipts, security deposits and profits which may now or hereafter be or become due or owing under (x) the Leases, and any of them, or (y) on account of the use of the Premises or any business conducted thereon.

This Assignment is made for the purpose of securing:

A. The payment of the indebtedness of CADC and the Land Trustee, in its capacity as Trustee of the CADC Trust, pursuant to that certain Amended and Restated Redevelopment/Loan Agreement (the "Loan Agreement"), dated as of the date hereof, by and among Assignor, the Land Trustee, in its capacity as Trustee under that certain Trust Agreement, dated January 25, 1991, and known as Trust No. 113361-04, and Assignee, which indebtedness is evidenced by those certain CD Float Loan Notes (the "Notes"), February 28, 1991, in the aggregate principal amount of Seven Million Two Hundred Ninety-eight Thousand Dollars (\$7,298,000), executed and delivered by CADC and the Land Trustee to Assignee, which Notes are secured by, among other

91106287

UNOFFICIAL COPY

things, that certain Mortgage, Assignment and Leases and Rents, Security Agreement and Financing Statement (the "Mortgage"), dated as of the date hereof, from Assignor to Assignee, encumbering the Premises;

B. The payment of any other indebtedness or liability of Assignor, or any of them, to Assignee, now or hereafter arising;

C. The payment of all other sums with interest thereon becoming due and payable by Assignor, or any of them, to Assignee under the provisions of the Loan Agreement, the Mortgage and any other instrument constituting security for the Notes;

D. The performance and discharge of each and every term, covenant and condition of CADC and the Land Trustee contained in the Notes, the Loan Agreement, the Mortgage and any other instrument constituting security for the Notes; and

E. Assignor covenants and agrees and CADC and CADF warrant and agree with Assignee as follows:

1. That the sole ownership of the entire Lessor's interest in the Leases is vested in CADC, CADF, the Land Trustee, or any one or more of them, that Assignor has not, and shall not perform any acts or execute any other instruments which might prevent Assignee from fully exercising its rights under any of the terms, covenants and conditions of this Assignment, and that Assignor has not and shall not execute any

UNOFFICIAL COPY

0 1 2 3 7

other assignment of any of the Leases or the rents, income, security deposits and profits accruing from the Premises.

2. That those Leases listed on the Schedule of Leases, attached hereto as Exhibit "B" and made a part hereof, are valid and enforceable in accordance with their terms and have not been altered, modified, amended, terminated, canceled, renewed or surrendered nor have any of the terms and conditions thereof been waived in any manner whatsoever except as approved in writing by Assignee.

3. That there are no Leases of the Premises except those listed on the Schedule of Leases.

4. That there are no defaults now existing under any of the Leases and there exists no state of facts which, with the giving of notice or lapse of time or both, would constitute a default under any of the Leases.

5. That Assignor shall give prompt notice to Assignee of any notice received by Assignor, or any of them, claiming that a default has occurred under any of the Leases on the part of the Assignor, or any of them, together with a complete copy of any such notice.

6. That each of the Leases shall remain in full force and effect irrespective of any merger of any interest of lessor and any lessee under any of the Leases.

UNOFFICIAL COPY

9 7 1 5 2 3 7

7. That Assignor will not permit any Lease to become subordinate to any lien other than the lien of the Mortgage.

8. That no rent has been or shall be prepaid or collected for more than one month in advance.

9. That Assignor will fulfill or perform each and every condition and covenant of each of the Leases by lessor to be fulfilled or performed; and Assignor shall, at the sole cost and expense of Assignor, enforce, short of termination, the performance or observance of each and every covenant and condition of all such Leases by the lessee(s) to be performed or observed.

10. That Assignor shall and does hereby assign and transfer to the Assignee any and all subsequent leases upon all or any part of the Premises, and shall execute and deliver at the request of Assignee all such further assurances and assignments as Assignee shall from time to time require or deem necessary.

The parties further agree as follows:

This Assignment is absolute and is effective immediately. Notwithstanding the foregoing, until notice is sent to the Assignor in writing that a default has occurred hereunder, under the terms and conditions of the Notes, the Loan Agreement, the Mortgage or any other instrument constituting additional security for the Notes (which notice is hereafter called the "Notice"), Assignor may receive, collect

UNOFFICIAL COPY 7

and enjoy the rents, income and profits accruing from the Premises and retain any and all security deposits under the Leases.

