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TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

41 or

THIS INDENTURE, Made March 1, 1994, between American National Bank and Trust Company of Chicago, a National Banking Association, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated January 18, 1994 and known as trust number 117863-08, herein referred to as "First Party," and Zenith Electronics Corporation

herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the Principal Sum of Three Million Three Hundred Thousand Dollars (\$3,300,000.00)

made payable to BEARER

and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum and interest from March 1, 1994 on the balance of principal remaining from time to time unpaid at the rate of 7.25 per cent per annum in instalments as follows:

Twenty-Six Thousand Eighty-Two and 54/100 (\$26,082.54)

Dollars on the 1st day of March, 1994 and

thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of February, 2014.

All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal and interest shall be made payable at such banking house or trust company in Chicago, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Zenith Electronics Corporation, 1000 Milwaukee Ave., Glenview, Illinois, 60025-2493 in said City.

NOW, THEREFORE, First Party to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

See Exhibit A Attached Hereto

13-3)-300-006

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PREPARED BY JOHN POLAK 2554 N. AUSTIN 150 N. MILWAUKEE AVE. CHICAGO, IL 60601

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, assessments, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, radiator beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by First Party or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts hereinafter set forth.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore or rebuild any buildings or improvement now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the notes; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the notes duplicate receipts therefor; (8) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

NAME JOHN S. VAN ZEE, ESQ. ZENITH ELECTRONICS CORPORATION STREET 1000 MILWAUKEE AVENUE CITY GLENVIEW, IL 60025-2493

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 1700 N. AUSTIN CHICAGO, IL

DELIVERY INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER BOX 333

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Property of Cook County Clerk's Office

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holders of the note, such rights to be evidenced by the attached... to deliver all policies, including addi- tional and renewal policies, to holders of the note...

1. The Trustee or the holders of the note hereby executed making any payment hereby authorized relating to taxes or assessments, may do so according to the best statement or estimate of the appropriate public office without inquiry into the accuracy of such bill, statement or estimate...

2. In the event of any default in the payment of any such taxes or assessments, the Trustee or the holders of the note shall be liable for the same...

3. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereby secured... and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraisers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs...

4. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof...

5. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver...

6. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

7. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof...

8. Trustee shall release this trust deed and the lien hereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note representing that all indebtedness hereby secured has been paid...

9. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed in case of the resignation, inability or refusal to act of Trustee the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust...

THIS TRUST DEED IS SUBJECT TO THE RIDER ATTACHED HERETO, THE TERMS AND CONDITIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

and beneficiaries its beneficiaries

THIS TRUST DEED is executed by the American National Bank and Trust Company of Chicago, 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 it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said First Party or on said American National Bank and Trust Company of Chicago personally or which contained all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder...

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Vice-Presidents or Assistant Vice-Presidents and its corporate seal to be hereto affixed and attested by its Assistant Secretary, the day and year first above written.



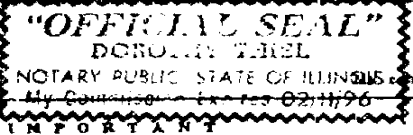
American National Bank and Trust Company of Chicago as Trustee as aforesaid, and not personally.

By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK

a Notary Public in and for said County, in the State aforesaid, Vice-President of AMERICAN

DO HEREBY CERTIFY that NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, and Assistant Secretary of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.



day of [Month] 19[Year]
Notary Public

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under identification No. [Number]

Trustee

9423461

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RIDER TO TRUST DEED ("TRUST DEED") DATED MARCH 1, 1994 BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 18, 1994 AND KNOWN AS TRUST NO. 117863-08 ("FIRST PARTY"), IN FAVOR OF \_\_\_\_\_ ("TRUSTEE") RELATING TO THE PREMISES COMMONLY KNOWN AS 1900 NORTH AUSTIN, CHICAGO, ILLINOIS (THE "PREMISES")

Notwithstanding anything contained in the foregoing printed form to the contrary:

11. In the event of any sale or conveyance of the Premises or any part thereof, the proceeds of such sale or conveyance shall be applied first to a reduction of the remaining unpaid balance of the note secured hereby (the "Note"). Application of such proceeds shall not relieve First Party from making the above described monthly payments until the note is fully paid. This paragraph shall not apply in the case of an encumbrance of the Premises or any part thereof.

