

# UNOFFICIAL COPY

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1998-08-28 13:14:15  
Cook County Recorder 49.00

LASALLE NATIONAL BANK

THIS INSTRUMENT PREPARED BY

F. Kevin Murnighan  
Carey, Filler, White & Boland  
33 West Jackson Boulevard  
Chicago, Illinois 60604

AFTER RECORDING RETURN  
THIS INSTRUMENT BY MAIL TO

LaSalle National Bank  
135 S. LaSalle St., Suite 214  
Chicago, IL 60603  
Attn: Rick Kress

## ASSIGNMENT OF RENTS AND LEASES

WHEREAS, American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated March 14, 1983 and known as Trust No. 57639 and Richard J. Price., hereinafter called the "Assignor," in order to secure an indebtedness of One Million, Six Hundred Fifty Thousand, and no/100 Dollars (\$1,650,000.00) evidenced by two separate Promissory Notes ("Notes"), has executed a Mortgage of even date herewith, mortgaging to LaSalle National Bank (the "Mortgagee"), having offices at 135 S. LaSalle St., Chicago, Illinois 60603 and premises and property in the County of Cook, Illinois, described in Exhibit A attached hereto and incorporated by reference herein and commonly known as

3635 S. Iron St., Chicago  
Cook County, Illinois 60609  
Parcel Identification Nos. 17-32-300-045-0000, 17-32-300-130-0000,  
17-32-300-149-0000, 17-32-300-161-0000

AND WHEREAS, said Mortgagee is the Holder of said Mortgage and the Notes secured thereby:

NOW THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the Assignor hereby assigns, transfers and sets over unto said

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Mortgagee, its successors and assigns, all of the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use and occupancy of all or any part of the mortgaged premises herein described, which may have been heretofore or may hereafter be made or agreed to by the Assignor, or which may be made or agreed to by the Mortgagee under the powers granted to it in this instrument, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder including, without limitation, any and all guaranties of tenants' performance under the leases unto the Mortgagee.

The undersigned Assignor covenants and agrees with Mortgagee as follows:

- a) That the sole ownership of the entire landlord's interest in the Leases is vested in Assignor. Assignor has not and shall not (i) perform any act or execute any other instrument which might prevent Mortgagee from fully exercising its rights under this Assignment, (ii) execute any further assignment or pledge of the rents, income, profits or any of the Leases, (iii) accept payment of any installment of rent more than thirty (30) days before the due date thereof, or (iv) make any lease of the real estate except for actual occupancy by the tenant thereunder,
- b) That each lease is valid and enforceable in accordance with its terms, and none has been or will be altered, modified, amended, terminated, canceled, renewed or surrendered nor has any term or condition thereof been waived in any manner whatsoever, without the prior written approval of the Mortgagee;
- c) That there is no default now existing under any of the Leases and there exists no state of fact which, with the giving notice or lapse of time or both, would constitute a default under any of the Leases; that Assignor will fulfill and perform each and every covenant and condition of each of the Leases by the landlord thereunder to be kept and performed, and, at the sole cost and expense of Assignor, enforce (short of termination of the Leases) the performance and observance of each and every covenant and condition of all such Leases by the tenants thereunder to be kept and performed;
- d) That Assignor shall give prompt notice to Mortgagee of each notice received by Assignor claiming that a default has occurred under any of the Leases on the part of the landlord, together with a complete copy of each such notice;
- e) That each of the Leases shall be deemed to remain in full force and effect regardless of any merger of the interest of any landlord and any tenant under any of the Leases; and
- f) That, without Mortgagee's prior written consent, Assignor will not suffer or permit any of the Leases to become subordinate to any lien other than the lien of the Mortgage, this Assignment and general real estate taxes not delinquent.

That Assignor does hereby irrevocably authorize the said Mortgagee to manage the mortgaged premises, and further authorizes the said Mortgagee to let and re-let the mortgaged

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premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the Assignor, as it may deem expedient, and to make such repairs to the mortgaged premises as it may deem proper or advisable, and to do anything in and about the mortgaged premises that the Assignor might do, hereby ratifying and confirming anything and everything that the said Mortgagee may do.

