



Doc#: 0929529029 Fee: \$54.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 10/22/2009 12:05 PM Pg: 1 of 10

## SPECIAL WARRANTY DEED

THIS INDENTURE, made the day of OCTOBER. 2009, by and between the UNITED STATES POSTAL SERVICE, an independent establishment of the **Executive Branch of the Government** of the United States (39 U.S.C. § 201) (hereinafter "Grantor"), having En address at 4301 Wilson Blvd., Suite 300, Arlington, VA 22203-INTERNATIONAL 1861 and **DEVELOPERS PROPERTY** NORTH **AMERICA** INC., Delaware corporation (hereinafter "Grantee"), having an address at c/o Barclays Wealth, P.O. Box 671, Regency Court, St. Peter Port, Guernsey, GYI.

## WITNESSETH:

THAT Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the real property situated in the County of Cook, in the State of Illinois and described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever. This conveyance and the warranties contained herein are hereby expressly made subject to all existing easements, covenants, encumbrances, and interests of others, including, but not limited to, rights of way for streets, roads, highways, railroads, pipelines and public utilities, whether or not matters of public record. This conveyance is subject to the additional covenant for preserving the historic features of the property, which is set forth on Exhibit B attached hereto and made a part hereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons. claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Number:

17-16-130-001-0000

17-16-130-002-0000

17-16-130-005-0000 (partof

I HEREBY DECLARE THAT THE ATTACHED USED REPRESENTS A TRANSACTION EXEMPT FROM MANGELS TAXATION UNDER THE CHICAGO TRANSACTION
TAX ORDINANCE BY PARAGRAPH(S) OF TAX ORDINANCE BY PARAGRAPH(S)\_ SECTION 200.1-286 OF SAID ORDINANCE.

Box 400-CTCC

Address of real estate: 433 W. Van Buren, Chicago, Illinois.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed, the day and year above written. UNITED STATES POSTAL SERVICE Tom A. Samra Vise President, Facilities United States Postal Service STATE OF TLLINOIS
COUNTY OF COOK I, DOWNA R- ADET MANN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 1/2 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this "OFFICIAL SEAL" DONNA R. ADELMANN Notary Public, State of Illinois My Commission Expires 03/24/10 Commission Expires: 03-24-2010 Exempt under 35 ILCS 200/31-45 Paragraph (b)(1) of the Real Estate Transfer Tax Act Buyer or Seller Representative

# This instrument was prepared by:

Maria R. Infanger Postal Service Attorney 300 Long Beach Blvd., Room 240 Long Beach, CA 90802

Mail Recorded Document to:

Send Subsequent Tax Bills To:

David B. Sickle

DLA Piper LLP (US) 203 North LaSalle Street, Suite 1900 Chicago, Illinois 60601-1293 **International Property Developers North America, Inc.** 

c/o Barclays Wealth P.O. Box 671 Regency Court St. Peter Port Guernsey, GYI

## Exhibit A

## **Legal Description**

PARCEL 1:

LOT 11 (EXCEPT THE WEST 20 FEET THEREOF);

ALSO:

PARCEL 2:

LOT 10 (EXCEPT THAT PART WHICH LIES EASTERLY OF A STRAIGHT LINE EXTENDED FROM A POINT ON THE EAST LINE OF SAID LOT, 71.04 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT, 12.72 FEET WEST OF THE NORTHEAST CORNER);

ALSO:

#### PARCEL 3:

THAT PART OF LOT 9 LYING NORTH OF, AND ADJOINING, A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 THAT IS, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, BEING A NORTH LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, TO THE POINT OF TERMINATION ON THE EASTERLY LINE OF SAID LOT 9; EXCEPT THEREFROM ALL THAT PART LYING EASTERLY OF, AND ADJOINING, THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON SAID NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) THAT IS 27.53 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 9; THENCE NORTHERLY ALONG A LINE 27.53 FEET EAST OF, AND PARALLEL WITH, SAID WEST LINE OF LOT 9, 28.06 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 71.67 FEET TO A POINT IN SAID WEST LINE OF LOT 9 THAT IS 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

ALSO:

## **PARCEL 4:**

ALL THE LAND, PROPERTY AND SPACE ABOVE HORIZONTAL PLANES ABOVE CHICAGO CITY DATUM AT ZERO AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY OF CHICAGO IN 1928, DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH LINE OF WEST VAN BUREN STREET AND MEASURING IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE PROPERTY HEREINAFTER DESCRIBED FOR A DISTANCE OF 100 FEET AT ELEVATION 20.00 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.25 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.75 FEET; THENCE ALONG THE SAME LINE A DISTANCE

