

# Lakeview - Chicago

## TOD OPPORTUNITY NEAR TWO BROWN LINES

3444-50 N. Lincoln Ave.



3449-51 N. Lincoln Ave. & 1713 W. Cornelia Ave.



### West Lakeview

West Lakeview is located along the border of the Roscoe Village community area. West Lakeview Neighbors, a residential organization, defines West Lakeview as the area bounded by West Addison St. on the north, West Belmont Ave. on the south, North Southport Ave. on the east and North Ravenswood Ave. on the west. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques.

	<b>Parcel A</b>
<b>Size</b>	+/- 2,671 SF (Pelly's Liquor's) +/- 5,567 SF (Fernando's) +/- 8,238 SF Building +/- 9,244 SF or 0.21 Acre Lot +/- 1,300 SF Non-Exclusive Easement for Parking
<b>Zone</b>	B3-2
<b>Price</b>	\$2,900,000
	<b>Parcel B</b>
<b>Size</b>	+/- 10,004 SF or 0.23 Acre Lot
<b>Zone</b>	B3-2
<b>Price</b>	\$3,100,000



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	32,950	264,367	551,088
2015 Female Population	32,285	262,359	555,974
2015 Total Population	65,235	526,726	1,107,062
2015 Total Households	30,021	243,680	485,230

### Income

	1-mi.	3-mi.	5-mi.
<b>2015 Median Household Income</b>	\$93,976	\$61,033	\$57,647
<b>2015 Per Capita Income</b>	\$60,544	\$43,596	\$39,322
<b>2015 Average Household Income</b>	\$131,220	\$92,301	\$87,780

### Nearby Businesses

Whole Foods	Starbucks
Target (New)	Dunkin Donuts
Paulina Meat Market	Sola Salon's
Verizon	Bareburger

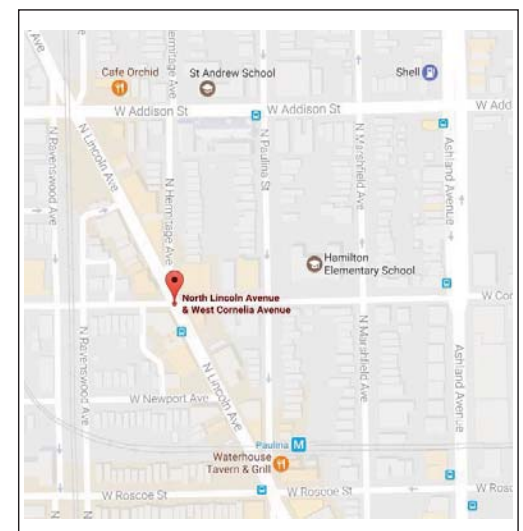
### Property Highlights

Kudan is pleased to present the sale of two real estate development opportunities. The subject properties include a single-story commercial building with a non-exclusive easement reserved in the deed for ingress, egress and parking and a vacant lot across the street for development fronting both Lincoln and Cornelia Avenues. Both parcels are located within the required radius for potential Transit Oriented Development (TOD), near the CTA Paulina Brown Line station and city sanctioned Pedestrian Street. Major retailers include Whole Foods and recently announced Target.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 2-9-17

### Map

Lincoln Avenue and Cornelia Avenue



# DISCLAIMER



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## Non-Circumvent / Non-Disclosure Agreement

The following BROKERS/CORPORATIONS/PERSONS are bound by this agreement in reference to the purchase or other acquisition of all properties and businesses submitted by Kudan Group, Inc. or its assignees or affiliates.

BE IT HEREBY KNOWN that each of the parties herein, separately and individually, as well as their associates, do hereby agree that themselves, their corporation (s), division (s), subsidiaries, employees, agents, consultants or otherwise shall make no contact with, deal with, or otherwise be involved in any transaction associated with any bank lending institution, trust, corporation, or individual lender, real estate broker, borrower, buyer or seller, introduced by the parties herein, separately or individually, as well as their associates, without written permission by the introducing party.

UPON EXECUTION OF THIS AGREEMENT as evidenced by the signature (s) below, each party, separately and individually, as well as their associates, do confirm and agree that any corporation, organization, firm, company, or individual or otherwise which either is a party to, member of, principal agent for, employee of or otherwise which would benefit from such as association, is also bound by this agreement and each signatory herein shall be responsible for such compliance to the terms herein.

IT IS HEREBY CONFIRMED that the identities of such sources, be it institutions, corporations, individuals, or otherwise, are the property of the introducing party and shall remain so for the duration of this agreement. The parties herein agree to the confidentiality of the name of such source introduced by any of the parties herein or their associates. Such identity shall remain confidential during this agreement and shall include telephone numbers, addresses, telex or fax numbers, or otherwise. Such information shall be considered the property of the introducing party and all agree, separately and individually, to mutually confer as to the determination of proper procedures and non-disclosure and shall obtain written permission, if required, from the introducing party.

IT IS UNDERSTOOD between the parties herein that the agreement is reciprocal one to the other concerning their privileged information and contacts.

THE SIGNATORIES HEREIN ACKNOWLEDGE that they are authorized to commit themselves and/or their company to the terms of this agreement and attest that there are not other agreements, contracts, understandings or otherwise, either written or oral, that can make this NON-CIRCUMVENT/ NON-DISCLOSURE AGREEMENT void or unenforceable.

THIS AGREEMENT MAY BE EXECUTED in multiple counterparts, each of which (consisting of onset of textual pages and one or more signature pages, each signed by one or more parties and collectively exhibiting the signatures of all parties), shall be deemed an original and all of which shall constitute one agreement, including the signatures of any party to any counterpart.

NO REPRESENTATION IS MADE as to the accuracy of the data provided. All data is provided for informational purposes only. The PROSPECT is encouraged to thoroughly review and independently verify by independent counsel and/or an accountant that the data provided are substantially representative of the business activity of the SELLER.

IN THE EVENT THAT PROSPECT discloses the availability of said property to any third party, and this third party purchases the property, the PROSPECT, in addition to remedies specified above, will also be responsible for the payment of a transaction fee to Kudan Group, Inc. or its affiliates by agreement indicated above.

THIS CONTRACT SHALL BE GOVERNED by the laws of the State of Illinois and the parties specifically and irrevocably agree to submit any controversy or claim arising out of or relating to this Contract, or the breach thereof, to resolution by arbitration in accordance with commercial arbitration rules of the American Arbitration Association. A judgment upon any award rendered by the arbitrators shall be entered by court having subject matter jurisdiction therein and all parties expressly waive any challenge to the use of arbitration in accordance with this paragraph. The parties hereto agree that jurisdiction and venue for the entry of judgment upon said arbitration award shall be in Cook County Illinois. The arbitrators are directed to award the expenses of the arbitration, including required travel and other expenses of the arbitrators and any representatives of the arbitrators' costs, the costs and charges of the American Arbitration Association, all reasonable Attorney's fees and costs, to the prevailing party in the arbitration. In such event, no action shall be entertained if filed more than one year subsequent to the date the cause (s) of action actually accrued regardless of whether damages were otherwise as of said time calculable. Kudan Group, Inc., shall be entitled to all information and copies of all documents relating to arbitration from both the Arbitrator and the parties. The seller shall be deemed to be a party to the document insofar as need be.