So long as no default has occurred hereunder, Assignor may, without the consent of Assignee: (a) enter into leases of all or part of the Premises; (b) alter, modify or amend any or all of the Leases; and (c) cancel or surrender any or all of the Leases; provided, however, that Assignor shall not be permitted to alter, modify, amend, cancel, surrender or terminate the Ground Lease (as defined in the Mortgage) without the prior written consent of Assignee. Upon and after service of the Notice, Assignee shall obtain the prior written consent of Assignee before it takes any or all of the actions set forth in the immediately preceding sentence.

In the event of any default at any time hereunder, or under the Notes, the Loan Agreement, the Mortgage or any other instrument constituting additional security for the Notes, Assignee may, at its option after service of a Notice, receive and collect all such rents, income and profits as they become due, from the Premises and under any and all Leases of all or any part of the Premises. Assignee shall thereafter continue to receive and collect all such rents, income and profits, as long as such default or defaults shall exist, and during the pendency of any foreclosure proceedings, and if there is a deficiency, during any redemption period.

UNOFFICIAL COPY

9 1 2 3 7

Assignor hereby irrevocably appoints Assignee its true and lawful attorney with full power of substitution in its own name and capacity or in the name and capacity of Assignor, from and after the service of the Notice, to demand, collect, receive and give complete acquittances for any and all rents, income and profits accruing from the Premises, and at Assignee's discretion to file any claim or take any other action or proceeding and make any settlement of any claims either in its own name or in the name of Assignor or otherwise, which Assignee may deem necessary or desirable in order to collect and enforce the payment of the rents, income and profits. Lessees of the Premises are hereby expressly authorized and directed by Assignor to pay any and all amounts due Assignor, or any of them, pursuant to the Leases to Assignee or such nominee as Assignee may designate in writing delivered to and received by such lessees who are expressly relieved of any and all duty, liability or obligation to Assignor, or any of them, in respect of all payments so made.

From and after service of the Notice, Assignee is hereby vested with full power to use all measures, legal and equitable, deemed by it necessary or proper to enforce this Assignment and to collect the rents, income and profits assigned hereunder, including the right of Assignee or its designee to enter upon the Premises, or any part thereof, with or without force and with or without process of law, and take possession of all or any part of the Premises together

91106287

UNOFFICIAL COPY

with all personal property, fixtures, documents, books, records, papers and accounts of Assignor relating thereto, and may exclude the Assignor, its agents, and servants, wholly therefrom. Assignor hereby grants full power and authority to Assignee to exercise all rights, privileges and powers herein granted at any and all times after service of the Notice, without further notice to Assignor, with full power to use and apply all of the rents and other income herein assigned to the payment of the costs of managing and operating the Premises and of any indebtedness or liability of Assignor to Assignee, including but not limited to the payment of taxes, special assessments, insurance premiums, damage claims, the costs of maintaining, repairing, rebuilding and restoring the improvements on the Premises or of making the same rentable, attorneys' fees incurred in connection with the enforcement of this Assignment, and of principal and interest payments due from CADC and the Land Trustee to Assignee pursuant to the Notes and the Mortgage, all in such order as Assignee may determine; Assignee shall be under no obligation to exercise or prosecute any of the rights or claims assigned to it hereunder or to perform or carry out any of the obligations of the lessor under any of the Leases and does not assume any of the liabilities in connection with or arising or growing out of the covenants and agreements of Assignor in the Leases. Assignor hereby agrees to indemnify Assignee and to hold it harmless from any liability, loss or damage including without limitation

UNOFFICIAL COPY

reasonable attorneys' fees which may or might be incurred by it under the Leases or by reason of this Assignment, and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any of the Leases. It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of the Premises, or parts thereof, upon Assignee, nor shall it operate to make Assignee liable for the performance of any of the terms and conditions of any of the Leases, or for any waste of the Premises by any lessee under any of the Leases or any other person, or for any dangerous or defective condition of the Premises or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any lessee, licensee, employee or stranger. Assignee shall not be obligated hereby to indemnify, defend or hold harmless Assignee against claims arising from Assignee's negligence or willful misconduct.

Waiver of or acquiescence of Assignee in any default by the Assignor, or failure of the Assignee to insist upon strict performance by the Assignor of any covenants, conditions or agreements in this Assignment, shall not constitute a waiver of any subsequent or other default or failure, whether similar or dissimilar.

The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Assignee shall have under the Notes, the Loan Agreement, the Mortgage or any other instrument constituting security for the Notes, or at law or in equity.

If any term of this Assignment, or the application thereof to any person or circumstances, shall, to any extent, be invalid or unenforceable, the remainder of this Assignment, or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Assignment shall be valid and enforceable to the fullest extent permitted by law.