OF 40.97 FEET, MORE OR LESS, AT ELEVATION 21.00 FEET TO THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713: THE HORIZONTAL LIMITS OF WHICH ARE THE PLANES FORMED BY PROJECTING VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCELS OF LAND: THAT PART OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9 THAT IS 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE. A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 28.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE WEST ALONG SAID NORTH LINE, BEING A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10. A DISTANCE OF 30.00 FEET TO A LINE THAT IS 27.53 FEET EAST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH, SAID WEST LINE OF LOT 9: THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 28.06 FEET TO A POINT OF CURVATURE: THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ABOVE DESCRIBED ARC OF 985.37 FOOT RADIUS, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY: THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED ARC, A DISTANCE OF 71.67 FEET TO A POINT IN SAID WEST LINE OF LOT 9 THAT IS 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED TO A POINT ON THE NORTH LINE OF SAID LOT 10 THAT IS 12.72 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10: THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 9 AND 10 TO SAID POINT OF BEGINNING:

## ALSO:

#### PARCEL 5:

THAT PART OF LOT 9 LYING NORTH OF. AND ADJOINING, A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 THAT IS, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713: THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, BEING A NORTH LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF. TO THE POINT OF TERMINATION ON THE EASTERLY LINE OF SAID LOT 9; EXCEPT THEREFROM ALL THAT PART LYING WESTERLY OF, AND ADJOINING, A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9, 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9: THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE. A DISTANCE OF 28.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF

THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713;

ALL OF THE ABOVE PARCELS BEING IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 6:

PERMANENT, PERPETUAL AND EXCLUSIVE EASEMENT TO USE, ADAPT, IMPROVE AND RECONSTRUCT THE AREA KNOWN AS THE "EAST DRIVEWAY", AS DEFINED THEREIN, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED MARCH 12, 1947 AND RECORDED JULY 11, 1947 AS DOCUMENT 14098150.

## Exhibit B

## **Historic Covenants**

#### PRESERVATION COVENANT

In consideration of the conveyance of certain real property, [address of property 433 West Van Buren Street] in the city of Chicago, of the County Cook, State of Illinois and legally defined as in the attached survey.

- (1) The grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all time to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (National Park Service, 1969) in order to preserve those qualities that make this property eligible for listing in the National Register of Historic Places.
- (2) No Construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.
- (3) The IHPA shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met.
- (4) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the property.
- (5) This covenant is binding on the grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (6) The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (7) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.
- (8) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.

Ms Anne E. Haaker

Deputy State Historic Preservation Officer Illinois State Preservation Agency Datlan C. Wordekemper Federal Preservation Officer United States Postal Service

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### PRESERVATION COVENANT

In consideration of the conveyance of certain real property, [address of property 433 West Van Buren Street] in the city of Chicago, of the County Cook, State of Illinois and legally defined as in the attached survey.

- (1)The grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all time to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (National Park Service, 1989) in order to preserve those qualities that make this property eligible for listing in the National Register of Historic Places.
- (2)No Construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.
- (3)The IHPA shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met.
- In the event of a violation of this covenant, and in addition to any remedy now or (4)hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the property.
- (5)This covenant is binding on the grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (6)The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (7)This covenant shall be a binding servitude upon the property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.
- (8)The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.

Ms. Anne E. Haaker

Deputy State Historic Preservation Officer

Illinois State Preservation Agency

Dallan C. Wordekemper

Federal Preservation Officer

United States Postal Service

# MYHIBIT B

## AMENDMENT TO THE PRESERVATION COVENANT

In consideration of the conveyance of certain real property, (address of property 433 West Van Buren Street] in the city of Chicago, of the County Cook, State of Illinois, the United States Postal Service (USPS) provided a Preservation Covenant to be made a part of the deed.

The original Preservation Covenant is hereby being amended under this document to reflect the most recent ALTA/ACSM Land Title Survey. The survey completed by Chicago Guarantee Survey Company, dated and stamped September 29, 2009 by Brian S. Stout, Professional Illinois Land Surveyor #3584 hereby being made an attachment to the Amendment to the Preservation Covenant will replace the survey that was completed by Bollinger, Lach & Associates, Inc., dated and stamped September 30, 1998 and Revised January 11, 1999 provided as an attachment to the original Preservation Covenant.

No changes have been made to the original Preservation Covenant that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.

This document dated this \_\_\_\_\_ day of October 2009:

Ms. Anne E. Haaker

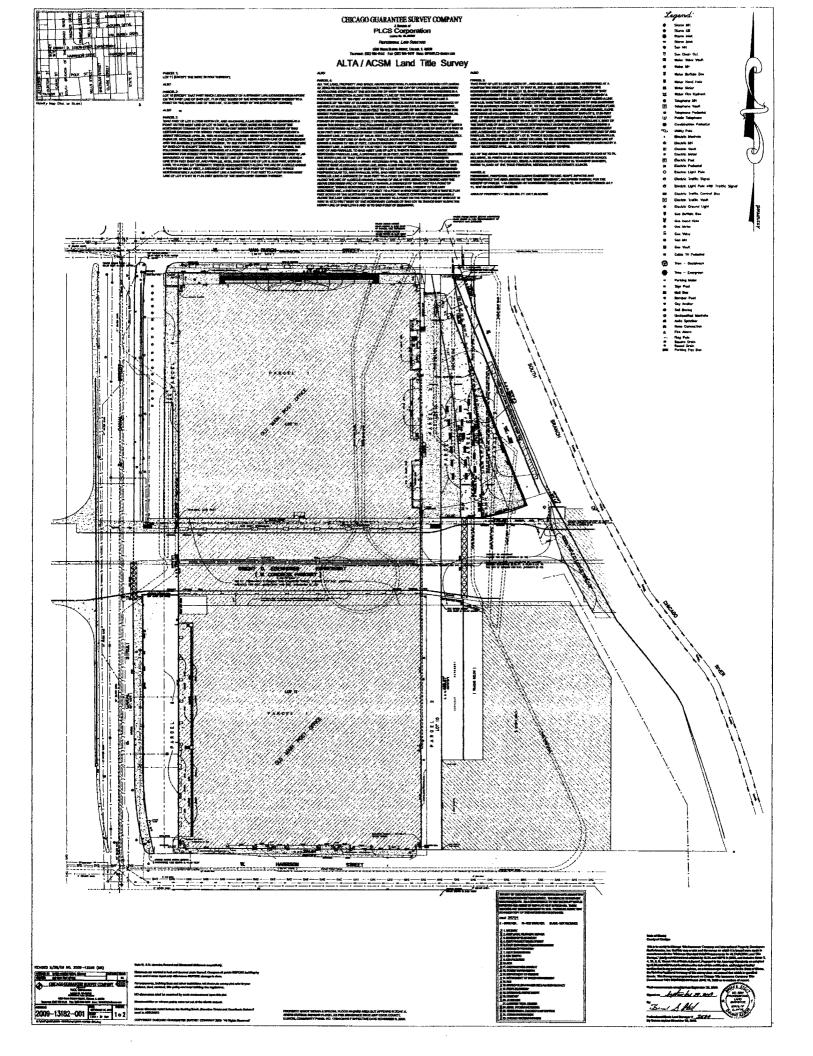
Deputy State Historic Preservation Officer