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## SALE OVERVIEW

### Pro Forma

PARCEL A	Size	Rate	Status	Pro-Rata	Property Taxes	OP/EX	EASEMENT
Pelly's Liquor's	+/- 2,671 SF	\$19.21/SF NNN	Month/Month	32.42%	\$6.61/SF	\$2.47/SF	\$3.16/SF
Fernando's	+/- 5,567 SF	\$16.79/SF NNN	Month/Month	67.58%	\$6.61/SF	\$2.47/SF	N/A
PARCEL B							
Vacant Lot	+/- 10,004 SF	N/A	Vacant	N/A			

Income	PARCEL A	PARCEL B
	\$133,680.00	N/A

### Operating Expenses and Taxes

Insurance	\$14,340.00	N/A
Real Estate Taxes (2015)	\$54,441.85	\$20,093.96
Real Estate Taxes for Easement (2015)	\$8,437.23	N/A
Water	\$6,000.00	N/A
Total	\$83,219.08	

<b>NOI</b>	<b>\$133,680.00</b>	<b>N/A</b>
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## PROPERTY DATA

Description and Info	PARCEL A	PARCEL B
P.I.N.	14-19-413-022-0000 14-19-413-030-0000	14-19-415-002-0000 14-19-415-003-0000 14-19-415-004-0000 14-19-415-006-0000
Description	Single Story Commercial	Paved Parking Lot
Building Size	+/- 8,238 SF	N/A
Lot Size	+/- 9,244 SF	+/- 10,004 SF
Easement	+/- 1,300 SF	N/A
Zoning	B3-2	B3-2
FAR	2.2	2.2
Maximum Building Height	50	50
Lot Area Per Unit (Density)	1000 sq ft/dwelling unit 700 sq ft/efficiency unit 700 sq ft/SRO unit	1000 sq ft/dwelling unit 700 sq ft/efficiency unit 700 sq ft/SRO unit
Year Built	N/A	N/A
Foundation	Concrete	Asphalt
Roof	Flat Roof	N/A

### Interior Description

HVAC	Central Air	N/A
Electric	Contact Agent	N/A
Water	Contact Agent	N/A
Ceiling	+/-18'	N/A
Floor	Tile	N/A

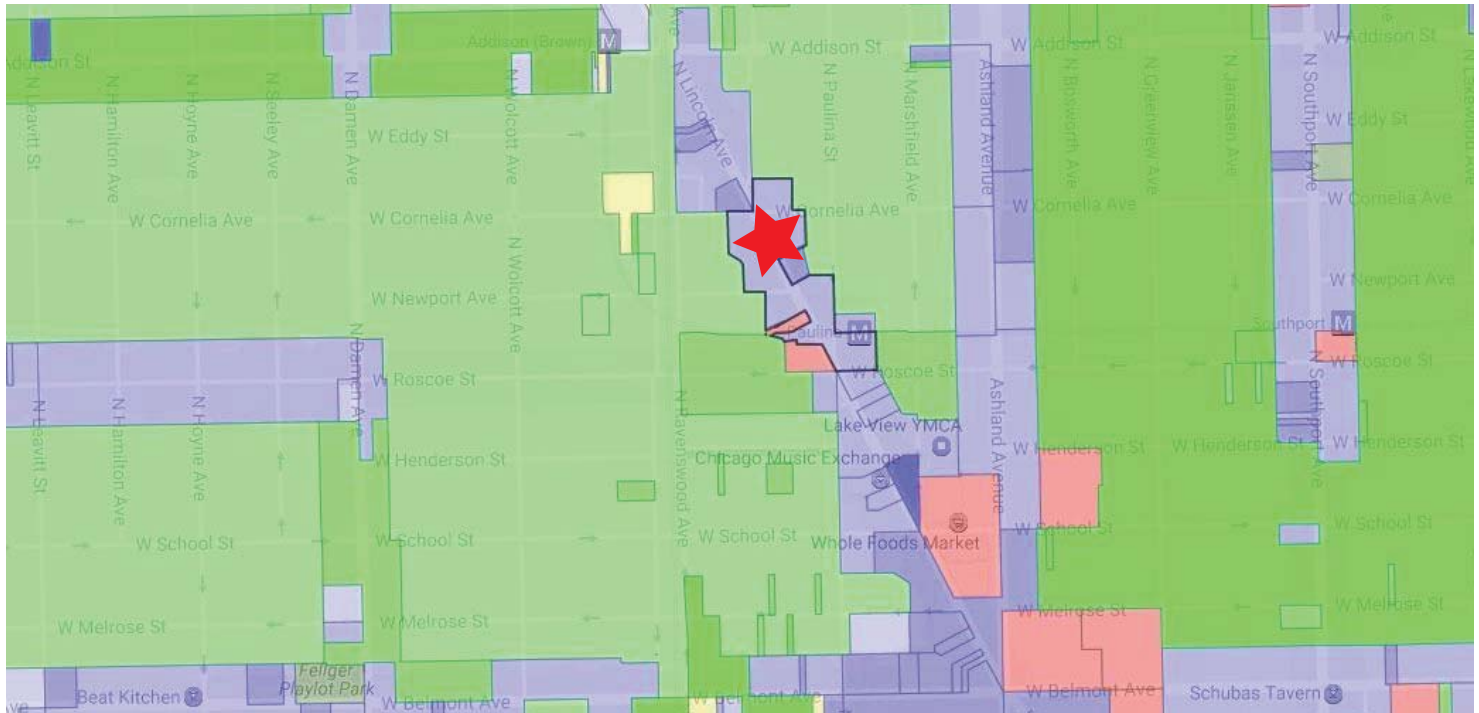


# ZONING

## Pro Forma

### B3-2 and B3-3 Community Shopping District

Shopping centers, large stores, and retail storefronts, often along major streets. Allows more types of businesses than B1 and B2 districts. Apartments permitted above the ground floor.