Assignee may take or release other security without affecting the priority of its lien upon any property not released, may release any party primarily or secondarily liable for any indebtedness secured hereby without affecting the liability of any other party, may grant extension, renewals, or indulgences with respect to such indebtedness and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder.

Assignee may, at its option, although it shall not be obligated so to do, perform any Lease covenant for and on behalf of the Assignor and any monies expended in so doing

UNOFFICIAL COPY

shall be chargeable with interest to the Assignor and added to the indebtedness secured hereby.

All notices, demands, requests, consents, approvals and other communications required or permitted to be given hereunder, or which are to be given with respect to this Assignment, shall be in writing sent by registered or certified mail, postage prepaid, return receipt requested, addressed to the party to be so notified as follows:

If to Assignee: Commissioner, Department
of Economic Development
24 E. Congress Parkway
Suite 700
Chicago, IL 60605

With copies to: Corporation Counsel
City Hall, Room 511
121 N. LaSalle Street
Chicago, IL 60602

and

Jenner & Block
One IBM Plaza
Chicago, IL 60611
ATTN: Charles J. McCarthy
Joel S. Corwin

If to Assignor: Chinese American
Development Corporation
Chinese American
Development Foundation
209 W. 23rd Street
Chicago, IL 60616
ATTN: Ping Tom or
John Tan

With copies to: Steven N. Klein
Schwartz & Freeman
401 N. Michigan Avenue
Suite 1900
Chicago, IL 60611

UNOFFICIAL COPY

Link Programs, Inc.
205 W. Wacker Drive
Suite 1800
Chicago, IL 60606
ATTN: John Heimbaugh

Any notice shall be deemed delivered three (3) business days after the mailing thereof. Either party may at any time change the addresses for notices to such party by mailing a notice as aforesaid. Such change shall be effective five (5) business days after the mailing of the notice changing the address.

The terms "Assignor", "Assignee", "CADC", "CADF" and "Land Trustee" shall be construed to include the heirs, personal representatives, successors and assigns thereof. The gender and number used in this Assignment are used as a reference term only and shall apply with the same effect whether the parties are of the masculine or feminine gender, corporate or other form, and the singular shall likewise include the plural.

This Assignment may not be amended, modified or changed nor shall any waiver of any provisions hereof be effective, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns and successors in interest.

UNOFFICIAL COPY

9 1 1 2 3 7

This Assignment is executed by the Land Trustee, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the undersigned hereby warrant that each possesses full power and authority to execute this Assignment, and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on the Land Trustee personally to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder; provided, however, that nothing herein contained shall in any way limit the liability of CADC, CADF or of any other guarantor or other obligor (not including the Land Trustee) hereunder or under the Notes, the Loan Agreement, the Mortgage or any other instrument constituting security for the Notes.

UNOFFICIAL COPY

9 1 1 6 2 8 7

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed and delivered as of the date first above written.

ASSIGNOR:

American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreements dated July 1, 1987, and known as Trust No. 67060 and Trust No. 66666

ATTEST:

By: [Signature]
Name: P. JOHANSEN
~~ASSISTANT~~ Secretary

By: [Signature]
Name: M. Whelan
Title: VP

Chinese American Development Corporation, an Illinois corporation

By: [Signature]
Name: David Kwok
Title: Vice President

Chinese American Development Foundation, an Illinois not for profit corporation

By: [Signature]
Name: John Tan
Title: President

DSH00512.AGR

Land Trustee Acknowledgement

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

L. M. SOVIENSKI

I, L. M. SOVIENSKI, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ... President of American National Bank and Trust Company of Chicago, a national banking association, as Trustee as aforesaid and Peter H. Johansen personally known to me to be the ASSISTANT Secretary of said association, 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 severally acknowledged that as such ... Secretary of said association, they signed and delivered the said instrument pursuant to proper authority duly given by the Board of Directors of said association as Trustee as aforesaid, as their free and voluntary act and as the free and voluntary act and deed of said association, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this FEB 20 day of 1991.

[Signature]
Notary Public

My Commission expires:



UNOFFICIAL COPY

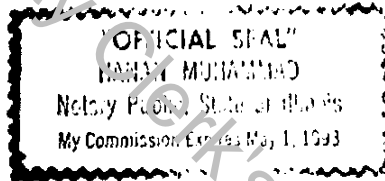
CADC Acknowledgement

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Hanan Muhammad, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DAVID KWOK, personally known to me to be the VICE-PRESIDENT of Chinese American Development Corporation, a corporation organized and existing under the laws of the State of Illinois, and 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 as such he signed and delivered the said instrument pursuant to proper authority, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27TH day of February, 1991.