12. Neither Zenith Electronics Corporation ("Zenith", which term is hereby deemed to include any and all current and future holders of the Note), the beneficiary of the Trustee, the Trustee nor any other party shall accelerate payment of any amount owing under the Note or exercise any remedy under the Trust Deed unless First Party shall be in default under the Trust Deed and such default shall have continued for a period of ten (10) days following receipt by First Party of written notice from Zenith specifying such default.

13. In the event that the First Party desires to sell a portion of the Premises to a third party:

(A) Upon any sale of all of the Premises, all of the unpaid sums secured by this Trust Deed shall at once become due and payable and neither the lien of this Trust Deed shall be released by Zenith nor shall Zenith's consent be given to such sale, without the payment to Zenith of all such unpaid sums. Upon any sale of less than all of the Premises, Zenith agrees to grant a partial release from the lien of this Trust Deed and shall grant its consent to such sale, provided Zenith receives from the Trustee the greater of: (i) seventy percent (70%) of the net proceeds arising therefrom, net proceeds being the sale price less brokers' commissions, customary prorations (including prorations for real estate taxes), transfer taxes, title, survey, escrow and recording charges, attorneys' fees and other customary seller closing charges, if any; or (ii) the amount necessary to reduce the then outstanding balance of the Note such that

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the portion of the Premises remaining subject to the lien of this Trust Deed (after such partial release) shall have an estimated fair market value that is greater than or equal to the then outstanding balance of the Note as so reduced;

(B) In the event that platting or subdividing is necessary or appropriate in connection with such sale, Trustee and Zenith shall each reasonably cooperate with First Party in obtaining such platting or subdivision; and

(C) Notwithstanding anything in this Trust Deed, Rider or Subsection (A) to the contrary, the transfer or sale of any portion of the Premises by First Party to Rodney E. Arenson, Peter T. Arenson or to any descendants or immediate family members of either of them, or to any partnership, joint venture, firm, corporation, trust or other enterprise which is controlled by Rodney E. Arenson, Peter T. Arenson, their descendants or members of their immediate families, directly or indirectly (collectively, "Affiliates"), as well as the transfer or sale of any portion of the Premises by any Affiliate to any other Affiliate, shall be expressly permitted hereunder and shall not cause any acceleration of unpaid sums secured by this Trust Deed.

14. First Party shall have the right to deduct from any and all sums owing under this Trust Deed from time to time any and all sums, claims, damages and other amounts (collectively, "Claims"), to the extent liquidated and non-contingent, owing and not timely paid to First Party or an Indemnitee (as such term is hereinafter defined) by Zenith pursuant to:

(A) That certain Contract of Sale dated \_\_\_\_\_, 1994 by and between First Party and Zenith, relating to the Premises (as such contract may be amended from time to time (the "Contract")), including, without limitation, such sums as may be owing to First Party or an Indemnitee under the indemnity provisions of the Contract, to the extent liquidated, non-contingent and not timely paid by Zenith; and

(B) That certain Holdover Agreement dated \_\_\_\_\_, 199\_ by and between First Party and Zenith, relating to certain portions of the Premises, as such agreement may be amended from time to time.

The foregoing right of deduction shall not be impaired by any discharge, disallowance or other modification imposed on any Claim as a result of any proceeding by or against Zenith under Title 11 of the United States Code (the "Bankruptcy Code") or any successor or similar statute. To the extent that any Claim is contingent or unliquidated ("Contingent Claim"), First Party may not, on account of such Claim, deduct any amount from sums due or

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to become due under the Note or this Trust Deed, provided, however, notwithstanding the foregoing:

(aa) In the event that a Contingent Claim is outstanding and First Party, in accordance with the terms of this Trust Deed, sells a portion of the Premises, then:

(1) First Party shall have the right to deposit Zenith's share of the proceeds of such sale (as such share is described in paragraph 13 above) in an interest-bearing strict joint order escrow ("Escrow"), provided, however, that such deposit shall not exceed a good faith estimate of the amount of Contingent Claim. The Escrow shall be created by an agreement by and among First Party, Zenith and Escrowee, which agreement shall provide, among other things, that no sums shall be disbursed from the Escrow except upon the joint written direction of Zenith and First Party or presentation of a final order of a court of competent jurisdiction.

