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DECLARATION AND GRANT OF EASEMENT

This Declaration and Grant of Easement is made this 27th day of December, 1995, by Lake Point Tower Condominium Association, an Illinois not-for-profit corporation ("Declarant");

WITNESSETH:

WHEREAS, Declarant is the holder of legal title ("Parcel 1 Owner") to that certain property legally described on Exhibit A attached hereto and hereby made a part hereof (the property legally described on Exhibit A is hereinafter referred to as "Parcel 1"); and

WHEREAS, American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1988, and known as Trust No. 1043-99-09, ("Parcel 2 Owner"), is the holder of legal title to that certain property legally described on Exhibit B attached hereto and hereby made a part hereof (the property legally described on Exhibit B is hereinafter referred to as "Parcel 2"), and

WHEREAS, the Parcel 1 Owner has requested an easement in, upon, over and across Parcel 1 for any such lawful use including, but not limited to, the installation of escalators to utilize and serve Parcel 2 and any tenants, invitees and guests thereto; and

WHEREAS, the Board of Directors of the Declarant has authorized the execution and delivery of this Declaration and Grant of Easement.

NOW, THEREFORE, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, and the other good and valuable consideration, the Declarant does hereby declare that the following rights, easements, covenants, interests, uses and privilege shall exist at all times:

1. The Declarant hereby grants and declares, as a perpetual exclusive easement for any such lawful use, including, but not limited to, the installation and use of escalators to utilize and serve Parcel 2 and any tenants, invitees and guests thereto, an easement of ingress and egress over, in, upon and for the use of Parcel 1 for the present and future owners, occupants and mortgagees of, and all persons now or hereafter acquiring any interest in and to, Parcel 2 or any part thereof.

Prepared by + mailed to Boerman Swardlove
Herbert Kessel #2600
161 N. Clark St.
Chicago IL 60601

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DEPT-01 RECORDING \$45.00
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COOK COUNTY RECORDER
DEPT-10 PENALTY \$42.00

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2. All easements herein described are easements appurtenant to and running with the land, and they shall at all times inure to the benefit of and be binding upon the Declarant and the Parcel 2 Owner and their respective successors and assigns.

3. In consideration of this Declaration and Grant of Easement, the Parcel 2 Owner shall, at its sole cost and expense, maintain, in the event an escalator is installed within the easement area, a policy or policies of comprehensive liability insurance against claims for personal injury or death or property damage, with such insurance to provide protection to the Declarant, in an amount not less than \$10,000,000 with respect to liability for personal injury or death arising out of a single accident, and in an amount not less than \$20,000,000 with respect to property damage. Otherwise, insurance in the amount of \$1,000,000 and \$2,000,000, as applicable, shall be maintained by the Parcel 2 Owner in accordance with this Paragraph 3.

4. In consideration of this Declaration and Grant of Easement, any work to be performed by the Parcel 2 Owner in connection with its use of Parcel 1 shall be accomplished in a good and workmanlike manner and free of any mechanics lien claims, all in accordance with that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements dated July 7, 1992 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 92616148 as amended ("Operating Declaration"). Any use of the easement area shall also be in accordance with the provisions of the Operating Declaration.

5. Declarant, as the record title owner of the property legally described on Exhibit C attached hereto ("Parcel 3"), hereby declares and grants, as a non-exclusive easement, an easement of ingress and egress over, in and upon Parcel 3 for the present and future owners, occupants and mortgagees of, and all persons acquiring any interest in and to, Parcel 2 or any part thereof, excluding, however, guests and invitees.

6. All of the covenants, agreements, rights, duties and interests herein created may be terminated or amended, in whole or in part, by an instrument executed by the Declarant and the Parcel 2 Owner.

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IN WITNESS WHEREOF, the Association has executed this Declaration and Grant of Easement as of the year and day first above written.

LAKE POINT TOWER CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

By: Patricia S. Stearns
Its PRESIDENT

ATTEST:
[Signature]
Its: _____

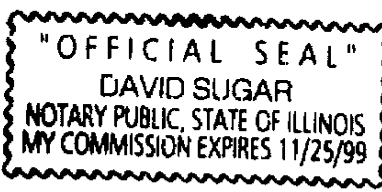
STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, a Notary Public in and for the County in the State aforesaid, do hereby certify that Patricia S. Stearns, and Vivian M. Roylano, President and Secretary, respectively, of Lake Point Tower Condominium Association, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 27th day of December, 1995.