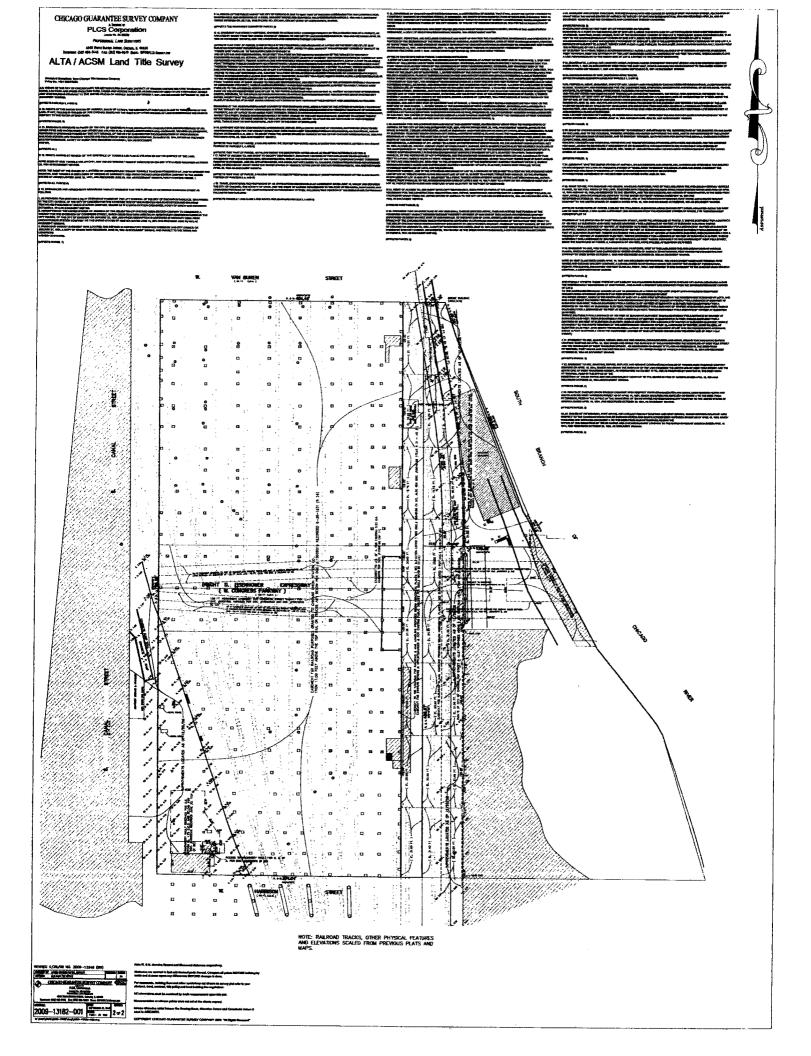
Illinois State Preservation Agency

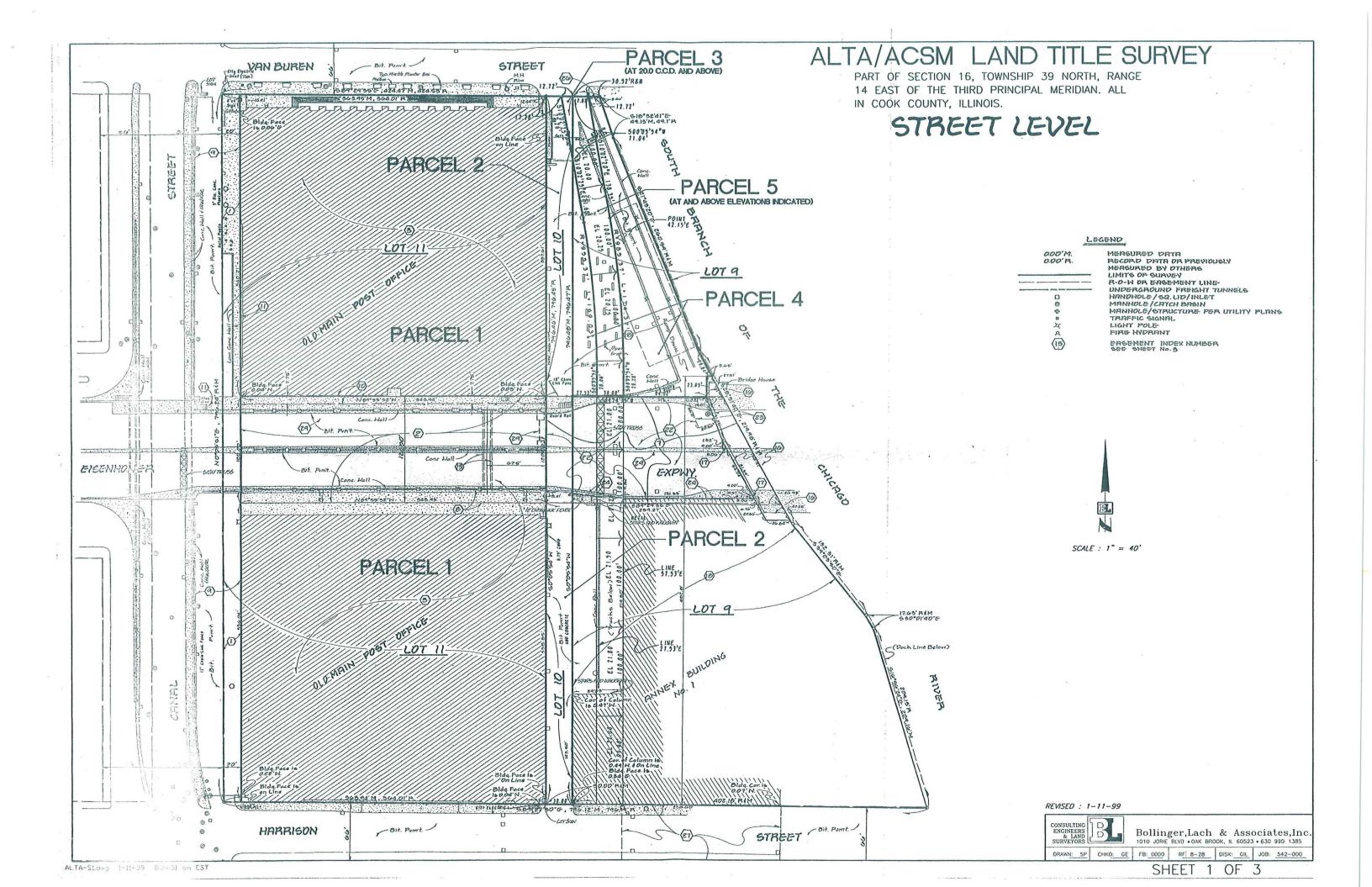
Dallan C. Wordekemper

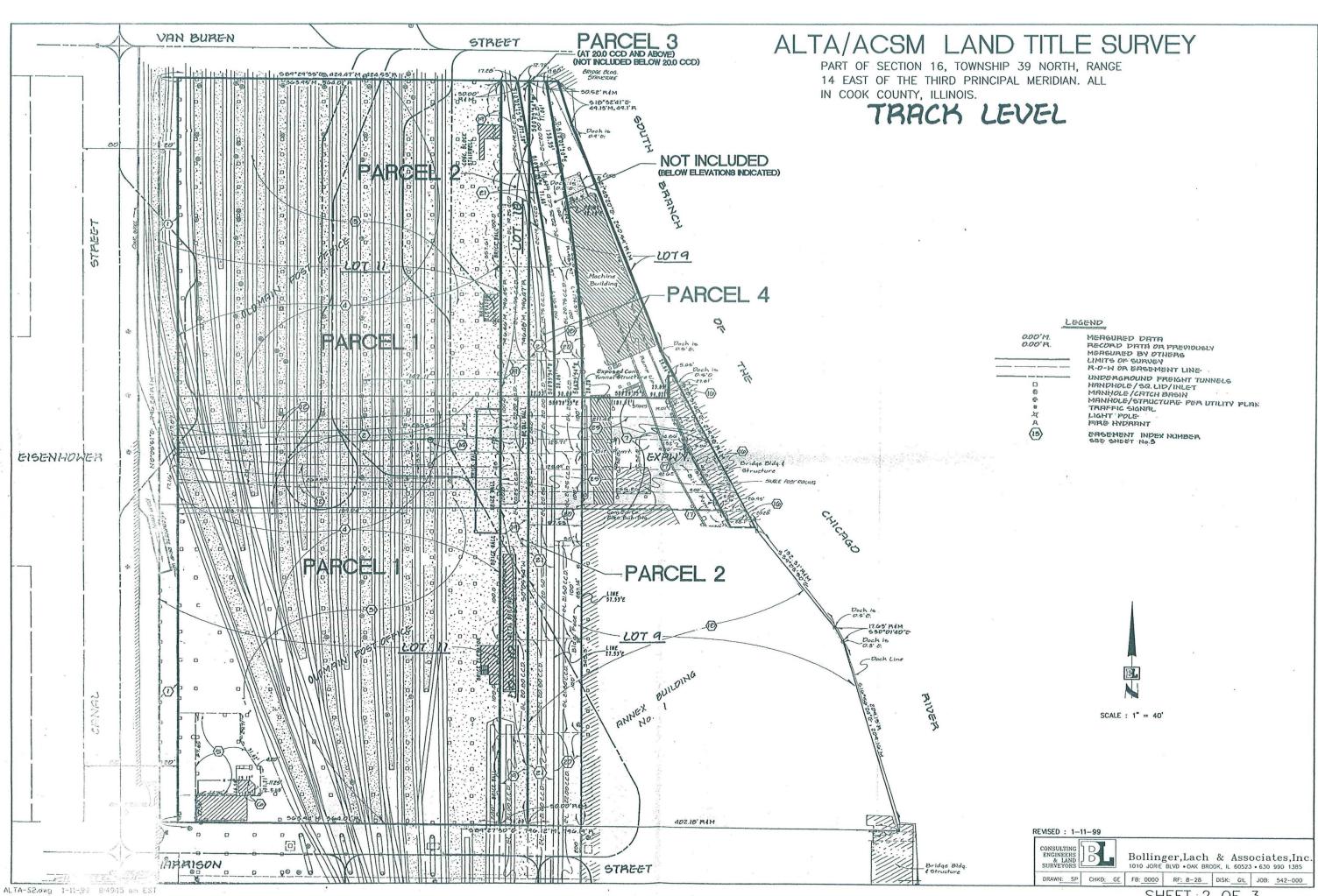
Federal Preservation Officer

United States Postal Service









SHEET 2 OF 3

# ALTA/ACSM LAND TITLE SURVEY

#### PARCEL 1:

LOT 11 (EXCEPT THE WEST 20 FEET THEREOF) IN RAILROAD COMPANIES RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOYMISHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

ALSO:

#### PARCEL 2:

LOT 10 (EXCEPT THAT PART LYING EASTERLY OF A STRAIGHT LINE EXTENDED FROM A POINT ON THE EAST LINE OF SAID LOT 71.04 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT 12.72 FEET WEST OF THE NORTHEAST CORNER) IN RAILROAD COMPANIES RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEYS IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS:

ALSO:

#### PARCEL 3:

ALL THE LAND, PROPERTY AND SPACE AT AND ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF 20 FEET ABOVE CHICAGO CITY DATUM AT ZERO AS ESTABLISHED BY ORDINANCE PASSED OF THE CITY COUNCIL OF THE CITY OF CHICAGO IN 1928, THE HORIZONTAL LIMITS OF WHICH ARE THE PLANES FORMED BY PROJECTING VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH THE BOUNDARIES OF THE PREMISES DESCRIBED AS FOLLOWS:

THAT PART OF LOT 10 IN RAILROAD COMPANIES RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGNMING AT THE NORTHEAST CORNER OF SAID LOT 10, THENCE SOUTHWARDLY ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 71.04 FEET TO A POINT; THENCE NORTHWESTERLY IN A STRAIGHT LINE, A DISTANCE OF 72.26 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12.72 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, THENCE EAST 12.72 FEET TO THE PLACE OF BEGINNING.