(2) Upon agreement by Zenith and the Indemnitee as to the amount of the Contingent Claim or other final determination thereof (the "Final Amount"), the Escrow funds, including the interest accrued thereon, shall be disbursed as follows: (xx) if the Escrow funds equal or exceed the Final Amount, the Final Amount shall be disbursed from the Escrow to the Indemnitee and the balance of the Escrow funds shall be disbursed to Zenith; and (yy) if the Escrow funds are less than the Final Amount, all Escrow funds shall be disbursed to the Indemnitee and First Party may deduct the deficiency from sums due or to become due under the Note or this Trust Deed;

(3) Zenith shall credit against sums due or to become due under the Note or this Trust Deed all payments made by First Party into the Escrow, regardless of the disposition of Escrow funds pursuant to (2) above, as if such payments were made directly to Zenith at the time of deposit into the Escrow, and Zenith shall not claim from First Party nor shall First Party be liable to Zenith for any differential between interest accrued on amounts deposited into Escrow and interest which, to the date of actual payment to Zenith, would have accrued on such amounts under the Note; and

(4) The cost of the Escrow shall be paid one-half by Zenith and one-half by First Party; and

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(bb) In the event that a Contingent Claim is pending at a time when the entire principal balance of the Note becomes due and such Claim is an Environmental Claim (as such term is hereinafter defined), then the due date of the accelerated portion or balloon portion of the principal amount of the Note shall be extended until determination of the Final Amount of such Claim, provided that First Party continues to pay to Zenith regular monthly installments of principal amortization and interest due under the Note.

The terms "Indemnitee" and "Environmental Claim" as used in this Paragraph 14 shall have the same meaning as is ascribed to such terms in the Contract.

15. In subsection (2) of paragraph 1. of the foregoing printed form, the phrase "keep said premises in good condition and repair, without waste" is hereby deleted and replaced with the following language:

"keep the Premises in the same or better condition and repair as exists on the date hereof".

16. All notices, demands, requests and other communications to First Party hereunder shall be in writing and shall be deemed properly served upon actual receipt by the party to whose attention it is directed, addressed as follows:

American National Bank and Trust Company  
of Chicago, as Trustee  
c/o Excel Industries, Inc.  
6001 West Dickens Avenue  
Chicago, Illinois 60639  
Attention: Rodney E. Arenson and Peter T. Arenson

with a copy to:

Ross & Hardies  
150 North Michigan Avenue  
25th Floor  
Chicago, Illinois 60601  
Attention: Richard J. Mason and John F. Pollick

or addressed as either of such parties may hereafter designate in writing to Zenith from time to time.

AMERICAN NATIONAL BANK AND TRUST COMPANY  
OF CHICAGO AS TRUSTEE AFORESAID

BY:

TITLE:

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EXHIBIT A

## Legal Description

### PARCEL 1:

A TRACT OF LAND CONSISTING OF PART OF BLOCKS 1, 2, 3, 4, 5, 6 AND 7, PART OF THE VACATED ALLEYS LYING WITHIN SAID BLOCKS AND PART OF VACATED NORTH MC VICKER AVENUE, NORTH MOODY AVENUE, NORTH MELVINA AVENUE, NORTH MERRIMAC AVENUE, NORTH MOBILE AVENUE, NORTH MULLIGAN AVENUE AND WEST CORTLAND STREET, ALL IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 1 AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 1, AND A WESTWARD EXTENSION THEREOF, A DISTANCE OF 450.19 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2;

THENCE SOUTH ALONG A SOUTHWARD EXTENSION OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 33.0 FEET TO THE CENTER LINE OF VACATED WEST CORTLAND STREET;

THENCE WEST ALONG SAID CENTER LINE OF VACATED WEST CORTLAND STREET, A DISTANCE OF 1066.41 FEET TO ITS INTERSECTION WITH A SOUTHWARD EXTENSION OF THE WEST LINE OF SAID BLOCK 4, SAID POINT OF INTERSECTION BEING 33.0 FEET SOUTH FROM THE SOUTHWEST CORNER OF SAID BLOCK 4;

THENCE NORTH ALONG SAID SOUTHWARD EXTENSION OF THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 33.0 FEET TO SAID SOUTHWEST CORNER OF BLOCK 4;

THENCE WEST ALONG THE SOUTH LINE AND AN EASTWARD AND WESTWARD EXTENSION OF SAID SOUTH LINE OF SAID BLOCK 5, A DISTANCE OF 297.38 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE CENTER LINE OF VACATED NORTH MOBILE AVENUE;

THENCE NORTHWARDLY ALONG THE CENTER LINE OF SAID VACATED NORTH MOBILE AVENUE A DISTANCE OF 121.50 FEET;