Hanan Muhammad
Notary Public



My Commission expires:

May 1, 1993

UNOFFICIAL COPY

1 1 6 2 8 7

CADF Acknowledgement

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

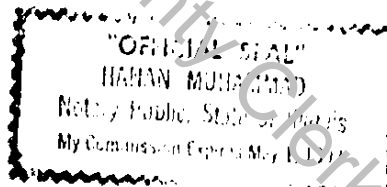
I, Hanan Muhammad, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN TAN, personally known to me to be the PRESIDENT of Chinese American Development Foundation, a not for profit corporation organized and existing under the laws of the State of Illinois, and personally 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 as such he signed and delivered the said instrument pursuant to proper authority, as the free and voluntary act and deed of said not for profit corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of February, 1991.

Hanan Muhammad
Notary Public

My Commission expires:

May 1, 1993



UNOFFICIAL COPY

PROPERTY IDENTIFICATION NUMBERS
ARE ATTACHED AS PAGE A-12

9 1 1 0 6 2 8 7

CD Float Loan

EXHIBIT A

PARCEL 1 (CADC MIDDLE PARCEL 1):

A TRACT OF LAND, COMPRISED OF LOTS OR PARTS THEREOF IN BLOCKS 25, 26, 40, 41 AND 43 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCKS 24, 40, 41 AND 43 OR PARTS THEREOF IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID, TOGETHER WITH ALL OR PART OF THE VACATED ALLEYS WITHIN SAID BLOCKS, AND OF THE VACATED STREETS LYING BETWEEN AND ADJOINING SAID BLOCKS, WHICH TRACT OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF SAID BLOCK 40, BEING ALSO THE WEST LINE OF SOUTH WENTWORTH AVENUE, AT THE INTERSECTION OF SAID LINE WITH THE NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED, BY INSTRUMENT RECORDED APRIL 13, 1926 AS DOCUMENT NUMBER 9238234, AND RUNNING THENCE SOUTH 58 DEGREES, 05 MINUTES, 45 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED, A DISTANCE OF 968.69 FEET, TO AN INTERSECTION WITH THE NORTH LINE OF WEST CERMAK ROAD, AS WIDENED, BY THE AFORESAID INSTRUMENT RECORDED APRIL 13, 1926 AS DOCUMENT NUMBER 9238234; THENCE SOUTH 89 DEGREES, 56 MINUTES, 36 SECONDS WEST ALONG SAID NORTH LINE OF WEST CERMAK ROAD, AS WIDENED, A DISTANCE OF 54.33 FEET, TO THE POINT OF BEGINNING FOR THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES, 56 MINUTES, 36 SECONDS WEST ALONG SAID NORTH LINE OF WEST CERMAK ROAD, AS WIDENED, A DISTANCE OF 452.25 FEET TO THE WEST LINE OF BLOCK 43 AFORESAID; THENCE 00 DEGREES, 02 MINUTES, 44 SECONDS EAST ALONG THE WEST LINE, AND NORTHWARD EXTENSION THEREOF, OF SAID BLOCK 43 AND ALONG THE WEST LINE OF SAID BLOCK 41, A DISTANCE OF 390.13 FEET TO A POINT WHICH IS 50.00 FEET SOUTH OF A STONE MONUMENT MARKING THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND IN SAID BLOCK 41 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY DEED RECORDED IN SAID RECORDER'S OFFICE ON JULY 3, 1900 AS DOCUMENT NUMBER 2981686; THENCE NORTH 33 DEGREES, 43 MINUTES, 56 SECONDS EAST, A DISTANCE OF 312.60 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, AT A POINT WHICH IS 250.00 FEET (MEASURED ALONG SAID SOUTHEASTERLY LINE) NORTHEASTERLY FROM THE SOUTHERLY CORNER OF SAID PARCEL OF LAND; THENCE NORTH 43 DEGREES, 57 MINUTES, 21 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 181.73 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE VACATED NORTH AND SOUTH ALLEY IN SAID BLOCK 41; THENCE NORTH *DEGREES 89, TOWNSHIP 40 NORTH, RANGE 30 EAST, A DISTANCE OF 8.00 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID VACATED ALLEY;

*89 DEGREES, 48 MINUTES, 38 SECONDS EAST

(PARCEL 1 CONTINUED)