It is understood and agreed that the said Mortgagee shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the Assignor to the said Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of the mortgaged premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing the mortgaged premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is further understood and agreed that in the event of the exercise of this assignment, the Assignor will, upon the demand of the Mortgagee, either surrender to Mortgagee possession of the mortgaged premises or pay rent for the portion of the mortgaged premises occupied by the Assignor at the prevailing rate per month for each square foot occupied. Failure on the part of the Assignor to promptly surrender possession or pay said rent on the first day of each and every month shall, in and of itself, constitute a forcible entry and detainer and the said Mortgagee may in its own name and without notice or demand, maintain an action of forcible entry and detainer and obtain possession of the mortgaged premises. This assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant Running With the Land, and shall continue in full force and effect until all of the indebtedness and liability of the Assignor to the said Mortgagee shall have been fully paid, at which time this assignment and authority shall terminate.

It is understood and agreed that the Mortgagee will not exercise its rights under this assignment until after default in any payment secured by the Mortgage or after a breach of any of its covenants and, in either case, expiration of applicable notice and cure periods.

The Mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to discharge any obligation, duty or liability under any leases, nor shall this Assignment operate to place upon Mortgagee responsibility for the control, care, management or repair of the mortgaged premises or the carrying out of any of the terms and conditions of any leases; nor shall it operate to make the Mortgagee responsible or liable for any waste committed on the mortgaged premises by the lessee under any lease or any other party, or for any dangerous or defective condition of the mortgaged premises, or for any negligence in the management, upkeep, repair or control of the mortgaged premises resulting in loss or injury or death to any tenant, licensee, employee or stranger.

The Assignor shall and does agree to indemnify and to hold Mortgagee harmless of and from any and all liability, loss, cost, damage or expense which it may incur under any lease or under or by

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reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it (except if caused by the gross negligence or willful misconduct of Mortgagee) by reason of any alleged obligations or undertakings on the part of Mortgagee to perform or discharge any of the terms or covenants set forth in any leases. Should the Mortgagee incur any such liability, loss, cost, damage or expense under any leases or under or by reason of this Assignment, or in defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and Assignor shall reimburse the Mortgagee therefor immediately upon demand.

The failure of the said Mortgagee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the said Mortgagee of its right of exercise thereafter.

This Assignment applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. Wherever the term "Mortgagee" is used herein, such term shall include all successors and assigns, including each and every subsequent holder or participant in the Note, of the Mortgagee who shall have and enjoy all of the rights, powers and benefits hereby conferred upon Mortgagee.

Notwithstanding any prior revocation, termination, surrender or discharge of this Agreement, the effectiveness of this Agreement shall automatically continue or be reinstated, as the case may be, in the event that (a) any payment received or credit given by the Mortgagee in respect of the Indebtedness is returned, disgorged or rescinded as a preference, impermissible setoff, fraudulent conveyance, diversion of trust funds, or otherwise under any applicable state or federal law, including, without limitation, laws pertaining to bankruptcy or insolvency, in which case this Agreement shall be enforceable against Assignor as if the returned, disgorged or rescinded payment or credit had not been received or given, whether or not the Mortgagee relied upon this payment or credit or changed its position as a consequence of it, or (b) any liability is imposed, or sought to be imposed, against the Mortgagee relating to the environmental condition of, or the presence of Hazardous Materials on, in or about, any Property given as Collateral to the Mortgagee whether this condition is known or unknown, now exists or subsequently arises (excluding only conditions which arise after any acquisition by the Mortgagee of any such Property, by foreclosure, in lieu of foreclosure or otherwise, to the extent due to the wrongful act or omission of the Mortgagee), in which case this Agreement shall be enforceable to the extent of all liability, costs and expenses (including without limitation reasonable attorney fees) incurred by the Mortgagee as the direct or indirect result of any environmental condition or Hazardous Materials. In the event of continuation or reinstatement of this Agreement, Assignor agree(s) upon demand by the Mortgagee to execute and deliver to the Mortgagee those documents which the Mortgagee determines are appropriate to further (in the public records or otherwise) this continuation or reinstatement, although the failure of Assignor to do so shall not affect in any way the reinstatement or continuation. If Assignor does not execute and deliver to the Mortgagee upon demand such documents, the Mortgagee is irrevocably appointed (which appointment is coupled with an interest) the true and lawful attorney of Assignor (with full power of substitution) to execute and deliver such documents in the name and on behalf of Assignor.