ALSO:

### PARCEL 4:

LOT 9 IN RAILROAD COMPANIES RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 57 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICACO, SEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANCE 14, EAST OF THE BURD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: EXCEPT FROM SAID LOT 9 THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF LOT 9 LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE MORTHLE OF SAID LOT 9, 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.27 FEET, COVYLY EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 178.37 FEET TO ITS POINT OF TANGENCY WITH A LINE OF 57.53 FEET EAST OF AND PARALLEL LINE, A DISTANCE OF 487.14 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 9; AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 9, 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE PARALLEL TO THE FIRST ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 71.67 FEET TO A POINT OF TANGENCY; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ARGOVE DESCRIBED ARC OF 985.37 FEET, BEING CONCENTRIC WITH THE ARGOVE DESCRIBED ARC OF 985.37 FEET, BEING CONCENTRIC WITH THE ARGOVE DESCRIBED ARC OF 985.37 FEET THE SEET TO BE THE WEST LINE OF SAID LOT 9; THENCE SOUTH ALONG A STRAIGHT LINE 27.55 FEET TO A POINT OF TANGENCY WHICH IS 27.55 FEET ON 9, 10 THE SOUTH LINE OF LOT 9; THENCE SOUTH ALONG A STRAIGHT LINE 27.55 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9, 10 THE SOUTH LINE OF LOT 9;

ALSO EXCEPT FROM SAID LOT 9 ALL THAT PART LYING SOUTHERLY OF AND ADJOINING THE FOLLOWING DESCRIPED LINE.

BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 IN RAILROAD COMPANIES RESUBDIMSION AFORESAID, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 23, 1955 AS DOCUMENT NUMBER 16218713; THENCE EAST ALONG THE NORTH LINE OF SAID EASEMENT, BEING A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10 A OLSTANCE OF 181.57 FEET (RECORD) TO A POINT ON THE WESTERLY BOUNDARY OF THE PROPERTY CONDEMNED IN CASE NUMBER 50 C 1941, CIRCUIT COURT OF COOK COUNTY, THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY OF THE CONDEMNED PROPERTY, BEING A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 9, A DISTANCE ST 23.75 FEET (RECORD) TO THE NORTHWESTERN MOST CORNER THEREOF, THENCE EXCENTING ALONG THE NORTHWESTERN MOST CORNER THEREOF, BEING A LINE PERPENDICULAR TO THE SOUTH LINE OF PROPERTY, BEING A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 5.65 FEET (RECORD) TO THE PROPERTY ALONG THE NORTHWESTERN MOST CORNER THEREOF, BEING A LINE PERPENDICULAR TO THE SOUTH LINE OF PROPERTY, BEING A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 9.

ALL IN COLIC COUNTY, ILLINOIS.

PARCEL 5

ALL THE LAND, PROPERTY AND SPACE AT AND ABOVE HORIZONTAL PLANES ABOVE CHICAGO CITY DATUM AT ZERO AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY OF CHICAGO IN 1928, DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTH LINE OF WEST VAN BUREN STREET AND MEASURING IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE PROPERTY HEREINAFTER DESCRIBED FOR A DISTANCE OF 100 FEET AT ELEVATION 20.05 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.25 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.75 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 21.00 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 21.25 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 21.50 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 21.50 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 21.80 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 99.90 FEET, MORE OR LESS, TO THE NORTH LINE OF HARRISON STREET AT ELEVATION 22.00 FEET; THE HORIZONTAL LIMITS OF WHICH ARE THE PLANES FORMED BY PROJECTING VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

ALL THAT PART OF LOT 9 IN RAILROAD COMPANIES RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEY IN SCHOOL. SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9, 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF: THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 487.14 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 9; AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

A DISTANCE OF 487.14 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 9; AND LYNING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 9, 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT, LINE PARALLEL TO THE FIRST ABOVE DESCRIBED STRAIGHT LINE, DISTANCE OF 71.67 FEET TO A POINT OF TANGENCY; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ABDVE DESCRIBED ARC OF 985.37 FOOT RADIUS, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY WHICH IS 27.53 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTH ALONG A STRAIGHT, LINE 27.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; TO THE SOUTH LINE OF LOT 9:

EXCEPT FROM SAID LOT 9 ALL THAT PART LYING SOUTHERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 IN RAILROAD COMPANIES RESUBDIVISION AFORESAID, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT, NUMBER 16218713; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 9 AND 10 A DISTANCE OF 181.57 FEET (RECORD) TO A POINT ON THE WESTERLY BOUNDARY OF THE PROPERTY CONDEMNED IN CASE NUMBER SO C 1941, CIRCUIT COURT OF COCK COUNTY, THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY OF THE CONDEMNED PROPERTY, BEING A LINE PERPENDICULAR TO THE NORTHWESTERN MOST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID CONDEMNED PROPERTY, BEING A LINE PERPENDICULAR TO THE NORTHWESTERN MOST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID CONDEMNED PROPERTY, BEING A LINE PERPENDICULAR TO THE NORTHWESTERN MOST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID CONDEMNED PROPERTY, BEING A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 9, A DISTANCE OF 5.65 FEET (RECORD) TO THE EASTERLY LINE OF SAID LOT 9;

ALL IN COOK COUNTY, ILLINOIS.