THENCE NORTH 00 DEGREES, 11 MINUTES, 22 SECONDS WEST ALONG THE CENTER LINE, AND ALONG A NORTHWARD EXTENSION THEREOF, OF SAID VACATED ALLEY, A DISTANCE OF 44.69 FEET TO AN INTERSECTION WITH THE NORTHEASTWARD EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 41; THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST ALONG SAID NORTHEASTWARD EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 41, A DISTANCE OF 31.23 FEET TO AN INTERSECTION WITH THE CENTER LINE OF VACATED WEST CULLERTON STREET (WEST 20TH STREET); THENCE NORTH 89 DEGREES, 54 MINUTES, 16 SECONDS EAST ALONG SAID CENTER LINE OF VACATED WEST CULLERTON STREET, A DISTANCE OF 57.43 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST, A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID VACATED WEST CULLERTON STREET; THENCE NORTH 44 DEGREES, 11 MINUTES, 15 SECONDS EAST ALONG THE SOUTHEASTERLY LINE (AS SAID SOUTHEASTERLY LINE IS MONUMENTED) OF THE PARCEL OF LAND IN SAID BLOCK 24 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY SAID DEED RECORDED AS DOCUMENT NUMBER 2981686, A DISTANCE OF 251.76 FEET TO A STONE MONUMENT ON THE SOUTHWESTERLY LINE OF THE VACATED ALLEY LEADING SOUTHEASTERLY FROM GROVE STREET; THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST, A DISTANCE OF 8.00 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID VACATED ALLEY; THENCE NORTH 45 DEGREES, 59 MINUTES, 37 SECONDS WEST, ALONG THE CENTER LINE OF SAID VACATED ALLEY, A DISTANCE OF 0.25 OF A FOOT; THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST, A DISTANCE OF 8.00 FEET TO A STONE MONUMENT MARKING THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND IN SAID BLOCK 24 CONVEYED TO SAID CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY SAID DEED RECORDED AS DOCUMENT NUMBER 2981686; THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND (SAID SOUTHEASTERLY LINE BEING PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 24) A DISTANCE OF 50.00 FEET; THENCE NORTHEASTWARDLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, SAID SOUTHEASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 765.55 FEET, A DISTANCE OF 128.02 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 39 DEGREES, 12 MINUTES, 56 SECONDS EAST, AND A LENGTH OF 127.87 FEET) TO AN INTERSECTION WITH THE EAST LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES, 52 MINUTES, 59 SECONDS EAST, A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE CENTER LINE OF VACATED SOUTH PURPLE STREET; THENCE NORTH 00 DEGREES, 07 MINUTES, 01 SECONDS EAST ALONG SAID CENTER LINE OF VACATED SOUTH PURPLE STREET, AND ALONG SAID CENTER LINE EXTENDED, A DISTANCE OF 101.79 FEET TO AN INTERSECTION WITH A SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21; THENCE NORTH 19 DEGREES, 11 MINUTES, 22 SECONDS EAST ALONG SAID SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21, A DISTANCE OF 3.41 FEET TO AN INTERSECTION WITH THE WESTWARD EXTENSION OF THE SOUTH LINE OF BLOCK 21,

UNOFFICIAL COPY

9 1 1 6 2 8 7

(PARCEL 1 CONTINUED)

IN THE AFOREMENTIONED CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST FRACTIONAL 1/4 OF SAID SECTION 21; THENCE NORTH 89 DEGREES, 54 MINUTES, 02 SECONDS EAST ALONG SAID WESTWARD EXTENSION AND ALONG SAID LINE OF BLOCK 21, AND ALONG A WESTWARD EXTENSION OF THE SOUTH LINE OF BLOCK 20 AND ALONG SAID SOUTH LINE OF BLOCK 20, A DISTANCE OF 595.43 FEET TO THE SOUTH EAST CORNER OF SAID BLOCK 20; THENCE SOUTH 00 DEGREES, 00 MINUTES, 58 SECONDS EAST ALONG THE SOUTHWARD EXTENSION OF THE EAST LINE OF SAID BLOCK 20, AND ALONG THE EAST LINE OF SAID BLOCK 26, BEING THE WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 431.67 FEET TO THE SOUTH EAST CORNER OF SAID BLOCK 26; THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 26, BEING ALSO THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 140.74 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 8.00 FEET OF THE WEST 1/2 OF SAID BLOCK 26; THENCE NORTH 00 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 13.00 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG A LINE WHICH IS 13.00 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 26, A DISTANCE OF 80.00 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH WEST, TANGENT TO THE LAST DESCRIBED LINE AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 78.54 FEET; THENCE SOUTH 00 DEGREES, 05 MINUTES, 44 SECONDS EAST ALONG A LINE WHICH IS TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 17.30 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND 11.70 FEET NORTH FROM THE NORTH LINE OF BLOCK 40 AFORESAID, AT A POINT 270.65 FEET, MEASURED PERPENDICULARLY, WEST FROM THE EAST LINE OF SAID BLOCK 40; THENCE NORTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 111.99 FEET TO AN INTERSECTION WITH A LINE WHICH IS 470.00 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE AFOREMENTIONED NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED; THENCE SOUTH 58 DEGREES, 05 MINUTES, 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 294.16 FEET; THENCE SOUTH 31 DEGREES, 54 MINUTES, 15 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 195.00 FEET; THENCE SOUTH 58 DEGREES, 05 MINUTES, 45 SECONDS WEST ALONG A LINE WHICH IS 275.00 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE AFORESAID NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 542.42 FEET; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE WEST, TANGENT TO LAST DESCRIBED LINE AND HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY WITH A LINE WHICH IS PERPENDICULAR TO THE SOUTHWESTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED, AND THENCE SOUTH 31 DEGREES, 54 MINUTES, 15 SECONDS EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 226.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