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This Assignment of Rents and Leases is executed by said Trustee not personally but solely as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said Notes shall be construed as creating any liability on the said association, either individually or as Trustee as aforesaid, personally to pay the said Notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied, herein contained, all such liability, if any being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as said association, either personally or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, or to the enforcement of the lien hereby created or by action to enforce the personal liability of any Co-maker, Surety or Guarantor of said Notes or to the enforcement of any covenant expressed herein which is joined in by any party in its individual capacity or to the enforcement of the provisions of any other collateral from time to time which secures payment

IN WITNESS WHEREOF, the undersigned association, not personally but as Trustee as aforesaid, has caused these presents to be signed by its TRUST OFFICER, and its corporate seal to be affixed by its \_\_\_\_\_, this 7 day of August, 1998

(SEAL)

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE AND NOT INDIVIDUALLY

ATTEST

(SEAL)

By \_\_\_\_\_

Its \_\_\_\_\_

By \_\_\_\_\_

Its \_\_\_\_\_

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STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

I, \_\_\_\_\_, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARK DEGRAZIA, personally known to me to be the TRUST OFFICER of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, and personally known to me to be the \_\_\_\_\_ of said association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of the association pursuant to authority given by the association, as their free and voluntary act and as the free and voluntary act of the association, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27 day of July, 1998.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*L. M. Soviński*  
Notary Public



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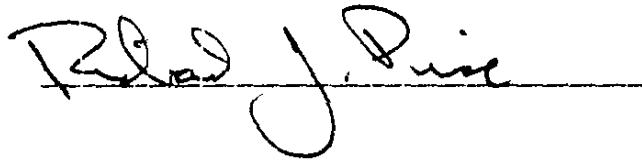
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## JOINDER

The undersigned, being the owner in the aggregate of one Hundred Percent (100%) of the beneficial interest in, and being the sole beneficiary of the Trust which is the Assignor under the foregoing Assignment of Rents and Leases, hereby consents to and joins in the foregoing Assignment of Rents and Leases, intending hereby to bind any interest it and its heirs, executors, administrators, successors and assigns may have in the premises described in the foregoing Assignment of Rents and Leases or in any leases or other agreements relating thereto, as fully and with the same effect as if the undersigned were named as the Assignor in said Assignment of Rents and Leases.

DATED August 3<sup>rd</sup>, 1998

Richard J. Price




## ASSIGNOR

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed this \_\_\_ day of August, 1998.

Richard J. Price



## WITNESS



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STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF COOK        )

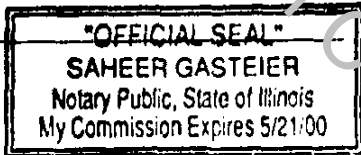
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I, Samir Gasteier, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the undersigned Richard J. Price (personally) known to me, executed the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth, by signing his name

Given under my hand and notarial seal this 21<sup>st</sup> day of August, 1998.

Samir Gasteier  
Notary Public

My Commission Expires



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## PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WESTERLY OF A LINE 220.50 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL TO THE WEST LINE OF IRON STREET TO-WIT:

BEGINNING AT A POINT IN THE WESTERLY LINE OF IRON STREET, 273.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE NORTHERLY ON THE WESTERLY LINE OF IRON STREET, 105.0 FEET; THENCE WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF IRON STREET, 139.75 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TANGENT TO LAST DESCRIBED LINE, CONVEX TO NORTHWEST WITH A RADIUS OF 208.0 FEET, A DISTANCE OF 205.11 FEET TO A POINT 1321.04 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID AND 291.4 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE SOUTHEASTERLY ON A STRAIGHT LINE 11.99 FEET TO A POINT 311.03 FEET WESTERLY IN A LINE AT RIGHT ANGLES TO SAID IRON STREET, FROM THE PLACE OF BEGINNING; THENCE EASTERLY ON LAST DESCRIBED LINE, 9.0 FEET; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE WEST WITH A RADIUS OF 192.5 FEET, A DISTANCE OF 4.78 FEET TO A POINT 299.4 FEET WESTERLY IN A LINE AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID IRON STREET AND DRAWN THROUGH A POINT 4.0 FEET NORTHERLY TO THE PLACE OF BEGINNING; THENCE EASTERLY ON LAST DESCRIBED LINE, 32.40 FEET; THENCE SOUTHERLY AT RIGHT ANGLES FROM LAST DESCRIBED LINE, 4.0 FEET, AND THENCE EASTERLY ON A LINE AT RIGHT ANGLES TO SAID IRON STREET, 267.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

## PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF THE PRIVATE STREET KNOWN AS IRON STREET, 153 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE NORTHERLY 120 FEET ALONG THE WESTERLY LINE OF SAID STREET; THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF IRON STREET, 267 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST MENTIONED LINE 4 FEET; THENCE WEST AT RIGHT ANGLES TO SAID LAST MENTIONED LINE 32.4 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHWEST WITH A RADIUS OF 192.5 FEET TO A POINT 1308.87 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 32, 137.16 FEET; THENCE NORTHEASTERLY 168.75 FEET ALONG A CURVED LINE CONVEX TO THE NORTHWEST WITH A RADIUS OF 225.2 FEET AND THENCE EASTERLY 167.34 FEET ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AND AT RIGHT ANGLES TO IRON STREET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

## PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF IRON STREET, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF IRON STREET, 378 FEET NORTHERLY OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE WEST AT RIGHT ANGLES TO SAID WEST LINE OF IRON STREET, 139.75 FEET TO A POINT OF CURVE FOR THE PLACE OF BEGINNING OF THIS PARCEL; THENCE SOUTHWESTERLY

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ON A CURVE, TANGENT TO THE LAST DESCRIBED RIGHT ANGLE LINE, CONVEX TO THE NORTHWEST, WITH A RADIUS OF 208 FEET, A DISTANCE OF 205.11 FEET TO A POINT 1321.04 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4, AND 291.40 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE NORTHWESTERLY IN A STRAIGHT LINE, 60.92 FEET TO A POINT IN A LINE THAT IS 1308.87 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG SAID LINE 34.66 FEET TO A POINT IN A LINE THAT IS DRAWN AT RIGHT ANGLES TO SAID WEST LINE OF IRON STREET; THROUGH THE PLACE OF BEGINNING OF THIS TRACT OF LAND; THENCE EAST ALONG SAID LINE 188.24 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

## PARCEL 4:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF IRON STREET RIGHT OF WAY (30 FEET WIDE) OF THE CHICAGO JUNCTION RAILWAY COMPANY FROM A POINT THEREON WHICH IS 1023 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, NORTH OF A LINE DRAWN PERPENDICULAR TO SAID EAST RIGHT OF WAY LINE FROM A POINT THEREON WHICH IS 1385.55 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHWEST 1/4; WEST OF THE SOUTH FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND EAST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE ABOVE DESCRIBED NORTH BOUNDARY OF THE PROPERTY HEREIN DESCRIBED WHICH IS 318.90 FEET EAST OF SAID EAST RIGHT OF WAY LINE OF SAID RAILWAY, AND RUNNING THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 320.06 FEET AND CONVEX EASTERLY, A DISTANCE OF 71.33 FEET TO A POINT WHICH IS 70.55 FEET SOUTH OF SAID NORTH BOUNDARY LINE AND 309.45 FEET EAST OF SAID EAST RIGHT OF WAY LINE, BOTH BY PERPENDICULAR MEASURE; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 34.91 FEET TO A POINT WHICH IS 104.42 FEET SOUTH OF SAID NORTH BOUNDARY LINE AND 301.00 FEET EAST OF SAID EAST RIGHT OF WAY LINE BOTH BY PERPENDICULAR MEASURE; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 317.69 FEET AND CONVEX EASTERLY, A DISTANCE OF 96.60 FEET TO A POINT WHICH IS 193.55 FEET SOUTH OF SAID NORTH BOUNDARY LINE AND 264.62 FEET EAST OF SAID EAST RIGHT OF WAY LINE BOTH BY PERPENDICULAR MEASURE; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 74.32 FEET TO A POINT WHICH IS 257.65 FEET SOUTH OF SAID NORTH BOUNDARY LINE AND 227.01 FEET EAST OF SAID EAST RIGHT OF WAY LINE BOTH BY PERPENDICULAR MEASURE; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 222.01 FEET AND CONVEX WESTERLY, A DISTANCE OF 104.24 FEET TO A POINT WHICH IS 356.45 FEET SOUTH OF SAID NORTH BOUNDARY LINE AND 196.90 FEET EAST OF SAID EAST RIGHT OF WAY LINE, BOTH BY PERPENDICULAR MEASURE; THENCE SOUTH ALONG A LINE PARALLEL TO SAID EAST RIGHT OF WAY LINE A DISTANCE OF 6.11 FEET TO A POINT ON THE ABOVE DESCRIBED SOUTH BOUNDARY LINE WHICH IS 196.90 FEET EAST OF SAID EAST RIGHT OF WAY LINE (EXCEPT THE SOUTH 21 FEET OF THE WEST 134.80 FEET AS MEASURED ON THE SOUTH LINE THEREOF); EXCEPTING THEREFROM A STRIP OF LAND 21 FEET WIDE FROM NORTH TO SOUTH LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTH LINE OF SAID STRIP BEING PART OF A LINE WHICH EXTENDS EAST FROM AND PERPENDICULAR TO EAST LINE OF IRON STREET RIGHT OF WAY (30 FEET WIDE) OF CHICAGO JUNCTION RAILWAY COMPANY FROM A POINT WHICH IS 1385.55 FEET SOUTH FROM NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON ABOVE DESCRIBED SOUTH LINE WHICH IS 331.52 FEET EAST OF SAID EAST LINE OF RIGHT OF WAY AND RUNNING THENCE NORTH PERPENDICULAR TO SAID ABOVE DESCRIBED SOUTH LINE, A DISTANCE OF 21 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 54.73 FEET TO WESTERLY DOCK LINE OF SOUTH FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHERLY ALONG SAID WESTERLY DOCK LINE, A DISTANCE OF 21.10 FEET TO ABOVE DESCRIBED SOUTH LINE AND THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 56.76 FEET TO POINT OF BEGINNING, ALL IN