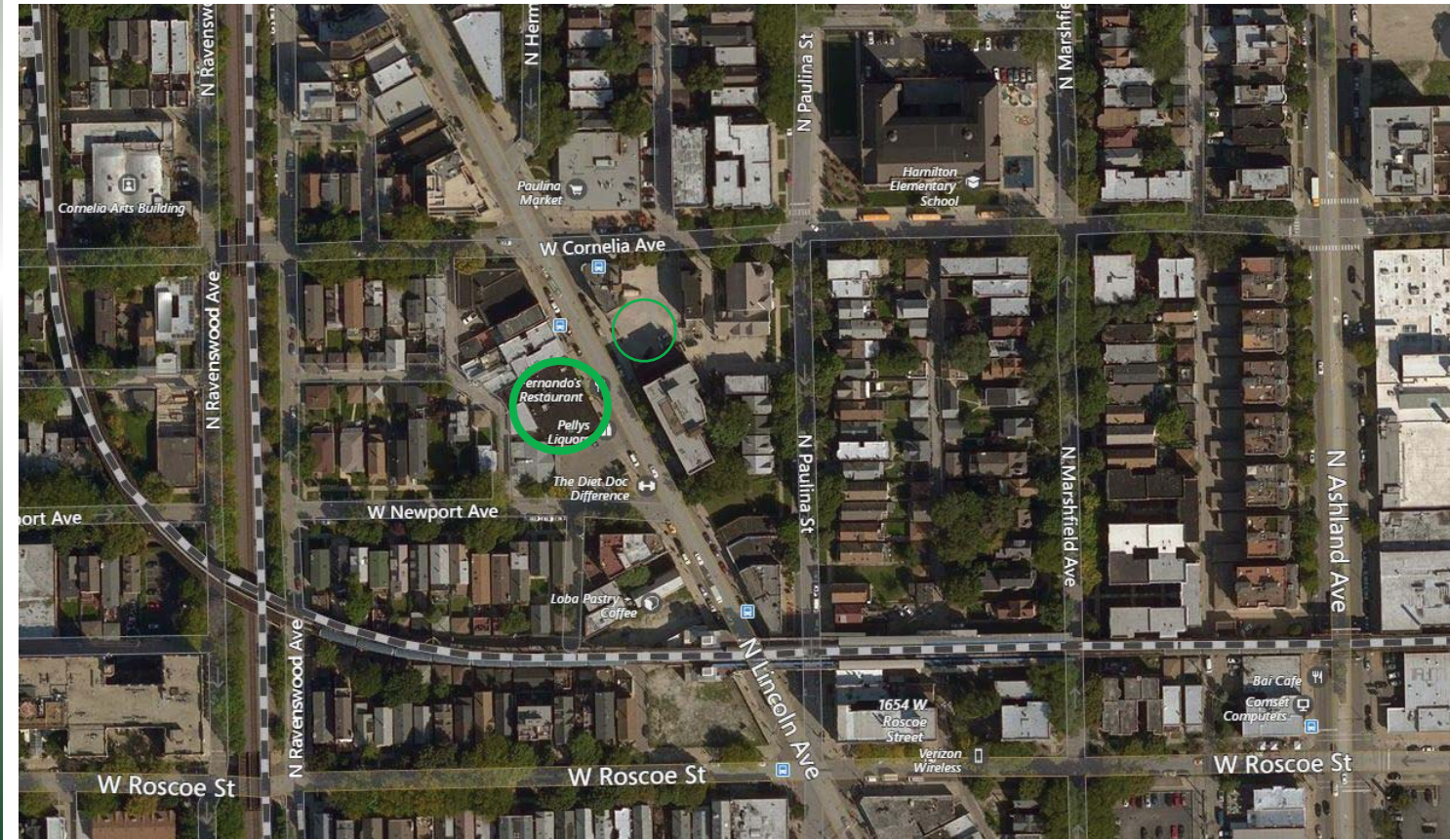
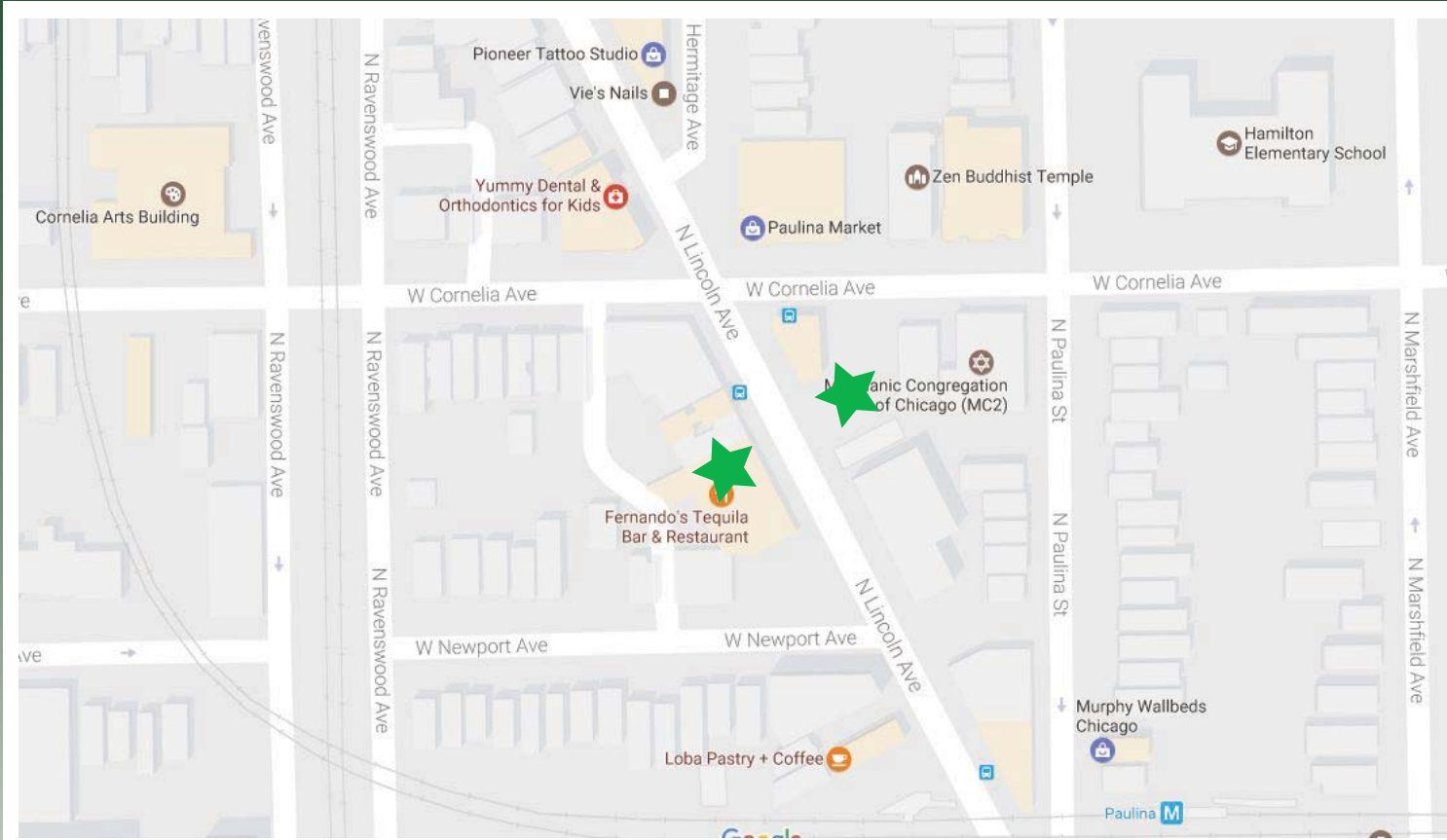


Current Zoning	PARCEL A	PARCEL B
Size	+/- 9,244 SF	+/- 10,004 SF
Zoning	B3-2	B3-2
FAR	2.2	2.2
Maximum Building Height	50	50
Lot Area Per Unit (Density)	1000 sq ft/dwelling unit 700 sq ft/efficiency unit 700 sq ft/SRO unit	1000 sq ft/dwelling unit 700 sq ft/efficiency unit 700 sq ft/SRO unit

