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COOK COUNTY RECORDER

Property of Cook County Clerk's Office

**FIRST AMENDMENT
TO
MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES,
FIXTURE FILING AND FINANCING STATEMENT**

THIS FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES, FIXTURE FILING AND FINANCING STATEMENT ("First Amendment") is entered into as of this 27th day of February, 1997, by and between SOFT SHEEN PRODUCTS, LLC, a Delaware corporation, having a principal office address at 1000 East 87th Street, Chicago, Illinois 60619 ("Borrower"), and BEVERLY TRUST COMPANY, not personally but as trustee under a Trust Agreement dated October 18, 1993 a/k/a/ Trust No. 8-9407 ("Trustee") (Borrower and Trustee hereinafter sometimes are referred to individually or collectively (as the context shall require), as the "Mortgagor") and THE FIRST NATIONAL BANK OF CHICAGO, a national banking association, having a principal office address at One First National Plaza, Chicago, Illinois 60672 (in its individual capacity and as security trustee, together with its respective successors and assigns, "Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor executed and delivered that certain Mortgage, Security Agreement, Assignment of Rents and Leases, Fixture Filing and Financing Statement, dated as of November 3, 1993, which mortgage was recorded in the Office of the Recorder of

This Document Prepared By And After
Recording Should Be Returned To:
Stanley B. Stallworth
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

BOX 333-CTI

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Cook County, Illinois on November 15, 1993 as Document Number 93927784 ("Mortgage"), to Mortgagee, as security trustee under that certain Trust Agreement (as defined in the Mortgage);

WHEREAS, the Mortgage grants and conveys to Mortgagee a security interest in that certain: (i) real property owned by Mortgagor, which real property is more particularly described on Exhibit A attached hereto and hereby made a part hereof ("Land"); and (ii) the Property (as defined in the Mortgage);

WHEREAS, Mortgagor and Mortgagee heretofore have entered into: (i) that certain Credit Agreement, dated as of August 23, 1990 ("Initial Credit Agreement"); and (ii) that certain Amended and Restated Credit Agreement, dated as of November 10, 1993 ("Existing Credit Agreement"), which Existing Credit Agreement amended and restated the Initial Credit Agreement ("Existing Credit Agreement");

WHEREAS, Mortgagor and Mortgagee, simultaneously with the execution of this First Amendment, are entering into that certain Second Amended and Restated Credit Agreement dated of even date herewith, which Second Amended and Restated Credit Agreement amends and restates in its entirety the Existing Credit Agreement and sets forth the conditions upon which Mortgagee hereafter will extend loans and make other financial accommodations to or for the benefit of the Mortgagor ("Second Amended and Restated Credit Agreement");

WHEREAS, that certain Term Loan Note (as defined in Section 2.2(a) of the Second Amended and Restated Credit Agreement) in the aggregate principal amount of Eighteen Million Nine Hundred Twelve Thousand One Hundred Fifteen and 00/100 Dollars (\$18,912,115.00): (i) re-evidences the indebtedness previously evidenced by that certain Term Note (as defined in the Mortgage) in the amount of Six Million Six Hundred Thirty-Three Thousand Three Hundred Thirty-Two and 00/100 Dollars (\$6,633,332.00) given by Mortgagor in favor of Mortgagee and secured by the lien of the Mortgage; and (ii) evidences certain indebtedness incurred by Mortgagor under the Second Amended and Restated Credit Agreement; to refinance indebtedness owed by Mortgagor to Teachers Insurance and Annuity Association of America and evidenced by the Notes (as defined in the Mortgage) and secured by the lien of the Mortgage; and

WHEREAS, pursuant to, and in furtherance of, the terms and provisions of the Second Amended and Restated Credit Agreement, Mortgagor and Mortgagee desire to amend the Mortgage to, among other things: (i) increase the amount of the Obligations (as defined in the Mortgage) secured by the Mortgage; (ii) re-evidence Mortgagee's continuing security interest in the Land and the Property; and (iii) re-secure and further secure the Obligations of Mortgagor to Mortgagee under the Second Amended and Restated Credit Agreement;