[Signature]
Notary Public

My Commission Expires:
November 25, 1999



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PARCEL EE (AEROBICS ROOM AT 2ND FLOOR):
 ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S
 PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH,
 RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES
 SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST;
 NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN
 WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST
 LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH
 LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929
 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN
 CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND
 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00
 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND
 AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76
 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89
 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE
 252.87 FEET TO A POINT, SAID POINT BEING 610.63 FEET EAST
 OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89
 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE
 289.37 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER
 DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09
 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 74.73 FEET
 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
 PARCEL; THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 53
 SECONDS EAST, ALONG SAID WEST LINE 17.68 FEET; THENCE
 SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 31.58 FEET;
 THENCE SOUTH 0 DEGREES 17 MINUTES 13 SECONDS EAST, 0.67
 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST,
 5.84 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS
 WEST, 18.35 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42
 SECONDS EAST, 37.47 FEET TO THE HEREINABOVE DESIGNATED
 POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A
 HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY
 DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF
 ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK
 COUNTY, ILLINOIS.

AREA = 666.0 SQUARE FEET OR 0.01529 ACRES.

EXHIBIT A

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EXHIBIT B

PARCEL 1

PARCEL P (POOL PARCEL AT 3RD FLOOR):

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7, WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665, SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 252.87 FEET TO A POINT, SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF LOT 7; THENCE SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST 27.29 FEET TO A POINT "X"; THENCE CONTINUING SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST 74.46 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTHWESTERLY AND WESTERLY 49.52 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 34.81 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 34 MINUTES 08 SECONDS WEST 45.45 FEET TO A POINT OF INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE NORTHWESTERLY AND NORTHERLY 90.30 FEET ALONG THE ARC OF SAID CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 61.59 FEET AND WHOSE CHORD BEARS NORTH 13 DEGREES 56 MINUTES 29 SECONDS WEST 82.43 FEET TO A POINT OF INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE NORTHEASTERLY AND EASTERLY 57.91 FEET ALONG THE ARC OF SAID CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 33.09 FEET AND WHOSE CHORD BEARS NORTH 74 DEGREES 20 MINUTES 43 SECONDS EAST 50.80 FEET TO A POINT OF INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE SOUTHEASTERLY 21.87 FEET ALONG THE ARC OF SAID CIRCLE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 63.76 FEET AND WHOSE CHORD BEARS SOUTH 46 DEGREES 37 MINUTES 38 SECONDS EAST 21.76 FEET TO THE HEREINABOVE DESCRIBED POINT "X", SAID POINT BEING ALSO A POINT OF COMPOUND CURVATURE; THENCE SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST 74.46 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +30.44 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

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ALSO;

PARCEL K (PART OF POOL ABOVE 2ND FLOOR OF 2-STORY COMMERCIAL BUILDING);

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 10 SECONDS EAST 87.29 FEET TO A POINT "X", SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF AIR SPACE HEREIN DESCRIBED; THENCE SOUTHEASTERLY AND SOUTHERLY 70.71 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST HAVING A RADIUS OF 63.76 FEET AND WHOSE CHORD BEARS SOUTH 5 DEGREES 02 MINUTES 09 SECONDS EAST 67.14 FEET TO A POINT OF INTERSECTION WITH AN ARC OF ANOTHER CIRCLE; THENCE SOUTHWESTERLY 9.41 FEET ALONG THE ARC OF SAID CIRCLE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 34.81 FEET AND WHOSE CHORD BEARS SOUTH 6 DEGREES 04 MINUTES 09 SECONDS WEST 9.38 FEET TO A POINT; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 74.46 FEET TO THE HEREINABOVE DESCRIBED POINT "X", BEING ALSO THE POINT OF BEGINNING OF THE PARCEL OF AIR SPACE HEREIN DESCRIBED; SAID PARCEL OF AIR SPACE HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +43.05 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

ALSO;

PARCEL L (POOL AND SPA PARCEL BELOW 1ST FLOOR);

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND

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DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 286.52 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 91.20 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 43.80 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 20.15 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 7.20 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 62.60 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 14.68 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 8.47 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID EAST GRAND AVENUE; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 65.88 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +6.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

ALSO:

COMMERCIAL PROPERTY PARCEL (1ST FLOOR):
ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177475 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 286.52 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE 217.855 FEET

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TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE 74.00 FOOT STRIP OF LAND NOW USED AS EAST ILLINOIS STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE 288.91 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 111.44 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 50 SECONDS EAST 2.76 FEET; THENCE NORTH 51 DEGREES 07 MINUTES 51 SECONDS EAST 10.10 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 28.63 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 51.18 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 18 MINUTES 41 SECONDS WEST 28.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 73.03 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL B (COMMON ELEMENT AT 1ST FLOOR):