UNOFFICIAL COPY 3 7

(PARCEL 1 CONTINUED)

Lots Eight (8), Nine (9), Twelve (12) and Thirteen (13) in Block Twenty-Six (26) of the Canal Trustees' Subdivision of the South East Quarter (SE 1/4) of Fractional Section Twenty-One (21), Township Thirty-Nine (39) North of Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois; and

A strip of land eight (8) feet in width and Two Hundred (200) feet in length, being the East half (E 1/2) of that portion of the vacated alley lying West of and adjoining Lots Eight (8), Nine (9), Twelve (12) and Thirteen (13), in Block Twenty-Six (26) of the Canal Trustees' New Subdivision in Blocks in Canal Trustees' Subdivision of the East Fraction of the South East Quarter (SE 1/4) of Section Twenty-One (21), Township Thirty-Nine (39) North of Range Fourteen (14), East of the Third Principal Meridian (the North line of said demised premises being the North line of said Lot Eight (8) extended West, and the South line of said demised premise being the North line of West Twentieth Street in said City of Chicago), in Cook County, Illinois.

UNOFFICIAL COPY

PARCEL 2 (CADC MIDDLE PARCEL 2):

A PARCEL OF LAND COMPRISED OF VARIOUS LOTS AND PARTS OF LOTS THEREOF, IN THE ASSESSOR'S DIVISION OF LOTS 1, 2, 3, 10 AND 11 IN BLOCK 40 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A PART OF VACATED WEST 20TH PLACE LYING BETWEEN AND ADJOINING SAID LOTS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID BLOCK 40, SAID NORTH LINE BEING THE SOUTH LINE OF WEST CULLERTON STREET, AT A POINT OF 90.50 FEET WEST OF THE NORTH EAST CORNER OF SAID BLOCK 40, AND RUNNING THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG SAID NORTH LINE OF BLOCK 40, A DISTANCE OF 120.15 FEET; THENCE SOUTH 00 DEGREES, 05 MINUTES, 44 SECONDS EAST ALONG A STRAIGHT LINE BEING THE EAST LINE OF SOUTH WELLS STREET AS ESTABLISHED IN "CHINATOWN SQUARE", A PROPOSED RESUBDIVISION IN PART OF SECTION 21 AFORESAID, A DISTANCE OF 181.69 FEET; THENCE NORTH 58 DEGREES, 05 MINUTES, 45 SECONDS EAST ALONG A STRAIGHT LINE, BEING THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SOUTH CHINA PLACE, AS ESTABLISHED IN SAID "CHINATOWN SQUARE" RESUBDIVISION, A DISTANCE OF 0.67 OF A FOOT; THENCE SOUTH 31 DEGREES, 54 MINUTES, 15 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 51.81 FEET; THENCE NORTH 58 DEGREES, 05 MINUTES, 45 SECONDS EAST, A DISTANCE OF 18.34 FEET; THENCE SOUTH 31 DEGREES, 54 MINUTES, 15 SECONDS EAST, A DISTANCE OF 8.19 FEET; THENCE NORTH 58 DEGREES, 05 MINUTES, 45 SECONDS EAST, A DISTANCE OF 6.66 FEET; THENCE SOUTH 31 DEGREES, 54 MINUTES, 15 SECONDS EAST, A DISTANCE OF 115.00 FEET; TO THE POINT WHICH IS 40.00 FEET NORTHWESTERLY OF THE AFORESAID NORTHWESTERLY LINE SOUTH ARCHER AVENUE, AS WIDENED; THENCE NORTH 58 DEGREES, 05 MINUTES, 45 SECONDS EAST ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 47.97 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST ALONG A STRAIGHT LINE, A DISTANCE OF 107.30 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 16 SECONDS EAST ALONG A STRAIGHT LINE, A DISTANCE OF 55.42 FEET TO THE EAST LINE OF BLOCK 40, AFORESAID; THENCE NORTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST ALONG SAID EAST LINE OF BLOCK 40, SAID EAST LINE BEING ALSO THE WEST LINE SOUTH WENTWORTH AVENUE, A DISTANCE OF 15.30 FEET TO A POINT WHICH IS 169.00 FEET SOUTH OF THE NORTH EAST CORNER OF BLOCK 40 AFORESAID; THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 40, A DISTANCE OF 47.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST ALONG A

