



UNOFFICIAL COPY Contract

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1. Wexford Group, Inc., an Illinois corporation, or its nominee (Purchaser) agrees to purchase at a price of \$ 780,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois.

(legal description to be supplied by Seller's attorney, subject to approval by Purchaser's attorney)

approximately 30,500 gross square feet, commonly known as 5402-5418 North Clark Chicago, Illinois, consisting of size of 18,750 square feet and with approximate total area square feet, together with the following located thereon: All fixtures, appliances, equipment and other personal property owned by Seller and located on the premises as of the date hereof.

2. Hizir Pirlant and Nil Tunca, as beneficiaries of LaSalle National Bank Trust No. 113505 (Seller) agrees to sell the real estate and the property described above, if any, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable Trustee's deed, with release of homestead rights, if any, and a proper bill of sale, subject only to: (a) easements, conditions and restrictions of record; (b) private, public and utility easements and roads and highways; (c) ~~all rights and agreements, if any~~ (d) existing leases and tenancies (as listed in Schedule A attached); (e) ~~special tax or assessment for improvements not yet completed~~; (f) ~~the interest due at the date hereof of any special tax or assessment for improvements heretofore completed~~; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 1991 and subsequent ~~years including taxes which may become due on account of~~ additional improvements during ~~the year~~; and to such other exceptions to which Purchaser does not object in writing within 10 days after delivery of the title commitment.

3. Purchaser has paid \$ 5,000.00 to be ~~increased to \$10,000.00~~ increased to \$10,000.00 within five days after Seller's acceptance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike language and subparagraphs not applicable)

DEPT-01 RECORDING 339.50
T88888 TRAM 2003 08/04/92 16:08:00
66218 E * - 92 - 376617
COOK COUNTY RECORDER

second priority

(a) The payment of \$ as determined under Paragraph R-1(a) and the balance payable as follows:
(b) The payment of \$ as determined under Paragraph R-1(a) and the balance payable as follows:
An amount equal to \$780,000 minus (i) the principal amount outstanding under the existing first mortgage, and (ii) minus the down payment described in Paragraph R-1(a), subject to the terms of Paragraph R-1(b), and (iii) plus or minus all prorations such as real estate taxes, rents and security deposits to be evidenced by the note of Purchaser (grantee or Purchaser's nominee) providing for full prepayment privileges without penalty, which shall be secured by a part-purchase money mortgage ~~document~~, the latter instrument and the note to be in the form hereto attached as Schedule B, or, in the absence of this attachment, the forms prepared by Seller, subject to Purchaser's approval, and by a security agreement (as to which Purchaser will execute or cause to be executed such financing statements as may be required under the Uniform Commercial Code in order to make the lien created thereunder effective), and an assignment of rents, ~~and security agreement and assignment of rents to be in the form appended hereto as Schedule C and D.~~ Purchaser shall furnish to Seller an American Land Title Association loan policy insuring the mortgage ~~document~~ issued by the Chicago Title Insurance Company.

(c) The acceptance of the title to the real estate by Purchaser subject to a mortgage or trust deed of record securing a principal indebtedness (which the Purchaser [does] ~~not~~ agree to assume) aggregating \$ 480,000.00 bearing interest at the rate of 11.625% a year, and the payment of ~~which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the~~ ~~purchase price~~

4. Seller, at his own expense, agrees to furnish Purchaser a current plat of survey of the above real estate made, and so certified by the surveyor as having been made, in compliance with the Illinois Land Survey Standards

5. The time of closing shall be on October 30, 1991 or, or on the date, if any, to which such time is extended by reason of paragraphs 2 or 10 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser

6. Seller agrees to pay a broker's commission to Goldberg & Perl in the amount set forth in the broker's listing contract ~~as follows~~ subject to the terms of Paragraph R-2.

7. The earnest money shall be held by Goldberg & Perl in an interest-bearing account, with interest to be credited for the mutual benefit of the parties. to Purchaser at closing

8. Seller warrants that Seller, its beneficiaries or agents of Seller or of its beneficiaries have received no notices from any city, village or other governmental authority of zoning, building, fire or health code violations in respect to the real estate that have not been heretofore corrected.

9. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within 3 days from the date hereof, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated SEPT 20, 1991
Purchaser BY: Peter E. Converse (Address) 401 East Illinois Street, Suite 600
Peter E. Converse, President
Purchaser (Address) Chicago, Illinois 60611
Seller Hizir Pirlant by Nil Tunca (Address) _____
Hizir Pirlant A. Tunca, in fact
Seller Nil Tunca (Address) _____
Nil Tunca

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1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent not less than 5 days prior to the time of closing, the plat of survey (if one is required to be delivered under the terms of this contract) and a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions or defects in the title disclosed by the survey, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment or plat of survey (if one is required to be delivered under the terms of this contract) discloses either unpermitted exceptions or survey matters that render the title unmarketable (herein referred to as "survey defects"), Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to correct such survey defects or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions or survey defects, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time expressly specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed or correct any survey defects, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions or survey defects within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a) ~~the amount below~~ (Strike subparagraphs not applicable):

- (a) 100 % of the most recent ascertainable taxes, to be reapportioned upon the issuance of the actual 1991 Second installment tax bill.
- (b) ~~The most recent ascertainable taxes~~ subsequent readjustment thereof pursuant to the terms of reapportionment lower unmarked levels and herein by reference.
- (c) [Other]

~~The amount of any general taxes which may accrue or be levied on or additional improvements shall be adjusted as follows:~~

All prorations are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax, such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the Purchaser. (Strike one.)

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract **as Seller's sole remedy**.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then ~~upon notice of the Seller and upon notice to the Purchaser~~, the earnest money shall be forfeited to the Seller and applied first to the payment of Seller's expenses and ~~then to payment of balance~~ the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser. (Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. ~~Alternative 1~~
~~Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code, and is not a company from which withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.~~

Alternative 2
Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.

Alternative 3
With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows: Purchaser and Seller shall comply with said Section 1445 in all respects, subject to the provisions of Paragraph P-9.

(Strike two of the three alternatives.)

10. (A) ~~Purchaser and Seller agree that the disclosure requirements of the Illinois Responsible Property Transfer Act do not apply to the transaction contemplated by this contract. (If requirements do not apply, strike (B) and (C) below.)~~

(B) Seller agrees to execute and deliver to Purchaser and each mortgage lender of Purchaser such disclosure documents as may be required by the Illinois Responsible Property Transfer Act.

(C) Purchaser agrees to notify Seller in writing of the name and post office address of each mortgage lender who has issued a commitment to finance the purchase hereunder, or any part thereof, such notice shall be furnished within 10 days after issuance of any such commitment, but in no event less than 40 days prior to delivery of the deed hereunder unless waived by such lender or lenders. Purchaser further agrees to place of record, simultaneously with the deed recorded pursuant to this contract, any disclosure statement furnished to Purchaser pursuant to paragraph 10(B) and, within 30 days after delivery of the deed hereunder, to file a true and correct copy of said disclosure document with the Illinois Environmental Protection Agency.

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**RIDER TO REAL ESTATE SALE CONTRACT
(the "Contract") REGARDING
5402-5418 NORTH CLARK STREET, CHICAGO, ILLINOIS
(the "Premises")**

R-1. (a) The down payment described in Paragraph 3(a) of the printed portion of this Contract shall be in an amount equal to the sum of Seller's out-of-pocket closing costs for survey fees, title insurance premiums, recording fees, escrow charges, any assumption fee charged by ANB LaSalle Lakeview Bank, up to a maximum assumption fee of 2.5% of the outstanding first mortgage balance, and Seller's legal fees up to a maximum amount of \$1,000.00; provided, however, that nothing contained herein shall be construed as in any way constituting Purchaser's assumption of liability for said expenses or releasing Seller from its obligation to pay said expenses.

(b) The indebtedness described in Paragraph 3(b) of the printed portion of this Contract (the "Second Mortgage") shall bear interest at an interest rate such that the weighted average of the total outstanding indebtedness under the existing first mortgage and the Second Mortgage, as weighted according to the principal amounts outstanding as of the closing date, shall bear interest at the rate of 10.5% per annum. Interest on the Second Mortgage shall be payable monthly, and the principal balance shall be payable as follows:

- (i) \$30,000.00 shall be due and payable twelve (12) months after closing;
- (ii) \$20,000.00 shall be due and payable eighteen (18) months after closing;
- (iii) \$30,000.00 shall be due and payable twenty-four (24) months after closing; and
- (iv) All remaining outstanding principal, plus all accrued and unpaid interest, shall be due and payable thirty (30) months after closing.

The Note evidencing the Second Mortgage shall either be executed by or guaranteed by Purchaser. The Second Mortgage may be prepaid in whole or in part at any time without premium or penalty, and shall contain a due-on-sale clause. Seller agrees to execute and place into escrow at closing a release deed in recordable form releasing the Second Mortgage.