THENCE WEST PARALLEL WITH AN EASTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 6, A DISTANCE OF 33.01 FEET TO THE EASTERLY LINE OF SAID BLOCK 6;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 756.57 FEET TO A POINT ON THE WEST LINE OF BLOCK 7, SAID POINT BEING 258.50 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID BLOCK 7;

THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 7 A DISTANCE OF 270.00 FEET TO A POINT WHICH IS 528.50 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID BLOCK 7;

THENCE EASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 637.35 FEET TO A POINT WHICH IS 509.32 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID BLOCK 6;

THENCE CONTINUING EASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 5749.65 FEET, A DISTANCE OF 164.58 FEET TO A POINT WHICH IS 506.73 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID WESTWARD EXTENSION OF THE

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SOUTH LINE OF BLOCK 5;

THENCE CONTINUING EASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 1716.49 FEET TO A POINT WHICH IS 504.23 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE AND 67.00 FEET, MEASURED PERPENDICULARLY, WEST FROM THE EAST LINE OF SAID BLOCK 1;

THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 70.74 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 1 WHICH IS 482.15 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID BLOCK 1 AND

THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 1 A DISTANCE OF 482.15 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

A PARCEL OF LAND IN BLOCK 1 IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 1, (WITH THE SOUTH LINE OF SAID BLOCK 1 HAVING A BEARING OF NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST); THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 482.15 FEET TO THE POINT OF BEGINNING FOR SAID PARCEL OF LAND; THENCE NORTH 71 DEGREES 52 MINUTES 48 SECONDS WEST A DISTANCE OF 70.74 FEET TO A POINT WHICH IS 504.23 FEET (BY RECTANGULAR MEASUREMENT) NORTH FROM THE SOUTH LINE AND 67.00 FEET (BY RECTANGULAR MEASUREMENT) WEST FROM THE EAST LINE OF SAID BLOCK 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 67.00 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EAST 1/2 OF BLOCK 26 (EXCEPT THE SOUTH 480 FEET THEREOF) LYING EAST OF THE EAST LINE OF PUBLIC ALLEY IN A. GALE'S SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOT 1 IN DAVID GOWDY'S SUBDIVISION OF THE SOUTH 480 FEET OF THE EAST 1/2 LYING EAST OF THE EAST LINE OF PUBLIC ALLEY OF BLOCK 26, IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

LOT 2 IN DAVID GOWDY'S SUBDIVISION OF THE SOUTH 480 FEET OF THE EAST 1/2 LYING EAST OF THE EAST LINE OF PUBLIC ALLEY OF BLOCK 26 IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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## PARCEL 6:

A NON-EXCLUSIVE, PERPETUAL EASEMENT CREATED BY GRANT RECORDED DECEMBER 30, 1960 AS DOCUMENT NUMBER 18051017 TO USE FOR ROADWAY PURPOSES FOR THE BENEFIT OF PARCEL 1 THOSE 2 CERTAIN STRIPS OF PROPERTY 40 FEET IN WIDTH SITUATED IN THE CITY OF CHICAGO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

### TRACT 1

A STRIP OF LAND IN THE KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32 AND IN COUNTY CLERK'S DIVISION IN THE SOUTHEAST 1/4 OF SAID SECTION 32 AND ALSO IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, SAID STRIP BEING 40 FEET IN WIDTH AND BEING CONTIGUOUS NORTHERLY OF A LINE DESCRIBED AS FOLLOWS, TO-WIT:

START AT A POINT IN THE WEST LINE OF NORTH CENTRAL AVENUE, A PUBLIC STREET IN SAID CITY OF CHICAGO, 41 FEET SOUTH OF THE NORTH LINE OF SAID KEENEY INDUSTRIAL DISTRICT WHICH IS THE CENTER LINE OF MAIN STREET IN VACATED PECK'S ADDITION; THENCE WESTERLY PARALLEL TO SAID LINE A DISTANCE OF 1,386 FEET TO A POINT; THENCE NORTHWESTERLY 156.16 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF NORTH MONITOR AVENUE, A PUBLIC STREET IN SAID CITY OF CHICAGO AND THE CENTER LINE OF SAID MAIN STREET IN VACATED PECK'S ADDITION; THENCE WESTERLY ALONG THE CENTER LINE OF SAID MAIN STREET A DISTANCE OF 945.89 FEET, MORE OR LESS, TO A POINT 76 FEET EASTERLY OF THE EAST LINE OF NORTH AUSTIN AVENUE, A PUBLIC STREET IN SAID CITY OF CHICAGO, MEASURED ALONG THE CENTER LINE OF SAID MAIN STREET; THENCE NORTHWESTERLY 76.30 FEET, MORE OR LESS, TO A POINT 13.67 FEET EASTERLY OF THE EAST LINE OF SAID NORTH AUSTIN AVENUE AND 44 FEET NORTHERLY OF THE CENTER LINE OF SAID MAIN STREET, AS MEASURED AT RIGHT ANGLES, THENCE WESTERLY PARALLEL TO THE CENTER LINE OF SAID MAIN STREET, PRODUCED, 79.67 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTH AUSTIN AVENUE IN CCI