Proposed Up-Zoning	PARCEL A	PARCEL B
Size	+/- 9,244 SF	+/- 10,004 SF
Zoning	B3-3	B3-3
FAR	3.0	3.0
Maximum Building Height	65	65
Lot Area Per Unit (Density)	400 sq ft/dwelling unit 300 sq ft/efficiency unit 200 sq ft/SRO unit	400 sq ft/dwelling unit 300 sq ft/efficiency unit 200 sq ft/SRO unit

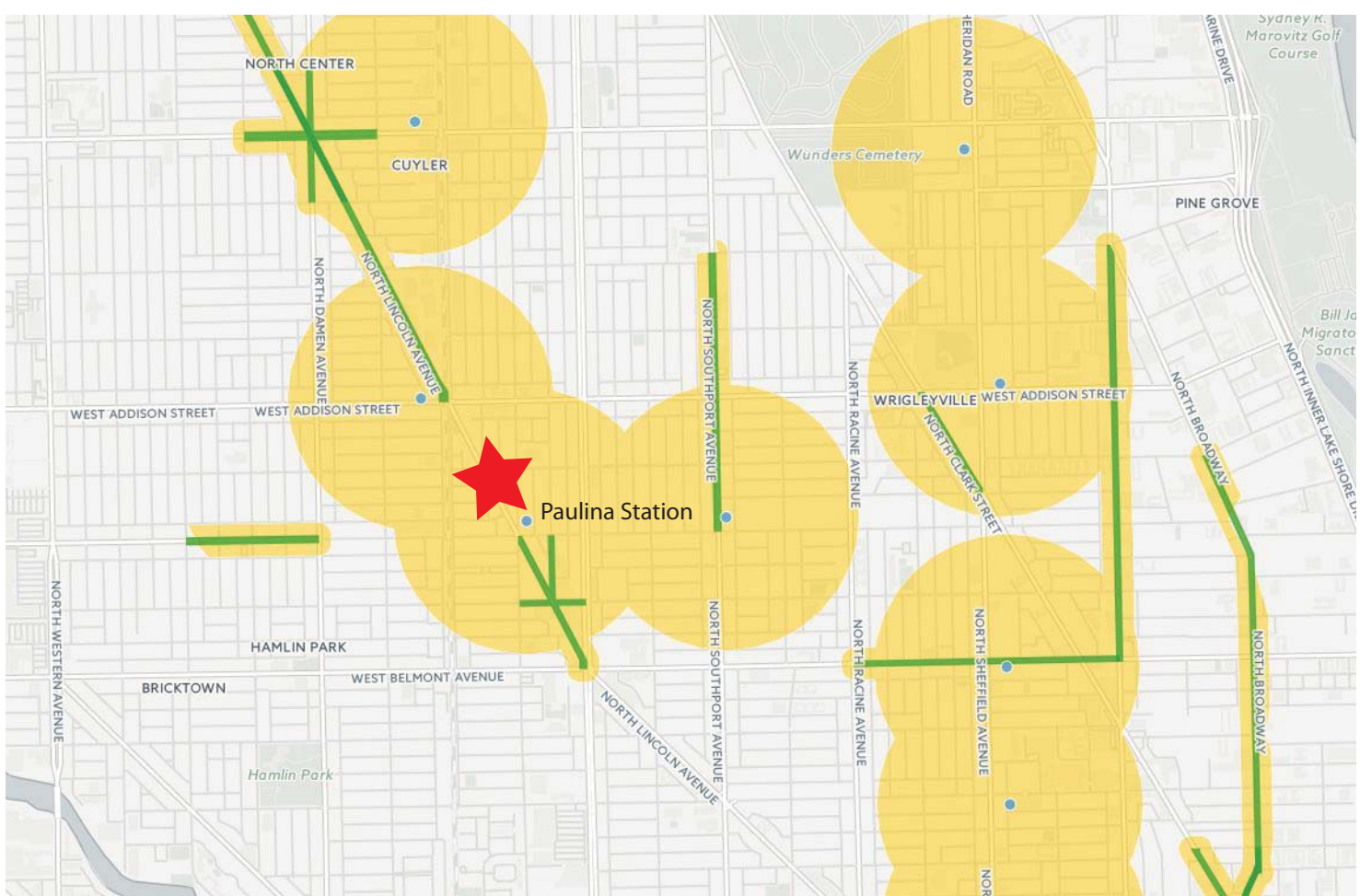
Proposed Up-Zoning With-in TOD	PARCEL A	PARCEL B
Size	+/- 9,244 SF	+/- 10,004 SF
Zoning	B3-3	B3-3
FAR	3.5	3.5
Maximum Building Height	80	80
Lot Area Per Unit (Density)	N/A	N/A

**LOCATION MAPS**





# TOD INFORMATION



## Transit-Oriented Development

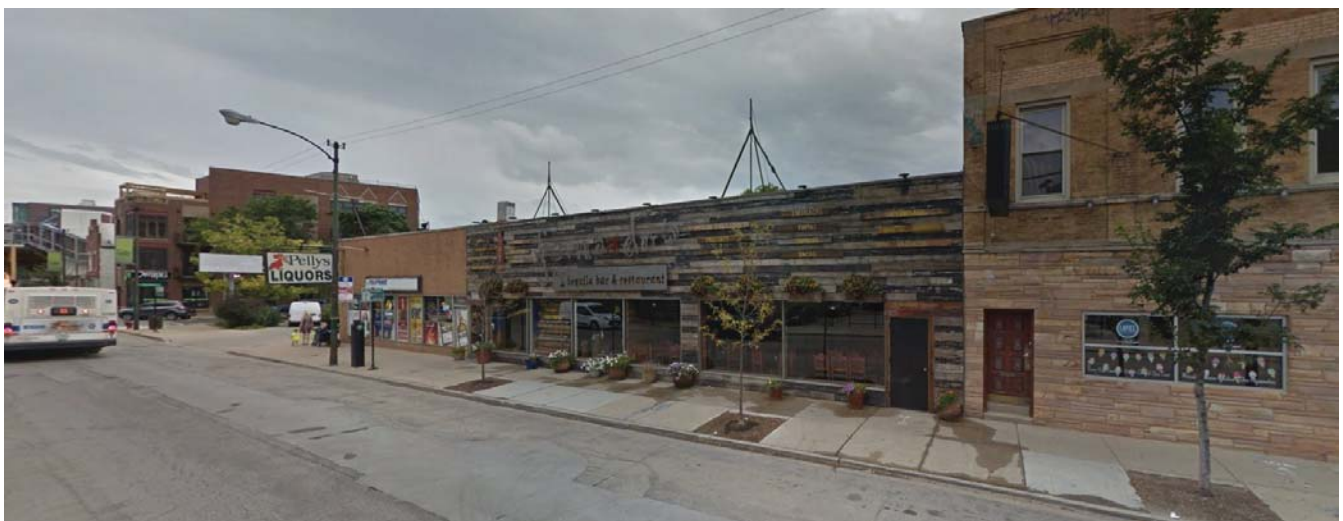
TOD As the name suggests, transit-oriented development (TOD) is anchored by some form of public transportation, typically a train line. It has been widely accepted as an important planning paradigm to create attractive, livable and sustainable urban environments. The purpose of TOD is to concentrate housing and commercial development close to existing (or occasionally, extended) transit infrastructure, thereby providing an alternative to automobile trips. Most TOD development radiates roughly a half mile – or less than 10 minutes walking distance – from its anchoring rail station.