(c) As further security for the Second Mortgage, Purchaser shall deliver to Sellers at closing a security interest in the 52.9% economic interest in the 6414 North Bosworth Partners, an Illinois limited partnership, held by Peter E. Converse, Philip E. Converse and Jean M. Converse. The security agreement shall be executed individually by said Peter E. Converse, Philip E. Converse and Jean M. Converse and shall contain the following representations and warranties:

- (i) That 6414 North Bosworth Partners holds 100% of the beneficial interest in American National Bank & Trust Company of Chicago Trust No. 108982-03 dated August 9, 1989, which owns the entire fee simple interest in the real estate commonly known as 6414 North Bosworth, Chicago, Illinois;

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- (ii) That title to the real estate commonly known as 6414 North Bosworth, Chicago, Illinois is encumbered only by a first mortgage to Citicorp Savings of Illinois in the original principal amount of \$600,000.00, that the outstanding balance of said loan is approximately \$591,000.00, and that all payments due thereunder are current to date;
- (iii) That the 52.9% interest in the 6414 North Bosworth Partners to be pledged by Peter E. Converse, Philip E. Converse and Jean M. Converse has not heretofore been pledged, assigned or otherwise encumbered by any other indebtedness.

The form of the security agreement shall be as agreed by and between the attorneys for the sellers and the purchaser.

R-2. Seller and Purchaser agree that the brokerage commission owed to Goldberg & Perl ("Broker") shall be paid on a deferred basis, and that payments of principal and interest which would otherwise be payable to Seller under the Second Mortgage shall be paid to Broker at the rate of \$1,000.00 per month until paid in full.

R-3. This Contract is subject to the following contingencies:

- (a) Purchaser's approval of the results of a detailed inspection of the Premises, including without limitation a Phase I environmental audit and inspection of the roof and boiler, all at Purchaser's expense;
- (b) Purchaser's approval of Seller's records and/or other materials showing all expenses incurred by Seller in operating the Premises for the past twelve (12) months, including all leases, service and maintenance contracts. Purchaser's approval of all information required under this paragraph shall be deemed to have been given unless Purchaser notifies Seller to the contrary within five (5) days after Seller has furnished Purchaser with all such materials; and

In the event that Purchaser disapproves of any of the foregoing items and so notifies Seller or Seller's attorney in writing within twenty-one (21) days after Seller's acceptance hereof, this Contract shall automatically be null and void and all earnest money shall be immediately returned to Purchaser.

R-4. This Contract is further contingent upon Purchaser's ability to obtain the consent of ABN LaSalle Lakeview Bank, the existing mortgagee, to Purchaser's assumption of the existing first mortgage with an outstanding principal balance of approximately \$480,000.00, including all escrow accounts then held by said mortgagee, with interest at 11.625% per annum amortized over 25 years and payable in full no earlier than September 15, 1993, as well as Purchaser's approval of the documents evidencing and securing said loan. If Purchaser obtains such consent of the existing mortgagee: (i) Purchaser agrees to pay that portion of the assumption fee, if any, in excess of 2.5% of the outstanding first mortgage balance; (ii) such assumption shall provide for a release of Seller's liability thereunder, if available from said mortgagee; (iii) all escrow funds held by said mortgagee shall be credited to Seller at closing; and (iv) Seller shall deliver to Purchaser at closing an estoppel certificate from said mortgagee evidencing the

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outstanding principal balance and escrow funds, and further stating that there are no defaults under said loan as of the closing date.

R-5. Seller represents and warrants to Purchaser that:

- (a) There is no pending litigation or administrative proceedings before any governmental agency involving the Premises, other than Tunca v. Pirlant, et al., Case No. 90 CH 07136. The parties acknowledge and agree that Purchaser's obligation to close is contingent upon Seller's obtaining either (i) an agreed order regarding payment of the sale proceeds hereunder, which order must be consistent with the provisions of this Contract, or (ii) an endorsement to Purchaser's title insurance policy satisfactory to Purchaser, insuring Purchaser from any loss resulting from said lawsuit. Seller shall have the right to extend the closing date as necessary in order to obtain the foregoing items, but in no event later than December 31, 1991; provided that if such title insurance endorsement is not available, Purchaser may elect to extend the closing date until Seller obtains an order in said case as described above.
- (b) Seller and/or its agents have received no notices from any city, village or other governmental authority of zoning, building, fire or health code violations regarding the Premises that have not been corrected, and to the best of Seller's knowledge, no such violations exist.
- (c) To the best of Seller's actual knowledge, there are no hazardous wastes, underground tanks or any other environmentally hazardous condition located on or underneath the Premises, and no asbestos has been used in the construction of any of the improvements located on the Premises, nor in any renovation or rehabilitation thereof or additions thereto.
- (d) All heating, sewer, plumbing and electrical systems are in good working order, the roof is in substantially good repair and the building is free from termite infestation.
- (e) There are no service or maintenance contracts, management agreements, leases or other contracts regarding possession of the Premises currently in effect which will not terminate as of the closing, except as set forth on Exhibit "A" attached hereto and made a part hereof, and Purchaser has received true, correct and complete copies of all documents listed on Exhibit "A". Seller further agrees to deliver to Purchaser at closing estoppel certificates satisfactory to Purchaser from each tenant.