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PARCEL 4-'A':

EASEMENT FOR THE BENEFIT OF PARCEL 4, AS CREATED BY DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO VICTOR REAL ESTATE COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 1, 1951 AND RECORDED MARCH 13, 1951 AS DOCUMENT NUMBER 15029481, FOR PASSAGEWAY ALONG AND FOR INGRESS AND EGRESS, OVER: AN IRREGULAR SHAPED PARCEL OF LAND, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE NORTH LINE OF WHICH PARCEL IS A STRAIGHT LINE, DRAWN PERPENDICULAR TO THE EAST LINE OF IRON STREET RIGHT OF WAY (30 FEET WIDE) OF THE CHICAGO JUNCTION RAILWAY COMPANY, FROM A POINT THEREON WHICH IS 1023 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE ABOVE DESCRIBED STRAIGHT LINE WHICH IS 278.20 FEET EAST OF SAID EAST RIGHT OF WAY LINE, SAID POINT OF BEGINNING BEING ALSO THE NORTHEAST CORNER OF THE LAND CONVEYED TO REED AND PRINCE MANUFACTURING COMPANY, BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 10556847 AND RUNNING THENCE SOUTHWESTWARDLY ALONG THE EAST LINE OF THE LAND SO CONVEYED, A DISTANCE OF 15 FEET; THENCE SOUTHEASTWARDLY, A DISTANCE OF 45.54 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND TO WHICH THIS EASEMENT APPERTAINS, WHICH IS 40 FEET SOUTH OF SAID STRAIGHT LINE; THENCE NORTHWESTWARDLY ALONG SAID WESTERLY LINE, BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 320.06 FEET AND CONVEX EASTERLY, A DISTANCE OF 40.17 FEET TO A POINT ON SAID STRAIGHT LINE WHICH IS 318.90 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE AND THENCE WEST ALONG SAID STRAIGHT LINE A DISTANCE OF 40.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4-'B':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO REED AND PRINCE MANUFACTURING COMPANY, DATED DECEMBER 16, 1929 AND RECORDED DECEMBER 18, 1929 AS DOCUMENT NUMBER 10556847, FOR PASSAGEWAY ALONG AND FOR INGRESS AND EGRESS OVER: THE NORTHERLY 15 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTH 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY LYING EAST OF AND ADJOINING THE EAST LINE OF IRON STREET (A PRIVATE STREET) 1023 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE EAST ON A LINE AT RIGHT ANGLES TO SAID EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY, 278.2 FEET TO A POINT; THENCE SOUTH 29.85 FEET ON A STRAIGHT LINE FORMING AN ANGLE OF 90 DEGREES AND 05 MINUTES WITH THE LAST DESCRIBED LINE SOUTH TO WEST, TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE TANGENT TO LAST DESCRIBED STRAIGHT LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 372.8 FEET TO ITS INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY FROM A POINT 1088 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 32, MEASURED ALONG THE EAST LINE OF SAID 30 FOOT RIGHT OF WAY; THENCE WEST ON LAST DESCRIBED LINE TO SAID POINT IN THE EAST LINE OF THE 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY WHICH IS 1088 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, MEASURED ALONG THE EAST LINE OF SAID 30 FOOT RIGHT OF WAY; THENCE NORTH ON THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4-'C':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DEED FROM JOHN A. SPOOR AND ARTHUR