In the Chicago region, potential sites for TOD are plentiful. The CTA has 142 stations on its seven rapid transit lines along 100 miles of rail, while Metra's suburban service comprises 239 existing stations, with plans for 33 more potential stations through Metra's four current New Starts projects (UP-W Upgrade, UP-NW Extension and Upgrade, new SouthEast Service Line, and new STAR Line), on 11 existing commuter rail lines along 489.2 route miles. TODs can also be anchored by bus stations or terminals, or near major stops along Bus Rapid Transit (BRT) systems.

**ADDITIONAL PHOTOS | PARCEL A**  
**3444-50 N. LINCOLN AVE. CHICAGO, IL**



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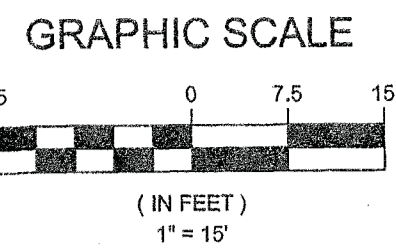
**ADDITIONAL PHOTOS | PARCEL B**  
3449-51 N. LINCOLN AVE. CHICAGO, IL & 1713 W. CORNELIA AVE.



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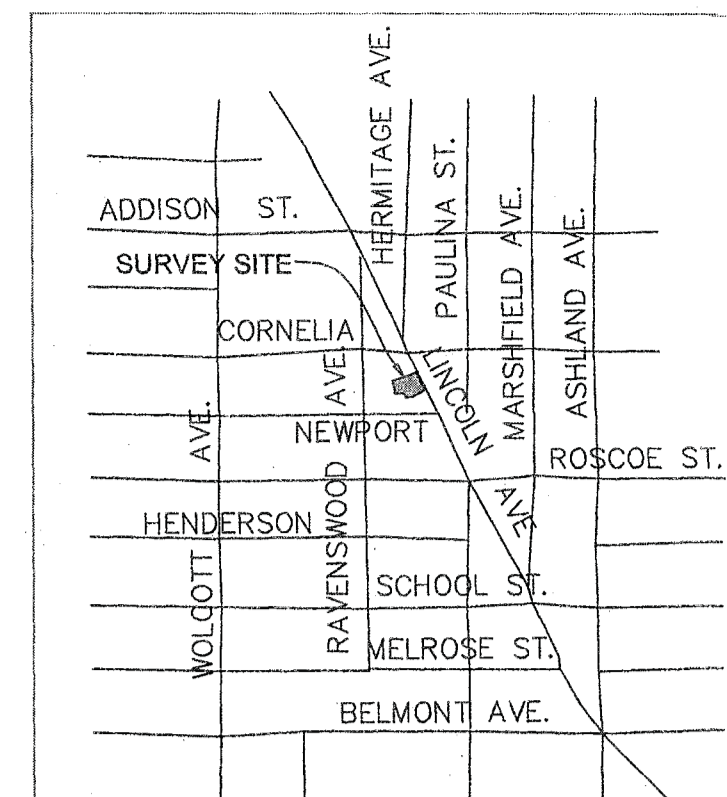
# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**  
 LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 TELEPHONE: (773) 685-9102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

## ALTA / NSPS Land Title Survey



### LEGEND

- ☉ Storm CB
- ☉ San Storm Inlet
- ☉ San Storm Combo MH
- ☉ Water Buffalo Box
- ☉ Water Hand Hole
- ☉ Water Fire Hydrant
- ☉ Utility Pole
- ☉ Electric Meter
- ☉ Electric Light Pole
- ☉ Gas Valve
- ☉ Parking Pay Box
- ☉ Sign Post
- ☉ Bumper Post
- ☉ Bike Rack
- ☉ Unclassified Manhole
- ☉ Fire Alarm

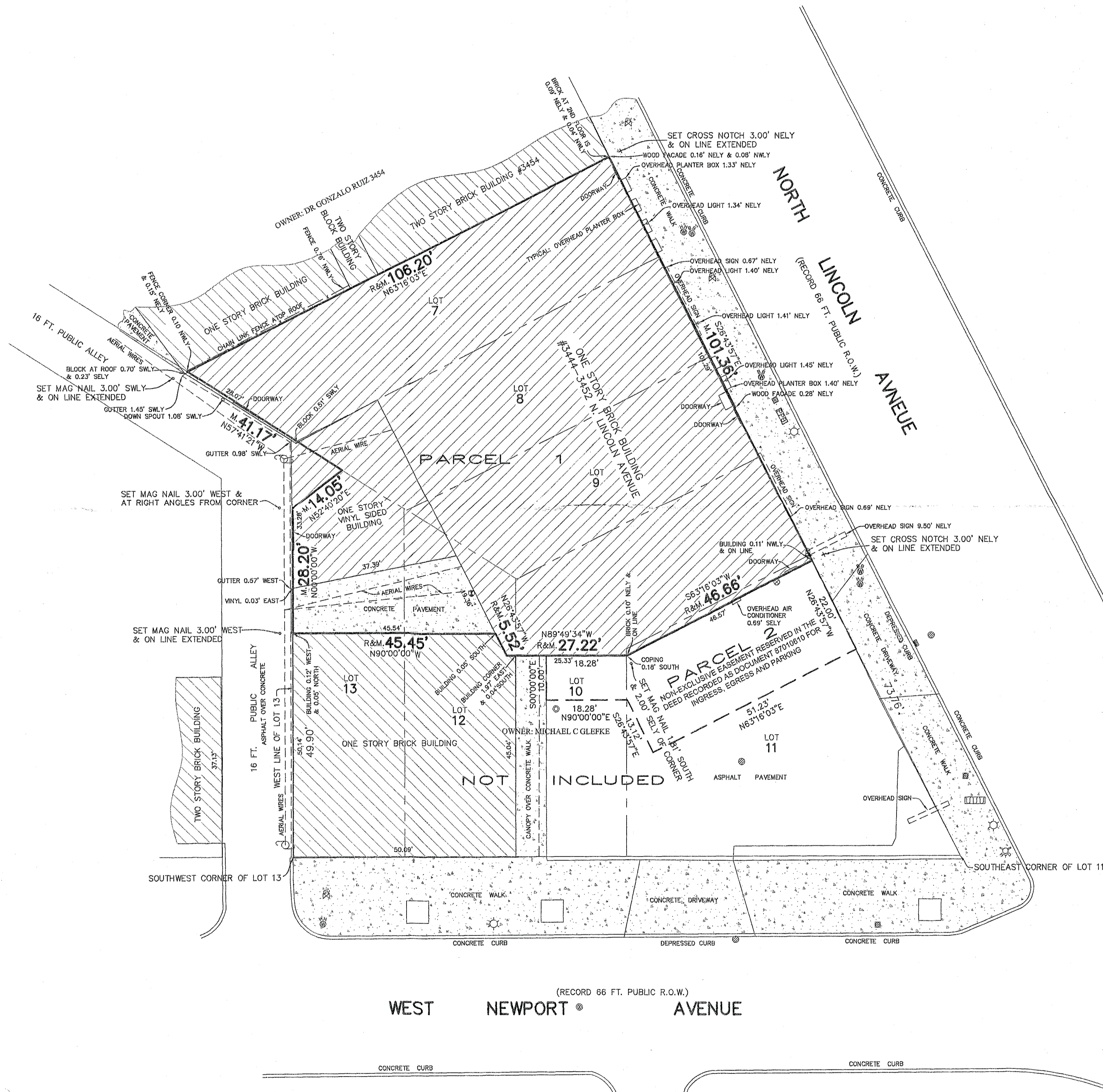
PARCEL 1: THAT PART OF LOTS 7 THROUGH 13, BOTH INCLUSIVE, IN BLOCK 2 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF LOT 11 AFORESAID 73.76 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 63 DEGREES 16 MINUTES 03 SECONDS WEST AT RIGHT ANGLES THERETO 46.66 FEET TO THE SOUTH FACE OF A ONE STORY BRICK BUILDING NUMBER 3444-50; THENCE NORTH 89 DEGREES 49 MINUTES 34 SECONDS WEST ALONG THE SOUTH FACE 27.22 FEET; THENCE NORTH 28 DEGREES 43 MINUTES 57 SECONDS WEST 5.52 FEET TO A NORTH FACE OF ANOTHER ONE STORY BRICK BUILDING; THENCE NORTH 90 DEGREES WEST ALONG SAID NORTH FACE 45.45 FEET TO A POINT IN THE WEST LINE OF LOT 13 AFORESAID 49.90 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 13 IN COOK COUNTY, ILLINOIS.