Except as otherwise provided herein, all representations and warranties set forth in this Contract shall be remade at and shall survive the closing.

R-6. Seller represents and warrants to Purchaser that LaSalle National Bank, as Trustee under Trust No. 113505, is the record title holder of the Premises as of the date hereof, and that Sellers are the sole beneficiaries and sole holders of the power of direction thereunder.

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R-7. (a) As of closing, Seller shall vacate its office and shall remove all abandoned personal property and debris and refuse from the Premises.

(b) Beginning as of the date hereof, Seller shall not terminate, cancel, amend, extend, renew or otherwise modify any of the leases or contracts listed on Exhibit "A" attached hereto, nor shall Seller enter into any new leases or contracts regarding any part of the Premises, without obtaining the prior written consent of Purchaser in each such instance, which consent shall not be unreasonably withheld.

R-8. Provided that the contingencies set forth in Paragraph R-3 have been satisfied or waived, Purchaser shall have the right to extend the closing date as Purchaser may request by so notifying Seller no later than seven (7) days prior to the closing date and by depositing with Goldberg & Perl, as an extension fee, the sum of One Hundred Dollars (\$100.00) for each day beyond the original closing date that the closing is extended pursuant to the provisions of this Paragraph. Purchaser shall receive a credit at closing for all amounts paid as extension fees pursuant to the provisions of this Paragraph; provided, however, that in the event that the transaction described in this Contract does not close for any reason other than due to Purchaser's default, all amounts paid as extension fees shall be refunded to Purchaser together with the earnest money. Purchaser shall have the right to exercise its rights under this Paragraph more than once, provided that Purchaser complies with the requirements of this Paragraph upon each such exercise and the closing shall not be extended by more than sixty (60) days pursuant to this Paragraph R-8.

R-9. In the event that any claim is made against Purchaser pursuant to Section 1445 of the Internal Revenue Code, Purchaser may offset all such claims and liability against any amounts owed to Seller under the Second Mortgage. In the event that Purchaser has not received the appropriate release from the U.S. Internal Revenue Service within six (6) months of the closing date, all payments otherwise owed to Seller under the Second Mortgage shall be paid into an escrow account to the extent required under said Section 1445 until such time as Purchaser receives said release.

R-10. In the event that the reparation of 1991 real estate taxes results in Seller owing additional funds to Purchaser, Purchaser shall have the right to offset all such amounts owed to Purchaser against any payments owed to Seller under the Second Mortgage, until such amounts have been paid in full.

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IN WITNESS WHEREOF, Seller and Purchaser have entered into this Contract as of the day and year first above written.

SELLERS:

PURCHASER:

Hezer Pirlant by Nil Tunca
Hizir Pirlant *attorney in fact*

WEXFORD GROUP, INC., an Illinois corporation

Nil Tunca
Nil Tunca

By: *Peter E. Converse*
Peter E. Converse
President

BROKER:

GOLDBERG & PERL (which executes this Contract solely for the purpose of indicating its consent to the provisions of Paragraph R-2)

By: *James R. Goldberg*
James R. Goldberg
Its: President

For: GOLDBERG & PERL, INC.
REALTORS

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CLERK

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EXHIBIT "A"

LEASES AND CONTRACTS

NEW LAKE MANAGEMENT CO.