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NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The foregoing recitals shall constitute an integral part of this First Amendment and this First Amendment shall be construed in consideration thereof.
2. Any and all references in the Mortgage to the "Term Note" shall mean and refer to, and be deemed to mean and refer to, the Term Loan Note.
3. Any and all references in the Mortgage to the "Revolving Note" shall mean and refer to, and be deemed to mean and refer to, the Revolving Note (as defined in Section 2.1(a) of the Second Amended and Restated Credit Agreement) in the aggregate principal amount of Seven Million and 00/100 Dollars (\$7,000,000.00).
4. Any and all references in the Mortgage to the "Credit Agreement" shall mean and refer to, and be deemed to mean and refer to, the Second Amended and Restated Credit Agreement.
5. Any and all references in the Mortgage to the "Mortgage" shall mean and refer to, and be deemed to mean and refer to, the Mortgage as amended by this First Amendment.
6. Any and all references in any of the Financing Documents (as defined in the Mortgage) to the Mortgage, shall mean and refer to, and be deemed to mean and refer to, the Mortgage as amended by this First Amendment.
7. Section 3.11 of the Mortgage is hereby deleted in its entirety and the following is hereby interested in lien thereof:

Section 3.11. Governing Law. It is the express intention of the parties hereto that this Mortgage will be administered by Mortgagee in Illinois. In all respects, including, without limitation, matters of construction and performance of this Mortgage and the obligations arising hereunder, and matters of creation, perfection, priority and enforceability of the lien created by this Mortgage, and any warranties of title contained in this Mortgage with respect to the Property, this Mortgage shall be governed by, and construed in accordance with, the internal laws of the State of Illinois applicable to contracts made and to be performed in the State of Illinois (without regard to principles of conflicts

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of laws) and any applicable laws of the United States of America.

8. As of the date hereof, Mortgagor hereby remakes and reaffirms any and all representations made by Mortgagor in the Mortgage.

9. As of the date hereof, Mortgagor hereby remakes and reaffirms any and all covenants and obligations made and/or agreed to by Mortgagor in the Mortgage.

10. Except to the extent specifically modified by the terms and provisions of this First Amendment, all of the terms and provisions of the Mortgage, as hereby amended, shall remain in full force and effect, and the parties hereto hereby ratify and confirm all of the terms and provisions of the Mortgage, as hereby amended. In the event of any conflict between the provisions of the Mortgage and this First Amendment, this First Amendment shall prevail and control.

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IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be duly executed and delivered as of the day and year first above written.

MORTGAGOR:

SOFT SHEEN PRODUCTS, INC., a Delaware corporation

By: [Signature]
Name: **Terri Gardner**
Its: **President**

BEVERLY TRUST COMPANY, not personally but as trustee under a Trust Agreement dated October 18, 1993 n/k/a Trust No. 8-9407

Attest: [Signature]
Name: **Patricia Ralston**
Its: **Trust Officer**

By: [Signature]
Name: **Alyne Polikoff**
Its: **Asst. Vice President**

MORTGAGEE:

THE FIRST NATIONAL BANK OF CHICAGO, a national banking association

By: [Signature]
Name: **Ronald J. Atkins**
Its: **First Vice President**

#0321666.02

This document is made by Beverly Trust Company as Trustee and accepted by the parties hereto for the purpose of recording the same. The Beverly Trust Company hereby certifies that it is a duly organized and existing corporation under the laws of the State of Illinois and that it is not insolvent or in the process of liquidation. In the event of any dispute or controversy arising out of or in connection with the making or execution of this document, all such liability shall be borne by the Beverly Trust Company and its officers, directors, agents, and employees in no way shall any of the signatories of this document be held liable, in any way, for any of the covenants of this document, express, implied, or implied.

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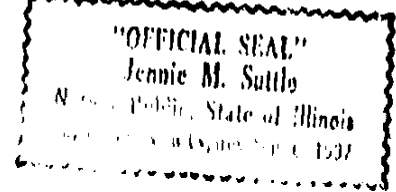
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, JENNIE M. SUTTLE, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY, that Terri Gardner, the President of Soft Sheen Products, Inc., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own 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 notarial seal this 28th day of ^{MARCH} February, 1997.

Jennie M. Suttle
Notary Public



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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, The Undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREDY CERTIFY, that Alyne Polikoff the Asst. Vice President of BEVERLY TRUST COMPANY, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his (her) own 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 notarial seal this 26th day of ~~February~~^{MARCH}, 1997.