- PERPETUAL EASEMENT FOR STREET PURPOSES 20' WIDE, CRANTED TO THE CITY OF CHICAGO PER DOC. NO. 5499206, RECORDED SEPT. 23, 1914.
- AGREEMENT TO GRANT 120' WIDE PERMANENT EASEMENT FOR THE CONGRESS STREET VIADUCT TO THE CITY OF CHECAGO BY CHICAGO UNION STATION CO. UPON SALE OF PROPERTY TO THE U.S. OF A. ORDINANCE PASSED ON JAN. 21, 1931; RECORDED AS DOC. NO. 15943542 ON JUNE 25, 1954; TO PROVIDE 22.0' HEADROOM BETWEEN CROWN OF ROADWAY AND LOWEST PART OF ANY STRUCTURE. (SCHEDULE B, ITEM #8)
- AGREEMENT BETWEEN U.S. OF A. AND CHICAGO UNION STATION CO.; COLUMNS MAY BE MOVED WITH CONSENT OF OTHER PARTY; UNION STATION CO. MAY ATTACH RAILROAD FIXTURES AND APPURTENANCES TO COLUMNS; CELINGS, ETC.; U.S. OF A. SHALL PROVIDE VENTILATION; PER UN-RECORDED AGREEMENT DATED JUNE 20, 1931.(SCHEDULE B, ITEM §35)
- (4) EASEMENT FOR RAILROAD PURPOSES GRANTED TO CHICAGO UNION STATION CO. BY U.S. OF A. FROM 17.00 FEET ABOVE TOP OF RAIL OR TRACKS AND BELOW, PER DOC. NO. 10929519 RECORDED JUNE 30, 1931. (SCHEDULE B, ITEM §39)
- (5) MACHINERY VAULT RESERVED FOR U.S. OF A FROM ELEV. 1,75 C.C.O. AND BELOW, PER DOC. NO. 10929519 RECORDED JUNE 30, 1931. (SCHEDULE B, ITEM #39)
- 6 ACCESS TO MACHINERY VAULT RESERVED FOR U.S. OF A : PER DOC. NO. 10929519 RECORDED JUNE 30, 1931. (SCHEDULE B, ITEM #39)
- (7) ORDINANCE PASSED BY CITY OF CHICAGO ON JANUARY 21, 1931, RECORDED JUNE 25, 1954, AS DOCUMENT NUMBER 15493542, PROVIDING THAT NO BIULINOS SHALL BE ERECTED ABOVE, OVER OR ACROSS THE "CONGRESS STREET WADUCT". (SCHEDULE B, ITEM #10)
- B PERMANENT RIGHT TO USE, ADAPT, IMPROVE AND RECONSTRUCT THE SOUTHERLY 15.19 FT. OF THE CONGRESS STREET WADUCT GRANTED TO U.S. OF A. BY OTTY OF CHICAGO PER DOC. NO. 14098150 RECORDED JULY 11, 1947. (SCHEDULE B, ITEM §12)
- PERMANENT RICHT TO USE, ADAPT, IMPROVE AND RECONSTRUCT THE EAST DRIVEWAY GRANTED TO U.S. OF A. BY CITY OF CHICAGO PER DOC. NO. 14098150 RECORDED JULY 11, 1947. (SCHEDULE B, ITEM #371)
- (0) PERMANENT RICHT TO USE, ADAPT, IMPROVE, AND RECONSTRUCT THE MORTHERLY 7.75 FT. OF THE CONCRESS ST. VADUCT GRANTED TO USE OF A BY OTY OF CHECKOP PER DOC. NO. 14098150 RECORDED JULY 11, 1947. (SCHEDULE B, ITEM §37)
- JOINT POST OFFICE AND PUBLIC USE OF SIDEWALKS, STAIRS, ETC.; PER DOC. NO. 14098150 RECORDED ON JULY 11, 1947 AND PER DOC. NO. 14639004 RECORDED SEPT 23, 1949, (SCHEDULE B, ITEM #37)
- PERMANENT EASEMENT GRANTED TO CITY OF CHICAGO FOR SUBWAY TUBES PER DOC. NO. 14038150 RECORDED JULY 11, 1942 ESTABLISHED AS LYING BETWEEN ELEY. —30 C.C.D. AND —70 C.C.D. PER DOC. NO. 14639004 RECORDED SEPT. 23, 1949. (SCHEDULE B, ITEM 437)
- (13) 6.00' MDE PASSAGEWAY GRANTED TO U.S. OF A. BY CITY OF CHICAGO PER DOC. NO. 14639004 RECORDED SEPT 23, 1949. (SCHEDULE B, ITEM #37)
- (14) EASEMENT GRANTED TO U.S. OF A FOR EXISTING 5.25' DIAMETER CAISSONS BY CITY OF CHECAGO PER DOC. NO. 14098150 RECORDED JULY 11, 1947. (SCHEDULE B, ITEM JO77)
- PERPETUAL EASEMENT TO CITY OF CHICAGO FOR CONGRESS ST. BRIDGE STRUCTURES AND PITS PER CIRCUIT COURT OF COOK, COUNTY, CASE NO. SOCI941 JUDGEMENT ENTERED JULY 28, 1950. (SCHEDULE B, ITEM \$14)
- 40DITIONAL TRIANGULAR EASEMENTS ADDED TO EASEMENTS FROM CASE NO. 50C1941 (16), PER DOC. NO. 15042698 RECORDED APRIL 2, 1951. (SCHEDULE B, ITEM #15)