### TRACT 2

A STRIP OF LAND IN THE COUNTY CLERK'S DIVISION OF THE SOUTHEAST 1/4 OF SECTION 32 AND A. GALE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, SAID STRIP BEING 40 FEET IN WIDTH AND BEING BOUNDED ON THE SOUTH BY THE STRIP OF LAND DESCRIBED IN TRACT 1 OF PARCEL 10 HEREINABOVE SET FORTH AND BEING CONTIGUOUS EASTERLY AND NORTHERLY OF A LINE DESCRIBED AS FOLLOWS, TO-WIT:

START AT A POINT IN THE EAST LINE OF NORTH AUSTIN AVENUE, A PUBLIC STREET IN THE CITY OF CHICAGO, 44 FEET NORTHERLY OF THE CENTER LINE OF MAIN STREET IN VACATED PECK'S ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTH AUSTIN AVENUE 381 FEET; THENCE NORTHWESTERLY 75.66 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID NORTH AUSTIN AVENUE WHICH IS 462 FEET, MEASURED ALONG SAID WEST LINE, NORTHERLY OF THE CENTER LINE OF SAID MAIN STREET PRODUCED; THENCE NORTHWESTERLY ON A CONTINUATION OF THE LAST DESCRIBED LINE A SUFFICIENT DISTANCE TO EXTEND THE STRIP OF LAND BEING HEREIN DESCRIBED TO THE WEST LINE OF SAID NORTH AUSTIN AVENUE, ALL IN COOK COUNTY, ILLINOIS

## PARCEL 7:

A PARCEL OF LAND IN THE EAST 33.00 FEET OF THE SOUTHWEST 1/4 AND IN THE WEST 33.00

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FEET OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1 IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 504.15 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 66.00 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 516.02 FEET TO A POINT 24.00 FEET NORTH OF THE NORTH LINE OF AN 18.00 FEET WIDE PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 8:

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE 18.00 FEET WIDE PUBLIC ALLEY NORTH OF AND ADJACENT TO THE NORTH LINE OF BLOCK 1 IN MILLS AND SON'S SUBDIVISION NO. 4 OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 32, AND LYING EAST OF THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, BOUNDED AND DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32 AND THE NORTH LINE OF SAID 18.00 FEET WIDE PUBLIC ALLEY; THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 516.02 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 62 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 42.25 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST AND 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF THE EXISTING RAILROAD TRACK A DISTANCE OF 330.50 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTH AND 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE EXISTING RAILROAD TRACK AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 64.58 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC BEING 64.52 FEET LONG AND BEARING SOUTH 85 DEGREES 53 MINUTES 52 SECONDS EAST; THENCE SOUTH 81 DEGREES 40 MINUTES 37 SECONDS EAST, TANGENT TO THE LAST DESCRIBED ARC AND 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE EXISTING RAILROAD TRACK, A DISTANCE OF 170.10 FEET TO A POINT IN THE EAST LINE OF THE WEST 683.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF THE WEST 683.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 430.02 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 50 SECONDS EAST ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID 18.00 FEET WIDE PUBLIC ALLEY, A DISTANCE OF 371.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST ALONG A LINE 33.00 FEET EAST OF

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AND PARALLEL WITH THE NORTHERLY PROLONGATION OF THE CENTER LINE OF NORTH MONITOR AVENUE (66 FEET WIDE) A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED EAST, OF THE SAID 18.00 FEET WIDE PUBLIC ALLEY, A DISTANCE OF 945.81 FEET TO A POINT 76.00 FEET EAST OF THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 55 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 41.77 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

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