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G. LEONARD, AS TRUSTEES TO EDWARD ROSING DATED MAY 3, 1913 AND RECORDED JUNE 6, 1913 AS DOCUMENT NUMBER 5201047, FOR PASSAGEWAY ALONG AND FOR INGRESS AND EGRESS, OVER: THE SOUTH 15 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL TO AND 763 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHWEST 1/4 WITH THE EASTERLY LINE OF THE 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY; THENCE SOUTHERLY ON SAID RIGHT OF WAY LINE 260 FEET; THENCE EASTERLY AT RIGHT ANGLES FROM SAID RIGHT OF WAY LINE 353.22 FEET MORE OR LESS TO THE WESTERLY DOCK OF THE SOUTH FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHWESTERLY ALONG SAID DOCK 268.56 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 763 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; AND THENCE WEST ON LAST DESCRIBED LINE 328.24 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 4 - 'D':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO VICTOR REAL ESTATE COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 1, 1951 AND RECORDED MARCH 13, 1951 AS DOCUMENT NUMBER 15029481, FOR PASSAGEWAY ALONG AND FOR INGRESS AND EGRESS OVER: THAT REAL ESTATE DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LAND RESERVED FOR A PRIVATE ALLEY BY DOCUMENT NUMBER 10556247; THENCE WEST 30 FEET IN A STRAIGHT LINE WHICH IS AN EXTENSION OF THE SOUTH BOUNDARY LINE OF SAID LAST MENTIONED PRIVATE ALLEY; THENCE NORTH 30 FEET ALONG THE EAST LINE OF SOUTH IRON STREET; THENCE EAST 30 FEET ON A STRAIGHT LINE WHICH IS AN EXTENSION OF THE NORTH BOUNDARY LINE OF THAT PRIVATE ALLEY RESERVED BY DOCUMENT NUMBER 5201047; THENCE SOUTH 30 FEET ALONG THE EAST LINE OF THE IRON STREET RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 4 - 'E':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO VICTOR REAL ESTATE COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 1, 1951 AND RECORDED MARCH 13, 1951 AS DOCUMENT NUMBER 15029481, FOR PASSAGEWAY ALONG AND FOR INGRESS AND EGRESS OVER: AN IRREGULAR SHAPED PARCEL OF LAND, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTH LINE OF WHICH PARCEL IS A STRAIGHT LINE DRAWN PERPENDICULAR TO THE EAST LINE OF IRON STREET RIGHT OF WAY (30 FEET WIDE) OF THE CHICAGO JUNCTION RAILWAY COMPANY, FROM A POINT THEREON WHICH IS 1380.80 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE ABOVE DESCRIBED STRAIGHT LINE WHICH IS 51 FEET EAST OF SAID EAST RIGHT OF WAY LINE AND RUNNING THENCE EAST ALONG SAID STRAIGHT LINE, WHICH IS ALSO THE NORTH LINE OF THE LAND CONVEYED TO HATELY COLD STORAGE COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 5555048, AND RE-RECORDED AS DOCUMENT NUMBER 6474617, A DISTANCE OF 145.90 FEET TO THE WESTERLY LINE OF THE LAND TO WHICH THIS EASEMENT APPERTAINS, BEING 196.90 FEET EAST OF SAID EAST RIGHT OF WAY LINE; THENCE NORTHWESTWARDLY ALONG SAID WESTERLY LINE (BEING A MEANDERING LINE) A DISTANCE OF 24.66 FEET TO ITS INTERSECTION WITH A LINE 24.50 FEET NORTH OF AND PARALLEL TO SAID STRAIGHT LINE; THENCE WEST ALONG SAID STRAIGHT LINE, A DISTANCE OF 41.73 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE LAND CONVEYED TO HATELY BROTHERS COMPANY BY DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT NUMBER 6444119; THENCE SOUTHWESTWARDLY ALONG SAID EASTERLY LINE OF SAID LAND CONVEYED BY DOCUMENT NUMBER 6444119, A DISTANCE OF 19.21 FEET TO THE SOUTHEAST CORNER OF SAID LAND SO CONVEYED, WHICH IS 5.50 FEET NORTH OF