UNOFFICIAL COPY

(PARCEL 2 CONTINUED)

LINE PARALLEL WITH SAID WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 24.00 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 40, A DISTANCE OF 43.50 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

PARCEL 3 (CADC NORTH PARCEL):

A PARCEL OF LAND COMPRISED OF A PART OF EACH OF THE LOTS IN BLOCK 21 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF THE LOTS IN THE RESUBDIVISION OF BLOCK 20 OF CANAL TRUSTEES' NEW SUBDIVISION, AFORESAID, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 20, BEING THE INTERSECTION OF THE WEST LINE OF SOUTH WENTWORTH AVENUE WITH THE SOUTH LINE OF WEST 16TH STREET, AND RUNNING THENCE SOUTH 00 DEGREES, 00 MINUTES, 58 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 20, SAID EAST LINE BEING THE WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 365.67 FEET TO THE SOUTH EAST CORNER OF SAID BLOCK 20; THENCE SOUTH 89 DEGREES, 54 MINUTES, 02 SECONDS WEST ALONG THE SOUTH LINE, AND SAID SOUTH LINE EXTENDED OF SAID BLOCK 20, AND ALONG THE SOUTH LINE AND SAID SOUTH LINE EXTENSION OF BLOCK 21, A DISTANCE OF 595.43 FEET TO AN INTERSECTION WITH A SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21; THENCE NORTH 19 DEGREES, 11 MINUTES, 22 SECONDS EAST ALONG SAID SOUTHWARD EXTENSION, A DISTANCE OF 18.66 FEET; THENCE SOUTH 89 DEGREES, 52 MINUTES, 59 SECONDS EAST A DISTANCE OF 25.79 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID BLOCK 21 AT THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND IN SAID BLOCK 21 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JULY 3, 1900 AS DOCUMENT NUMBER 2981686; THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SAID EASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 765.55 FEET, A DISTANCE OF 47.40 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 21 DEGREES, 00 MINUTES, 26 SECONDS EAST AND A LENGTH OF 47.39 FEET) TO A STONE MONUMENT MARKING THE EASTERLY LINE OF SAID PARCEL OF LAND, THENCE NORTH 19 DEGREES, 14 MINUTES, 01 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 161.33 FEET TO A POINT 26.00 FEET, MEASURED PERPENDICULARLY, EASTERLY FROM THE WESTERLY LINE OF SAID BLOCK 21; THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SAID EASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 703.78 FEET, A DISTANCE OF 75.88 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 22 DEGREES, 16 MINUTES, 41 SECONDS EAST AND A LENGTH OF 75.84 FEET) TO A POINT OF REVERSE CURVE;

91106287

UNOFFICIAL COPY

(PARCEL 3 CONTINUED)

THENCE NORTHWARDLY, CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SAID EASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 729.78 FEET, A DISTANCE OF 78.68 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 22 DEGREES, 16 MINUTES, 41 SECONDS EAST AND A LENGTH OF 78.64 FEET); THENCE NORTH 19 DEGREES, 11 MINUTES, 22 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 9.12 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 36.37 FEET EAST FROM THE NORTH WEST CORNER OF SAID BLOCK 21; THENCE NORTH 89 DEGREES, 51 MINUTES, 58 SECONDS EAST ALONG THE NORTH LINE AND SAID NORTH LINE EXTENDED EAST OF SAID BLOCK 21 AND ALONG THE NORTH LINE OF SAID BLOCK 20, A DISTANCE OF 431.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Office of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 4 (CADF PARCEL 1):