CONTAINING 9,244 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

PARCEL 2: NON-EXCLUSIVE EASEMENT RESERVED IN THE DEED RECORDED AS DOCUMENT #7010610 FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THAT PART OF LOTS 10 AND 11 IN BLOCK 2 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF LOT 11 AFORESAID 73.76 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 63 DEGREES 16 MINUTES 03 SECONDS WEST AT RIGHT ANGLES HERETO 46.66 FEET TO THE SOUTH FACE OF A ONE STORY BRICK BUILDING NUMBER 3444-50; THENCE NORTH 89 DEGREES 49 MINUTES 34 SECONDS WEST ALONG THE SOUTH FACE 18.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.0 FEET; THENCE NORTH 90 DEGREES EAST 18.28 FEET; THENCE SOUTH 26 DEGREES 43 MINUTES 57 SECONDS EAST 13.12 FEET; THENCE NORTH 63 DEGREES 16 MINUTES 03 SECONDS EAST 51.23 FEET TO THE NORTHEASTERLY LINE OF LOT 11 AFORESAID; THENCE NORTH 26 DEGREES 43 MINUTES 57 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 22.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



CERT NAMES ADDED JULY 12, 2016  
 PER ORDER #2016-22733

ORDERED BY: ANCEL GILM, DIAMOND BUSH DICIANI & KRAFTNER	CHECKED: RL	DRAWN: RL
ADDRESS: 3444-3452 NORTH LINCOLN AVENUE		
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS CORPORATION		
LICENSE NO. 184-005332 Expires 4-30-2017		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-9102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO.	DATE	PAGE NO.
2016-22560-001	JUNE 13, 2016	1 of 1
	SCALE	
	1 INCH = 15 FEET	

G:\CAD\2016\2016-22560\2016-22560-001.dwg

### SURVEY NOTES:

Surveyor's license expires November 30, 2016.  
 Note R. & M. denotes Record and Measured distances respectively.  
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.  
 NO dimensions shall be assumed by scale measurement upon this plat.  
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.  
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2016 "All Rights Reserved"

### SURVEY NOTE:

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 16NW7120139VH EFFECTIVE DATE: MARCH 30, 2016 AS TO MATTERS OF RECORD.

### ITEMS LISTED IN SCHEDULE "B"

D 15. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL NO. 2, CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
 ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C 0410J, EFFECTIVE DATE AUGUST 19, 2008.

To: Gonzalez Family Corporation and Chicago Title and Trust

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 14 and 20 of Table A thereof.

The field work was completed on June 13, 2016.

Date of Plat July 12, 2016

By:

Robert G. Biedermann  
 Professional Illinois Land Surveyor No. 2802





1505 N. ELSTON AVENUE  
CHICAGO, ILLINOIS 60630  
PHONE: AC 312/688-5102

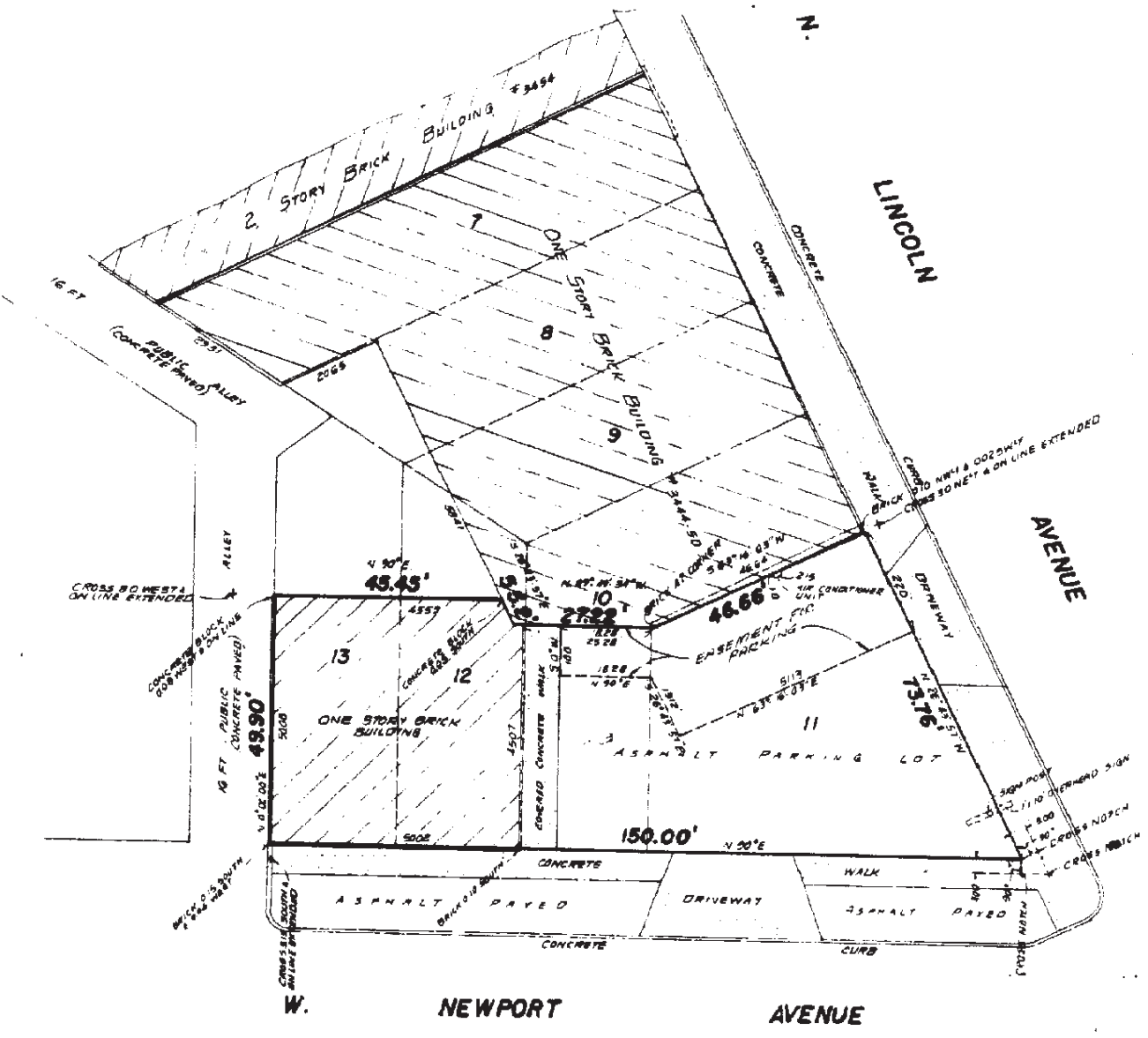
# PLAT OF SURVEY

## GREMLEY & BIEDERMANN INC.



Lots 7 through 13, both inclusive in Block 2 in Gross North Addition to Chicago, being a subdivision of the Southwesterly Half of the East Half of the Southeast Quarter of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, except that part thereof lying Northerly of the following described lines: beginning at a point in the Northeasterly line of Lot 11 aforesaid 73.76 feet Northwesterly of the Southeast corner thereof; Thence South 63° 16' 03" West at right angles thereto 46.66 feet to the South face of a one story brick building #3444-50; Thence North 89° 49' 34" West along said South face 27.22 feet; Thence North 26° 43' 57" West 5.52 feet to a North face of another one story brick building; Thence North 90° West along said North face 45.45 feet to a point in the West line of Lot 13 aforesaid 49.90 feet North of the Southwest corner of said Lot 13) in Cook County, Illinois.

Subject to Easement for parking: That part of Lots 10 and 11 in Block 2 in Gross North Addition to Chicago being a subdivision of the Southwesterly Half of the East Half of the Southeast Quarter of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the Northeasterly line of Lot 11 aforesaid 73.76 feet Northwesterly of the Southeast corner thereof; Thence South 63° 16' 03" West at right angles thereto 46.66 feet to the South face of a one story brick building #3444-50; Thence North 89° 49' 34" West along said South face 18.28 feet; Thence South 00° 00' 00" West 10.0 feet; Thence North 90° East 18.28 feet; Thence South 26° 43' 57" East 13.17 feet; Thence North 63° 16' 03" East 51.13 feet to the Northeasterly line of Lot 11 aforesaid; Thence North 26° 43' 57" West along said Northeasterly line 22.0 feet to the point of beginning, in Cook County, Illinois.



Order No. **863397**

DRAWN	CHECKED
RL	ML

Scale 1 inch = 20 feet

Date NOVEMBER 12 1986

Owner \_\_\_\_\_

Ordered by STEWART DIAMOND

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

State of Illinois } ss.  
County of Cook } ss.

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 68° Fahrenheit.

*[Signature]*  
REG. ILL. Land Surveyor

EXHIBIT ATTACHED TO AND MADE A PART OF DEED DATED DECEMBER 31, 1986, SUE DIAMOND and STEWART DIAMOND AS TRUSTEES UNDER THE DAVID DIAMOND TRUST DATED JUNE 22, 1972, GRANTORS, and MICHAEL CLYDE GLEFKE and BONNIE KAY GLEFKE AS JOINT TENANTS, GRANTEEES. RECORDED ~~198~~ AS DOCUMENT NO. \_\_\_\_\_