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THE ABOVE MENTIONED STRAIGHT LINE; THENCE WEST ALONG A LINE 5.50 FEET NORTH OF AND PARALLEL TO SAID STRAIGHT LINE, A DISTANCE OF 73.60 FEET TO THE SOUTHWEST CORNER OF SAID LAND SO CONVEYED; THENCE NORTHWESTWARDLY ALONG THE WESTERLY LINE OF THAT LAND AS CONVEYED IN SAID DOCUMENT NUMBER 6444119, A DISTANCE OF 5.05 FEET TO ITS INTERSECTION WITH A LINE 9.50 FEET NORTH OF AND PARALLEL TO SAID STREET LINE; THENCE WEST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 23.03 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO 3661 IRON STREET BUILDING CORPORATION, BY DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT NUMBER 14467969, WHICH CORNER IS 61.68 FEET EAST OF SAID EAST RIGHT OF WAY LINE AND THENCE SOUTHWESTWARDLY, A DISTANCE OF 14.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 4-'F':

EASEMENT FOR THE BENEFIT OF PARCEL 4, AS CREATED BY DEED FROM ARTHUR G. LEONARD, AND OTHERS, AS TRUSTEES TO HATELY COLD STORAGE COMPANY, DATED AUGUST 1, 1914 AND RECORDED DECEMBER 31, 1914 AS DOCUMENT NUMBER 5555048 AND RE-RECORDED MARCH 4, 1919 AS DOCUMENT NUMBER 5474517, AND BY DEED FROM SAID TRUSTEES TO HATELY BROTHERS COMPANY, DATED DECEMBER 5, 1934 AND RECORDED DECEMBER 11, 1934 AS DOCUMENT NUMBER 11521105, FOR PASSAGEWAY ALONG AND INGRESS AND EGRESS OVER: ALL THAT PART OR PARCEL OF LAND SITUATED IN THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE CHICAGO JUNCTION RAILWAY CO'S IRON STREET RIGHT OF WAY, SAID POINT ALSO BEING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY JOHN A. SPOOR AND FREDERICK S. WINSTON, TRUSTEES TO THE HATELY COLD STORAGE COMPANY BY DEED DATED APRIL 1, 1907 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 4219186; THENCE EAST ALONG THE NORTH PROPERTY LINE OF THE HATELY COLD STORAGE COMPANY, 196.9 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.5 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND 5.5 FEET NORTH OF THE HATELY COLD STORAGE CO'S NORTH PROPERTY LINE, TO THE EAST LINE OF THE CHICAGO JUNCTION RAILWAY CO'S IRON STREET RIGHT OF WAY; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO JUNCTION RAILWAY COMPANY, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### PARCEL 4-'G':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DEED FROM JOHN A. SPOOR AND OTHERS AS TRUSTEES TO HATELY BROTHERS COMPANY, A CORPORATION OF ILLINOIS, DATED FEBRUARY 18, 1925 AND RECORDED OCTOBER 16, 1925 AS DOCUMENT NUMBER 9068172, FOR PASSAGEWAY ALONG AND INGRESS AND EGRESS OVER: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF THE 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY LOCATED EAST OF AND ADJOINING THE PRIVATE STREET KNOWN AS IRON STREET WHICH IS 1380.8 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE EAST AT RIGHT ANGLES TO SAID EASTERLY LINE OF THE 30 FOOT RIGHT OF WAY, A DISTANCE OF 51 FEET MORE OR LESS TO A POINT WHICH IS 7 1/2 FEET NORTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE WESTERLY TRACK OF THE CHICAGO JUNCTION RAILWAY COMPANY LOCATED AT THIS POINT; THENCE NORTHEASTERLY ON A CENTER LINE TO A POINT IN A LINE DRAWN PARALLEL WITH AND 9 1/2 FEET NORTH OF THE FIRST DESCRIBED COURSE AND 61.68 FEET EAST OF SAID EASTERLY LINE OF SAID 30 FOOT RIGHT OF WAY; THENCE WEST ON LAST DESCRIBED COURSE, A DISTANCE OF 61.68 FEET TO A POINT IN THE EASTERLY LINE OF THE SAID 30 FOOT RIGHT OF WAY; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID 30 FOOT RIGHT OF WAY LINE AND 9 1/2 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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## PARCEL 4-'H':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO VICTOR REAL ESTATE COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 1, 1951 AND RECORDED MARCH 13, 1951 AS DOCUMENT NUMBER 15029481, FOR PASSAGEWAY ALONG AND INGRESS AND EGRESS OVER: THAT REAL ESTATE DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE ALLEY MENTIONED IN DOCUMENT NUMBER 6474617; THENCE WEST 30 FEET ON A STRAIGHT LINE WHICH IS AN EXTENSION OF THE SOUTH BOUNDARY LINE OF SAID ALLEY; THENCE NORTH ALONG THE EAST LINE OF SOUTH IRON STREET; THENCE EAST 30 FEET IN A STRAIGHT LINE TO THE EAST LINE OF THE IRON STREET RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY; THENCE SOUTH 30 FEET ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

