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EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL

PARCEL 1 / BUILDING #1 : COMMERCIAL AREA

LOTS 3 AND 4, TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 5, AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 30.74 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 3 AND 4 AND ALONG THE SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 48.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH AT RIGHT ANGLE ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 66.71 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 135 DEGREES 19 MINUTES 53 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 59.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS 3 AND 4 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 89 DEGREES 46 MINUTES 14 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 48.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 3.20 FEET TO A POINT; THENCE NORTH FORMING AN ANGLE OF 224 DEGREES 46 MINUTES 07 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 47.06 FEET, TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS : COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 IN SAID SUBDIVISION ; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 2.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET TO A POINT; THENCE

SOUTH AT RIGHT ANGLES, A DISTANCE OF 6.67 FEET TO A POINT; THENCE WEST AT RIGHT ANGLE A DISTANCE OF 1.72 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 9.82 FEET TO A POINT ; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 4.48 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 1.82 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 0.32 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 3.69 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 1.95 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 2.98 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 2

PARCEL 2 / BUILDING # 2 : COMMERCIAL AREA

LOTS 5 THROUGH 9, BOTH INCLUSIVE, TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS : BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 34.45 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM AND AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 5, 6, 7 AND ALONG THE SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 72.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH FORMING AN ANGLE OF 90 DEGREES 33 MINUTES 23 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 98.52 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 7 FORMING AN ANGLE OF 245 DEGREES 31 MINUTES 54 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 24.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FORMING AN ANGLE OF 68 DEGREES 59 MINUTES 15 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 5, 6, 8 AND 9 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90 DEGREES 01 MINUTE 35 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 FORMING AN ANGLE OF 90 DEGREES 13 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 59.16 FEET TO A POINT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 FORMING AN ANGLE OF 224 DEGREES 40 MINUTES 07 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 66.71 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 78.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH CONTINUING ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 4.02 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 17.67 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 4.02 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 17.67 FEET TO THE POINT OF BEGINNING) , IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 4

ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 6.41 FEET TO A POINT ; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 1.70 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 4.56 FEET TO A POINT; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 4 / BUILDING # 4 : COMMERCIAL AREA

LOTS 12 AND 13 TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS : BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 34.42 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 52.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, FORMING AN ANGLE OF 68 DEGREES 57 MINUTES 06 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 135.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90 DEGREES 03 MINUTES 43 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 49.10 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 12 FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 22 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE A DISTANCE OF 116.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3151 NORTH LINCOLN AVENUE, CHICAGO, IL
60657

PERMANENT INDEX NOS: 14-29-100-002, 14-29-100-003, 14-29-100-004, and
14-29-100-005

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EXHIBIT A - PAGE 5

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements, and Grantor reserves the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration of Covenants, Conditions, Restrictions and Easements;
3. public, private and utility easements;
4. covenants, conditions, restrictions of record; applicable zoning and building laws, ordinances and restrictions;
5. applicable zoning and building laws, ordinances and restrictions;
6. roads and highways, if any;
7. acts done or suffered by the Grantee; and

Commonly Known As: 3151 North Lincoln Avenue, Chicago, Illinois 60657
Permanent Index Nos: 14-29-100-002, 14-29-100-003, 14-29-100-004, and 14-29-100-005

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STATEMENT BY GRANTOR AND GRANTEE

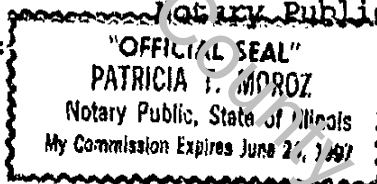
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 3, 1996.

Signature: [Signature], attorney
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 3rd day of September, 1996.

My Commission Expires:



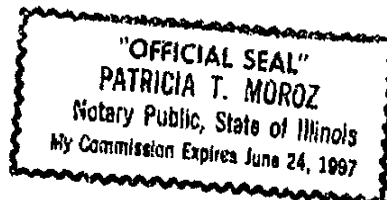
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 3, 1996.

Signature: [Signature], attorney
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 3rd day of September, 1996.

My Commission Expires:



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