100 Sequoia Ln.

Deerfield, IL 60015

RENT ROLL August 1991 MONTH RENT 5402-5418 N. Clark Building

UNIT	LESSEE	RENT	Security Deposit.
FIRST FLOOR			
5402	PINEDA RESTAURANT	1,670.-	1400.-
5404	✓ THEATRE.....	1,600.-	1600.-
5406	✓ EDGE UPTOWN TRAVEL & TOURS.....		
5408	✓ ATOUR FOOD STORE.....	716.-	1752.-
5410	✓ ALICIA JEWELER.....	700	1100.-
5414	✓ SCRUPLES BEAUTY SHOP.....	724.15	1100.-
5416	✓ MASSAQUOI CLOTHING SHOP.....	282.-	1668.-
5418	✓ COUNTRY TOWN RESTAURANT <i>Calenda</i>	251.-	1400.-
SECOND FLOOR 5412			
201	EDGE UPTOWN <i>John</i>	250.-	250.-
205	MY CLUB <i>Mr. & Mrs. Clark</i>	175.-	125.-
206	Parkwest Painting <i>Frank Pto. (N. Ave.)</i>		
207	Manager Room.....	xx	
209	Erick Pineda.....	100.-	NO
210	NORDEN.....	140	100.-
211	<i>John</i>	150	150.-
212	Branch <i>(N. Ave.)</i>		
213	Taxi Cab.....	125	125.-
214	A. Caprice Enterp.....	130	130.-
215	Sky-Way Painting.....	140	NO
216	NUTRI FOOD PARK.....	250.-	250.-
220	Assyrian Club.....	300	NO
SOUTH A - B	CERA.....	800	800.-
202	<i>inolina</i>	100 -	100 -
203	<i>Dan</i>	175 -	175
223	<i>Alina</i>	125 -	125

Seller represents and warrants that all second floor tenants, excluding CERA, are oral month-to-month tenancies.

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AMENDED / REVISED

NEW LAKE MANAGEMENT CO.

100 Sequoia Ln.
Deerfield, IL 60015

RENT ROLL	MONTH PENT	5402-5418 N. Clark Building	
UNIT	LESSEE	RENT	S. Deposit
FIRST FLOOR			
5402	TIPANAN RESTAURANT	1667.-	1400.-
5404	THEATER	1650.-	1600.-
5406	TSANG CHINESE COUSINE	900.-	900.-
5408	ATOUR FOOD STORE	716.-	1750.-
5410	A.LICIA JEWELER	700.-	1100.-
5414	SEMPLES BEAUTY SHOP	787.50	1100.-
5416	MALSAQUOI CLOTHING SHOP	780.-	1068.-
5418	COUNTRY TOWN RESTAURANT	851.-	1400.-
SECOND FLOOR			
201	JOHN	250.-	250.-
202	TONY	100.-	100.-
204	DAN	175.-	175.-
205	MEXICAN CLUB	125.-	125.-
206	Vacant		
207	HANNA	175.-	-
209	ERICK	100.-	100.-
210	NORDEN	140.-	100.-
211	Vacant		
212	Vacant		
213	Philip	175.-	175.-
214	A. Caprice	130.-	130.-
215	Vacant		
216	MISS MARGARET	200.-	200.-
220	ASSYRIAN CLUB	300.-	-
SOUTH A&B	CERA	888.-	800.-
222	LINDA	225.-	150.-
223	ALICE	125.-	125.-

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE EAST 125.0 FEET OF BLOCK 2, THE WEST LINE OF SAID EAST 125.0 FEET BEING PARALLEL WITH AND 125.0 FEET DISTANT FROM THE WEST LINE OF NORTH CLARK STREET IN EDSON'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT ON THE WEST LINE 3 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE WEST LINE OF SAID PROPERTY 127.51 FEET TO THE CENTER OF 1.0 FOOT WIDE PARTY WALL; THENCE EAST 90 DEGREES 03 MINUTES 08 SECONDS FROM THE LAST DESCRIBED COURSE AND ALONG THE CENTER OF SAID PARTY WALL 32.41 FEET TO A JOG IN SAID WALL; THENCE SOUTH 90 DEGREES AND ALONG THE CENTER OF SAID PARTY WALL 2.87 FEET; THENCE EAST 90 DEGREES AND ALONG THE CENTER OF SAID PARTY WALL 7.25 FEET; THENCE SOUTH 90 DEGREES ALONG THE CENTER OF A 1.0 FOOT WIDE PARTY WALL 21.34 FEET; THENCE EAST 90 DEGREES 0.50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID PROPERTY 35.12 FEET TO THE SOUTH LINE OF SAID PROPERTY AT A POINT 40.27 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE 7.69 FEET; THENCE NORTH 90 DEGREES 1.27 FEET; THENCE WEST 90 DEGREES 1.20 FEET; THENCE NORTH 90 DEGREES 3.50 FEET; THENCE EAST 90 DEGREES 0.90 FEET; THENCE NORTH 90 DEGREES 30.25 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID PROPERTY 76.02 FEET TO THE EAST LINE OF SAID PROPERTY 35.02 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE 150.14 FEET TO A POINT 3 FEET SOUTH OF THE NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE 125.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

P.I.N. 14-08-107-034
14-08-107-035
14-08-107-036 Volume 477

Common Street Address: 5402-5418 North Clark, Chicago, Illinois

Prepared by:

Peter E. Manis, Esq.
Holleb & Coff
55 East Monroe Street
Suite 4100
Chicago, Illinois 60603



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