## PARCEL 4-'I':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS RESERVED IN DEED BY VICTOR REAL ESTATE COMPANY, A CORPORATION OF ILLINOIS, TO HATELY BROTHERS COMPANY, A CORPORATION OF ILLINOIS, DATED JULY 22, 1953 AND RECORDED JULY 24, 1953 AS DOCUMENT 15677431 OF AN EASEMENT FOR INGRESS AND EGRESS OF MOTOR VEHICLES (WITHOUT PARKING RIGHTS) AND PERSONS ON FOOT OVER, ABOVE AND ACROSS PREMISES DESCRIBED AS FOLLOWS: A STRIP OF LAND 21 FEET WIDE FROM NORTH TO SOUTH, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTH LINE OF SAID STRIP BEING A LINE WHICH EXTENDS EAST FROM AND PERPENDICULAR TO EAST LINE OF IRON STREET RIGHT OF WAY (30 FEET WIDE) OF THE CHICAGO JUNCTION RAILWAY COMPANY FROM A POINT THEREON WHICH IS 1385.55 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE ABOVE DESCRIBED SOUTH LINE WHICH IS 196.90 FEET EAST OF SAID EAST LINE OF SAID RIGHT OF WAY AND RUNNING THENCE EAST ON SAID SOUTH LINE, A DISTANCE OF 134.62 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 21 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 133.20 FEET; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 222.02 FEET AND CONVEX WESTERLY, A DISTANCE OF 14.96 FEET TO A POINT 196.90 FEET (MEASURED PERPENDICULARLY) EAST OF SAID EAST LINE OF SAID RIGHT OF WAY AND 6.11 FEET (MEASURED PERPENDICULARLY) NORTH OF SAID SOUTH LINE AND THENCE SOUTH, A DISTANCE OF 6.11 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 109.9 FEET THEREOF, IN COOK COUNTY, ILLINOIS

## PARCEL 4-'J':

EASEMENT FOR THE BENEFIT OF PARCEL 4 AS GRANTED BY INSTRUMENT BY HATELY BROTHERS COMPANY TO VICTOR REAL ESTATE CORPORATION DATED JULY 22, 1953 AND RECORDED JULY 22, 1953 AS DOCUMENT NUMBER 15675991, OF A EASEMENT FOR INGRESS AND EGRESS OF MOTOR VEHICLES (WITHOUT PARKING RIGHTS) AND PERSONS ON FOOT OVER AND ACROSS THE SOUTH 19 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY WHICH LIES EAST OF AND ADJOINING IRON STREET, 1375.30 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING ON THE NORTH LINE OF AN 11 FOOT PRIVATE ALLEY; THENCE EAST ALONG SAID NORTH LINE OF ALLEY, SAID POINT BEING PERPENDICULAR TO SAID EAST RIGHT OF WAY LINE, 81.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ON LAST DESCRIBED LINE, 73.6 FEET; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 231.01 FEET TO A POINT WHICH IS 106.0 FEET NORTHEASTERLY MEASURED ON A CHORD MAKING AN ANGLE WITH SAID NORTH LINE OF ALLEY 71 DEGREES 19 MINUTES EAST TO NORTH; THENCE SOUTHWESTERLY 63.25 FEET TO A POINT ON A LINE WHICH MAKES AN ANGLE OF 29 DEGREES 38 MINUTES WITH SAID CHORD; THENCE CONTINUING SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST

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AND BEING TANGENT TO LAST DESCRIBED LINE AT SAID POINT OF CURVE AND HAVING A RADIUS OF 2292.01 FEET, A DISTANCE OF 63.9 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING IN THE SAME GENERAL DIRECTION ON A CURVED LINE HAVING A RADIUS OF 130.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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