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT BEING 613.48 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 102.23 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 18.27 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 7.80 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 14.21 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 7.80 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 28.68 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 46.25 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 23.16 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 2.50 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 66.45 FEET; THENCE SOUTH 29 DEGREES 42

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MINUTES 42 SECONDS WEST, 8.96 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST; 66.69 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 2.50 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 42 SECONDS WEST, 37.90 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 1.02 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 42 SECONDS EAST, 1.80 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 7.85 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 42 SECONDS WEST, 10.83 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 18 SECONDS WEST, 56.72 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 54.31 FEET, ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 61.22 FEET AND WHOSE CHORD BEARS NORTH 58 DEGREES 49 MINUTES 32 SECONDS WEST, 52.55 FEET; THENCE NORTH 51 DEGREES 07 MINUTES 51 SECONDS EAST, 10.10 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 28.63 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 51.18 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 18 MINUTES 41 SECONDS WEST 28.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 73.03 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.21 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING:

PARCEL C (COMMON ELEMENT AT 1ST FLOOR LOADING DOCK); ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 255.72 FEET; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 286.52 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE 217.855 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE 74.00 FOOT STRIP OF LAND NOW USED AS EAST ILLINOIS STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG

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SAID NORTH LINE, 111.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE 67.70 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 2.22 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 5.05 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 50.93 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 42 SECONDS EAST, 19.36 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 56.80 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 53.61 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 4.13 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 7.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 4.95 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 2.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.92 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

ALSO:

COMMERCIAL PROPERTY PARCEL (2ND FLOOR):

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 289.37 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249665; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE 217.855 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE 74.00 FOOT STRIP OF LAND NOW USED AS EAST ILLINOIS STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE 288.91 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST 217.93 FEET TO THE SOUTH LINE OF EAST GRAND AVENUE AFOREMENTIONED, BEING ALSO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE

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OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM), AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL D (COMMON ELEMENT AT 2ND FLOOR):

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET, SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 148.36 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 30 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE 83.53 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, 67.44 FEET; THENCE SOUTH 29 DEGREES 42 MINUTES 42 SECONDS WEST, 8.96 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 67.44 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 18 SECONDS WEST 8.96 FEET; THENCE NORTH 29 DEGREES 42 MINUTES 42 SECONDS EAST, 67.44 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 8.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; SAID PARCEL OF LAND HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING:

PARCEL E (COMMON ELEMENT AT 2ND FLOOR):

ALL THAT SPACE OR AREA ENCLOSED WITHIN A RIGHT CIRCULAR CYLINDER WHOSE LOWER BASE IS A CIRCLE OF 35 FEET RADIUS AND LIES WITHIN A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND WHOSE UPPER BASE LIES WITHIN A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM); SAID LOWER BASE IS A CIRCULAR PARCEL OF AIR SPACE WHOSE CENTER IS DEFINED AS FOLLOWS: ALL THAT PART OF LOT 7

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IN CHICAGO DOCK AND CANAL COMPANY'S FRESHWATER DOCK ADDITION
IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH
LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH
LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS
EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER
DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE,
ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION
PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF
COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00
FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND
AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76
FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89
DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE
252.87 FEET SAID POINT BEING 610.63 FEET EAST OF THE WEST
LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43
MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 54.04 FEET;
THENCE SOUTH 0 DEGREES 16 MINUTES 30 SECONDS EAST,
PERPENDICULAR TO THE LAST DESCRIBED COURSE, 73.02 FEET,
SAID POINT BEING THE CENTER OF THE CIRCULAR PARCEL HEREIN
ABOVE DESCRIBED.

DEPT-01 RECORDING \$47.00
T#0012 TRAN 9582 03/13/98 15:02:00
#2322 CG *-96-193269
COOK COUNTY RECORDER
DEPT-10 PENALTY \$44.00

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12/21/95

PARCEL JJ (EASEMENT FOR INGRESS AND EGRESS ADJOINING THE AEROBICS ROOM AT 2ND FLOOR):

ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 25, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177478 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7 WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE PER DOCUMENT NO. 5249665 SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 252.87 FEET TO A POINT; SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE 289.37 FEET TO A POINT ON THE WEST LINE OF NORTH STREETER DRIVE PER DOCUMENT NO. 5249635; THENCE SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 74.73 FEET; THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE 17.58 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 31.58 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 0.67 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 5.84 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 6.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 6.35 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 9.64 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 6.35 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 9.84 FEET TO THE HERE ABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM); ALL IN COOK COUNTY, ILLINOIS.

AREA = 62.5 SQUARE FEET OR 0.00143 ACRES.

property address : 505 N. Lake Shore Drive
Chicago, IL
plan 17-10-214-012, -014

EXHIBIT C

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