Notary Public

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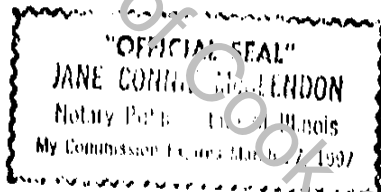
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Jane Connie McClendon a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY, that Ronald J. Atkins, the First Vice President of The First National Bank of Chicago, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such First Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of ^{MARCH}~~February~~, 1997.



Jane Connie McClendon
Notary Public

Cook County Clerk's Office

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EXHIBIT A Legal Description

PARCEL 1:

A TRACT OR PARCEL OF LAND, LOCATED IN THE NORTH WEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 633 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID QUARTER SECTION AND 420 FEET WEST OF THE WEST LINE OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO, SAID POINT BEING THEREOF SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED BY THE ILLINOIS CENTRAL RAILROAD COMPANY TO WILLIAM J. NEALON BY DEED DATED MAY 3, 1946 AND RECORDED SEPTEMBER 10, 1946 AS DOCUMENT 13889201; THENCE SOUTH 00 DEGREES 07 MINUTES, 00 SECONDS EAST, A DISTANCE OF 363.41 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST TO A POINT 73 FEET EASTERLY OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S LOOP TRACK, (AS LOCATED PRIOR TO ITS REMOVAL); THENCE NORTH 00 DEGREES, 12 MINUTES, 06 SECONDS EAST, A DISTANCE OF 363.41 FEET TO THE SOUTHWEST CORNER OF SAID WILLIAM J. NEALON PROPERTY; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID WILLIAM J. NEALON PROPERTY, A DISTANCE OF 273.6 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 633.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID QUARTER SECTION AND 420.00 FEET WEST OF THE WEST LINE OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO; THENCE SOUTH 00 DEGREES, 07 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 363.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 07 MINUTES, 00 SECONDS, EAST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 229.67 FEET; THENCE NORTH 90 DEGREES WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 244.19 FEET; THENCE NORTH 60 DEGREES WEST, A DISTANCE OF 80.22 FEET; THENCE NORTH 11 DEGREES, 12 MINUTES, 40 SECONDS EAST, A DISTANCE OF 193.25 FEET TO A POINT THAT IS 73.00 FEET EASTERLY OF THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S LOOP TRACK (AS LOCATED PRIOR TO ITS REMOVAL); THENCE SOUTH 90 DEGREES EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 275.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 8822 S. Dobson, Chicago, Illinois PIN: 25-02-102-037

PARCEL 3:

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37

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NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 633 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID 1/4 SECTION AND 420 FEET WEST OF THE WEST LINE OF SOUTH GREENWOOD AVENUE, IN THE CITY OF CHICAGO; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 593.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 261.82 FEET; THENCE NORTH 43 DEGREES 57 MINUTES 12 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 43.13 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID SOUTH DOBSON AVENUE, A DISTANCE OF 17.94 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 441.68 FEET, A CHORD BEARING OF SOUTH 39 DEGREES 21 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45 DEGREES 08 MINUTES 31 SECONDS WEST ALONG A LINE WHICH IS 15 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S INDUSTRY LEAF TRACK, A DISTANCE OF 275.31 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 351.83 FEET, A CHORD BEARING OF NORTH 16 DEGREES 44 MINUTES 53 SECONDS WEST 70 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S LOOP TRACK, A DISTANCE OF 341.04 FEET; THENCE NORTH 11 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 276.30 FEET; THENCE SOUTH 60 DEGREES EAST, A DISTANCE OF 80.22 FEET; THENCE SOUTH 90 DEGREES EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 244.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
COMMON ADDRESS: 8830 S. Dobson, Chicago, Illinois PIN: 25-02-102-038
PARCEL 4:

A PARCEL OR TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 503.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID QUARTER SECTION AND 420.00 FEET WEST OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 130.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE 633.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 273.60 FEET TO A POINT 80.00 FEET EASTERLY OF THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S LOOP TRACK; THENCE NORTH 10 DEGREES 29 MINUTES 32 SECONDS EAST A DISTANCE OF 101.70 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 01 SECONDS EAST ALONG A LINE 154.05 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD SOUTHBOND MAIN TRACK, A DISTANCE OF 30.54 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 503.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 249.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 8754 S. Dobson, Chicago, Illinois PIN: 28-02-102-028