THAT PART OF BLOCKS 40 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST FRACTION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE WHICH IS PARALLEL WITH AND 11.70 FEET NORTH FROM THE NORTH LINE OF BLOCK 40, AFORESAID, AT A POINT WHICH IS 270.66 FEET, MEASURED PERPENDICULARLY, WEST FROM THE EAST LINE OF SAID BLOCK 40, AND RUNNING THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 111.99 FEET TO AN INTERSECTION WITH A LINE WHICH IS 470.00 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED; THENCE SOUTH 58 DEGREES, 05 MINUTES, 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 294.16 FEET; THENCE SOUTH 31 DEGREES, 54 MINUTES, 15 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 195.00 FEET; THENCE NORTH 58 DEGREES, 05 MINUTES, 45 SECONDS EAST ALONG A LINE WHICH IS 275.00 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE AFORESAID NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 291.09 FEET; THENCE NORTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST, TANGENT TO LAST DESCRIBED LINE AND HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 25.39 FEET TO A POINT WHICH IS 270.66 FEET, MEASURED PERPENDICULARLY, WEST FROM THE EAST LINE OF BLOCK 40, AFORESAID; THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST ALONG A LINE WHICH IS TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 146.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

270.46

91106287

PARCEL 5 (CADF PARCEL 2):

A PART OF EACH OF LOTS 1, 2, 3, 4, AND 5 IN THE ASSESSOR'S DIVISION OF LOTS 1, 2, 3, 10 AND 11 IN BLOCK 40 OF CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A PART OF VACATED WEST 20TH PLACE LYING SOUTH OF AND ADJOINING LOT 5 AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE SOUTH LINE OF WEST CULLERTON STREET, WITH THE WEST LINE OF SOUTH WENTWORTH AVENUE, AND RUNNING THENCE SOUTH 00 DEGREES, 00 MINUTES, 58 SECONDS EAST ALONG THE EAST LINE OF THE AFOREMENTIONED LOTS, BEING THE WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 169.00 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF AFORESAID LOT 1, A DISTANCE OF 47.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 24.00 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 16 SECONDS WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF LOT 1, A DISTANCE OF 43.50 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WENTWORTH AVENUE, A DISTANCE OF 145.00 FEET TO THE NORTH LINE OF SAID LOT 1, AND THENCE NORTH 89 DEGREES, 54 MINUTES, 16 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, BEING ALSO THE SOUTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 90.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

7 1 1 6 2 8 7

PARCEL 6 (LEASEHOLD PARCEL):

All of Assignor's right, title and interest in, to and under that certain Lease Agreement (the "Ground Lease") dated February 26, 1991, by and between the Board of Education of the City of Chicago, as lessor, and American National Bank and Trust Company of Chicago, not personally but as Trustee under that certain Trust Agreement, dated July 1, 1987, and known as Trust No. 67060, as lessee. The Ground Lease demises the following described property:

Parcel I: Lots Eight (8), Nine (9), Twelve (12) and Thirteen (13) in Block Twenty-Six (26) of the Canal Trustees' Subdivision of the South East Quarter (SE 1/4) of Fractional Section Twenty-One (21), Township Thirty-Nine (39) North of Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

Parcel II: A strip of land eight (8) feet in width and Two Hundred (200) feet in length, being the East half (E 1/2) of that portion of the vacated alley lying West of and adjoining Lots Eight (8), Nine (9), Twelve (12) and Thirteen (13), in Block Twenty-Six (26) of the Canal Trustees' New Subdivision in Blocks in Canal Trustees' Subdivision of the East Fraction of the South East Quarter (SE 1/4) of Section Twenty-One (21), Township Thirty-Nine (39) North of Range Fourteen (14), East of the Third Principal Meridian (the North line of said demised premises being the North line of said Lot Eight (8) extended West, and the South line of said demised premise being the North line of West Twentieth Street in said City of Chicago), in Cook County, Illinois.

UNOFFICIAL COPY
0 1 5 2 8 7

EXHIBIT B

Schedule of Leases

NONE

Property of Cook County Clerk's Office

91106287

UNOFFICIAL COPY

5 2 8 7

Property Location:

South of 18th St., West of
Wentworth Ave., North West
of Archer Ave., North of
Cermak Rd and East of
Shore St. in Chicago, Ill.

PARCELS:

17 21 415 001

~~17 21 508~~

17 21 508 005

172140 6001

007

002

006

003

008

005

010

007 8001

011

8002

012

013

014

015

016

017

018

019

020

021

022

023

024

~~Received by Mail~~

Office

91106287

UNOFFICIAL COPY

request for document

Kim City of Chicago

Commissioner of Dept
of Economic

Devo Kim Otto

24 East Congress Parkway

Chicago, IL 60605

744-6900

Property of Cook County Clerk's Office