- (B) RICHTS OF CITY OF CHICAGO AND SANITARY DISTRICT FOR SEWERS, WATER MAINS, ETC.; TUNNELS AND PUBLIC UTILITIES: CULF. COMMUNICATION CABLE; SEWER PIPES, WATER MAINS AND OTHER UTILITIES IN ALL STREETS WHETHER VACATED OR NOT; OVER LOTS 9, 15 AND 16; PER OOC. NO. 15167853 RECORDED SEPT. 12, 1951. (SCHEDULE B, ITEMS §5, §18, AND §17)
- (19) EASEMENT FOR RAILROAD AND MAIL HANDLING TO CULF, MOBILE AND OHIO RAILROAD BELOW ELEVATIONS SHOWS; RIGHTS OF CITY OF CHICAGO FOR STREET PURPOSES IN EXISTING STREETS (HARRISON ST); EXISTING SEWERS, EXISTING TUNNELS; PUBLIC UTUTES: PER DOC. MO'S. 16041812 AND 16041818 RECORDO 10/20/54. (SCHEDULE B, ITEMS \$27, \$28, \$29, \$30, \$31, \$32, AND \$33)
- PROPERTY CONVEYED TO PITTSBURGH, FORT WAYNE AND CHICAGO RAUWAY CO. AND GUE, MOBILE AND ONIO RAUROAD CO.; U.S. OF A. RETAINS OWNERSHIP AND RIGHT TO MAINTAIN AND CONSTRUCT COLUMNS, FOOTINGS, ETC., ABOVE THE LEEVATIONS SHOWN; RIGHT OF CITY OF CHICAGO AND SANITARY DISTRICT FOR SEWERS AND WATER MAINS; TUNNELS AND PUBLIC UTILITIES; PER DOC. NO. 16048186. (SCHEDULE B, ITEM #18)
- (21) EASEMENT FOR RAILROAD AND MAIL HANDLING PURPOSES GRANTED TO PITTSBURGH, FORT WATNE AND CHICAGO RAILWAY CO. BELOW ELEVATIONS AS SHOWN, PER DOC. NO. 16040181 RECORDED OCT. 20, 1954; ALSO AGREEMENT BETWEEN THE U.S. OF A AND PENNSTLYAMIA RAILROAD CO. DATED SEPT. 2, 1953. (SCHEDULE B, ITEM #19)
- (22) EASEMENT GRANTED FOR CONGRESS ST, VIADUCT BETWEEN ELEVATIONS 22.50 C.C.D. AND 62,00 C.C.D., 10 CITY OF CHICAGO BY U.S. OF A. PER DOC. NO. 16218713 RECORDED APRIL 28, 1955. (SCHEDULE 8, 11EM #23)
- (23) EASEMENT GRANTED FOR CONGRESS ST, WADUCT BETWEEN ELEVATIONS 27.50 C.C.O. AND 62.00 C.C.O. PER DOC. NO. 16218713 RECORDED APRIL 28, 1955. (SCHEDULE 8, 17EM JZ4)
- 24) EASEMENT RESERVED BY U.S. OF A. TO MAINTAIN, CONSTRUCT, ETC., EXISTING BUILDING PER DOC. NO. 1621B714 RECORDED APRIL 28, 1955. (SCHEDULE B, ITEM #25)
- (25) EASEMENT GRANTED TO CITY OF CHICAGO FOR SUBWAY TUBES BETWEEN -30.00 C.C.D. AND -70.00 C.C.D. FER DOC. NO. 16218713 RECORDED APRIL 28, 1955. (SCHEDULE B, ITEM #23)
- CONVEYED TO THE CITY OF CHICAGO FOR STREET PURPOSES PER DOC. NO. 16218713 RECORDED APRIL 28, 1955. (SCHEDULE B, 1TEM #20)
- (29) EASEMENT CRANTED TO CITY OF CHICAGO FOR CONDUIT UNDER EXPRESSWAY, ALONG BRIDGE AND TO COMMONWEALTH EDISON CO. HEADHOUSE PER DOC. NO. 18120601 RECORDED MARCH 28, 1961. (SCHEDULE B, ITEM #26)

LEGEND AND NOTES

SURVEY PREPARED WITH COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NO. 007757972 EFFECTIVE AUGUST 24, 1998.

DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANOULAR DATA SHOWN THUS: 90°00°00° INDICATE DEGREES, MINUTES AND SECONDS. BEARINGS SHOWN HEREON, IF ANY, PER LOCAL OR ASSUMED DATA, UNLESS SHOWN OTHERWISE.

COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

DATE OF LAST FIELD WORK: MAY 21, 1998

STATE OF ILLINOIS

COUNTY OF DUPAGE

TO: CHICAGO TITLE INSURANCE COMPANY U.S. POSTAL SERVICE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WHIT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND THE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 70, 8, 10 AND 11B IN TABLE THEREOF AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

GIVEN UNDER OUR HAND AND SEAL AT OAK BROOK, ILLINOIS, THIS 30TH OF SEPTEMBER, A.D., 1998

BOLLINGER, LACH/& ASSOCIATES ILLINOIS PROFESSIONAL LAND JURYEVOR CORPORATION NO. 30

REVISED : 1-11-99



Bollinger, Lach & Associates, Inc

FB: 0000 RF: 8-28 DISK: GIL JOB: 542-000