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EXHIBIT A

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PARCEL 5:

AN IRREGULAR TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE WHICH IS 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION AND 420 FEET WEST OF THE WEST LINE OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO, SAID POINT BEING 1114.83 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 470 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 249.38 FEET TO A POINT 154.05 FEET EASTERLY FROM THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD SOUTHBOUND MAIN TRACT, AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 10 DEGREES 46 MINUTES 01 SECONDS EAST PARALLEL TO SAID CENTER LINE OF SOUTHBOUND MAIN TRACK, A DISTANCE OF 470.12 FEET TO A POINT THAT IS 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2, AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1001 E. 87th Street, Chicago, Illinois PIN: 25-02-102-029
PARCEL 6:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: :

COMMENCING AT A POINT ON A LINE THAT LIES PARALLEL TO AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 AND 1187.05 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35, BEING THE SOUTHWEST CORNER OF THAT REAL ESTATE CONVEYED BY THE ILLINOIS CENTRAL RAILROAD COMPANY TO VOLTA BATTERY CORPORATION BY DEED DATED DECEMBER 27, 1945; THENCE NORTHERLY, ALONG A LINE FORMING AN ANGLE OF 100 DEGREES 48 MINUTES IN THE NORTHWESTERLY QUADRANT OF ITS INTERSECTION WITH SAID PARALLEL LINE BEING ALONG THE WEST PROPERTY LINE OF SAID VOLTA BATTERY CORPORATION, 409.10 FEET TO THE NORTHWEST CORNER OF SAID VOLTA BATTERY CORPORATION, BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, 206 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 80.00 FEET TO A POINT THAT IS 140.5 FEET, MORE OR LESS, EASTERLY FROM THE CENTERLINE OF GRANTOR'S SOUTHBOUND MAIN TRACK AS MEASURED AT A RIGHT ANGLES THERETO; THENCE SOUTHERLY, AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 206 FEET; THENCE EASTERLY, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 80 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 7:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: :

BEGINNING AT A POINT ON A LINE THAT LIES PARALLEL TO AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 AND 1187.05 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35, BEING THE SOUTHWEST CORNER OF THAT REAL ESTATE CONVEYED BY THE ILLINOIS CENTRAL RAILROAD COMPANY TO VOLTA BATTERY CORPORATION BY DEED DATED DECEMBER 27, 1945; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 100

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DEGREES 48 MINUTES IN THE NORTHWESTERLY QUADRANT TO ITS INTERSECTION WITH SAID PARALLEL LINE, BEING ALONG THE WEST PROPERTY LINE OF SAID VOLTA BATTERY CORPORATION, 409.10 FEET TO THE NORTHWEST CORNER OF SAID VOLTA BATTERY CORPORATION; THENCE WESTERLY, AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 80.00 FEET TO A POINT THAT IS 148.5 FEET, MORE OR LESS, EASTERLY FROM THE CENTERLINE OF GRANTOR'S SOUTHBOUND MAIN TRACK AS MEASURED AT A RIGHT ANGLES THERETO; THENCE SOUTHERLY, AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 411.64 FEET TO A POINT ON A LINE THAT LIES PARALLEL TO AND 45.50 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE EASTERLY, ALONG THE LAST SAID PARALLEL LINE, 10.00 FEET TO A POINT; THENCE SOUTHERLY, AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 12.50 FEET TO A POINT ON SAID LINE THAT LIES PARALLEL TO AND 37 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE EAST, ALONG THE LAST SAID PARALLEL LINE, 69.06 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL B:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUND AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON LINE 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 1090.34 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 96.71 FEET; THENCE NORTHEASTERLY ON A COURSE FORMING AN ANGLE OF 100 DEGREES 48 MINUTES 12 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE A DISTANCE OF 409.1 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE A DISTANCE OF 95 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH LAST DESCRIBED COURSE A DISTANCE OF 390.9 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1000 E. 87th Street, Chicago, Illinois PIN: 20-25-318-017
20-25-318-038

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