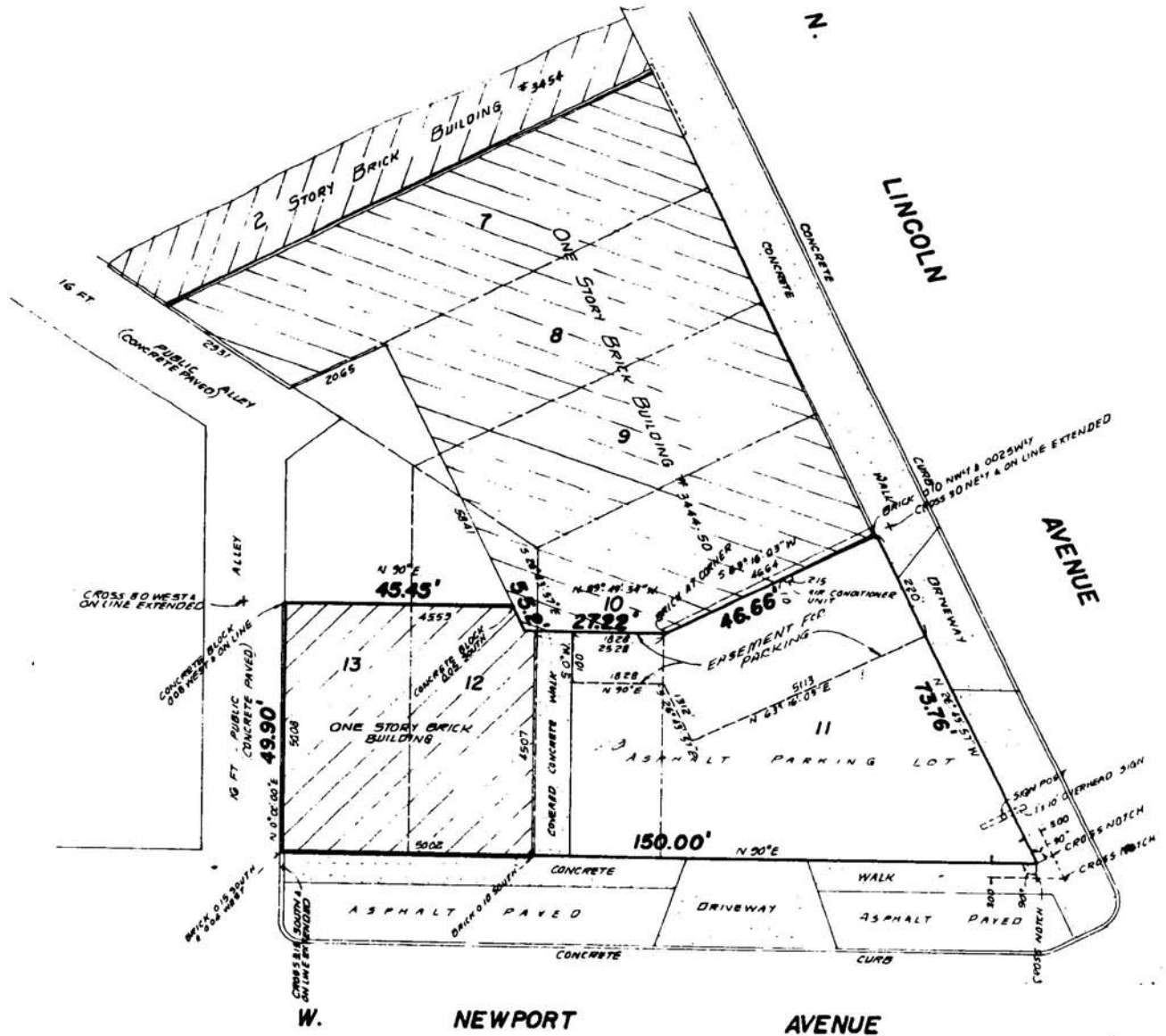


1505 N. ELSTON AVENUE  
 CHICAGO, ILLINOIS 60630  
 PHONE: AC 312/685-5102

# PLAT OF SURVEY GREMLEY & BIEDERMANN INC.

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Subject to Easement for parking: That part of Lots 10 and 11 in Block 2 in Gross North Addition to Chicago being a Subdivision of the Southwesterly Half of the East Half of the Southeast Quarter of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the Northeast corner of Lot 11 aforesaid 73.76 feet Northwesterly of the Southeast corner thereof; Thence South 63° 16' 03" West at right angles thereto 46.66 feet to the South face of a one story brick building #3444-50; Thence North 89° 49' 34" West along said South face 18.28 feet; Thence South 00° 00' 00" West 10.0 feet; Thence North 90° East 18.28 feet; Thence South 26° 43' 57" East 13.12 feet; Thence North 63° 16' 03" East 51.13 feet to the Northeast corner of Lot 11 aforesaid; Thence North 26° 43' 57" West along said Northeast corner line 22.0 feet to the point of beginning, in Cook County, Illinois.



Order No. **863397**  
 Scale 1 inch = 20 feet  
 Date NOVEMBER 12 1986  
 Owner \_\_\_\_\_  
 Ordered by STEWART DIAMOND

DRAWN	CHECKED
RL	L

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE. FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

State of Illinois }  
 County of Cook } ss.

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

REG. ILL. Land Surveyor L

EXHIBIT ATTACHED TO AND MADE A PART OF DEED DATED DECEMBER 31, 1986, SUE DIAMOND and STEWART DIAMOND AS TRUSTEES UNDER THE DAVID DIAMOND TRUST DATED JUNE 22, 1972, GRANTORS, and MICHAEL CLYDE GLEFKE and BONNIE KAY GLEFKE AS JOINT TENANTS, GRANTEEES, RECORDED 198 , as DOCUMENT NO. \_\_\_\_\_



# Plat of Survey

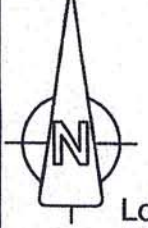
Central Survey Company, Inc., 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713  
 Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 792-0879

## Legal Description

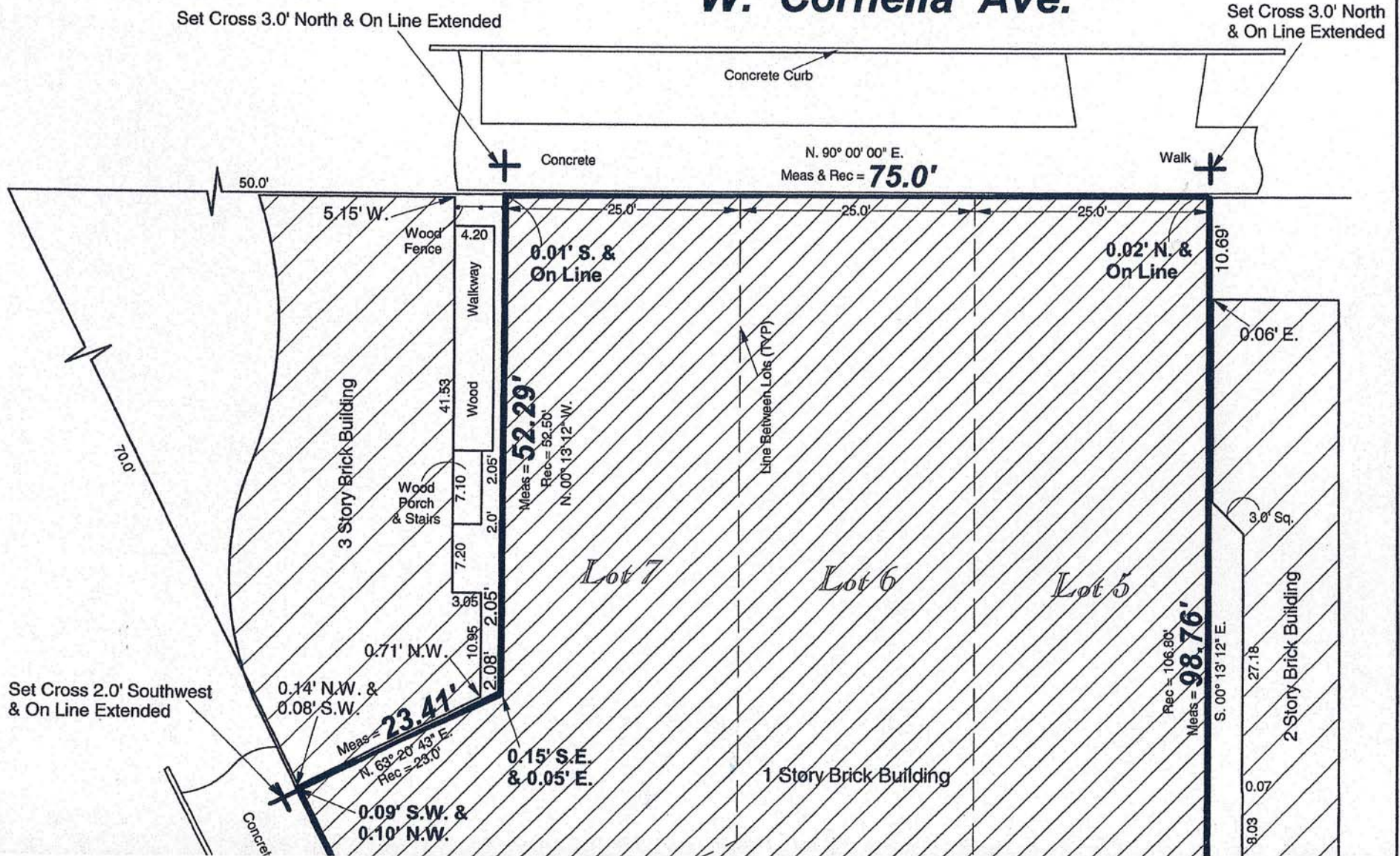
Lots 5, 6, 7, and 9 in Block 5 in Turner's Resubdivision of Blocks 1 to 6 in L. Turner's Subdivision of the Northeasterly 1/2 of the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known as: 3449-52 N. Lincoln Ave., Chicago Illinois & 1713-19 W. Cornelia Ave., Chicago, Illinois

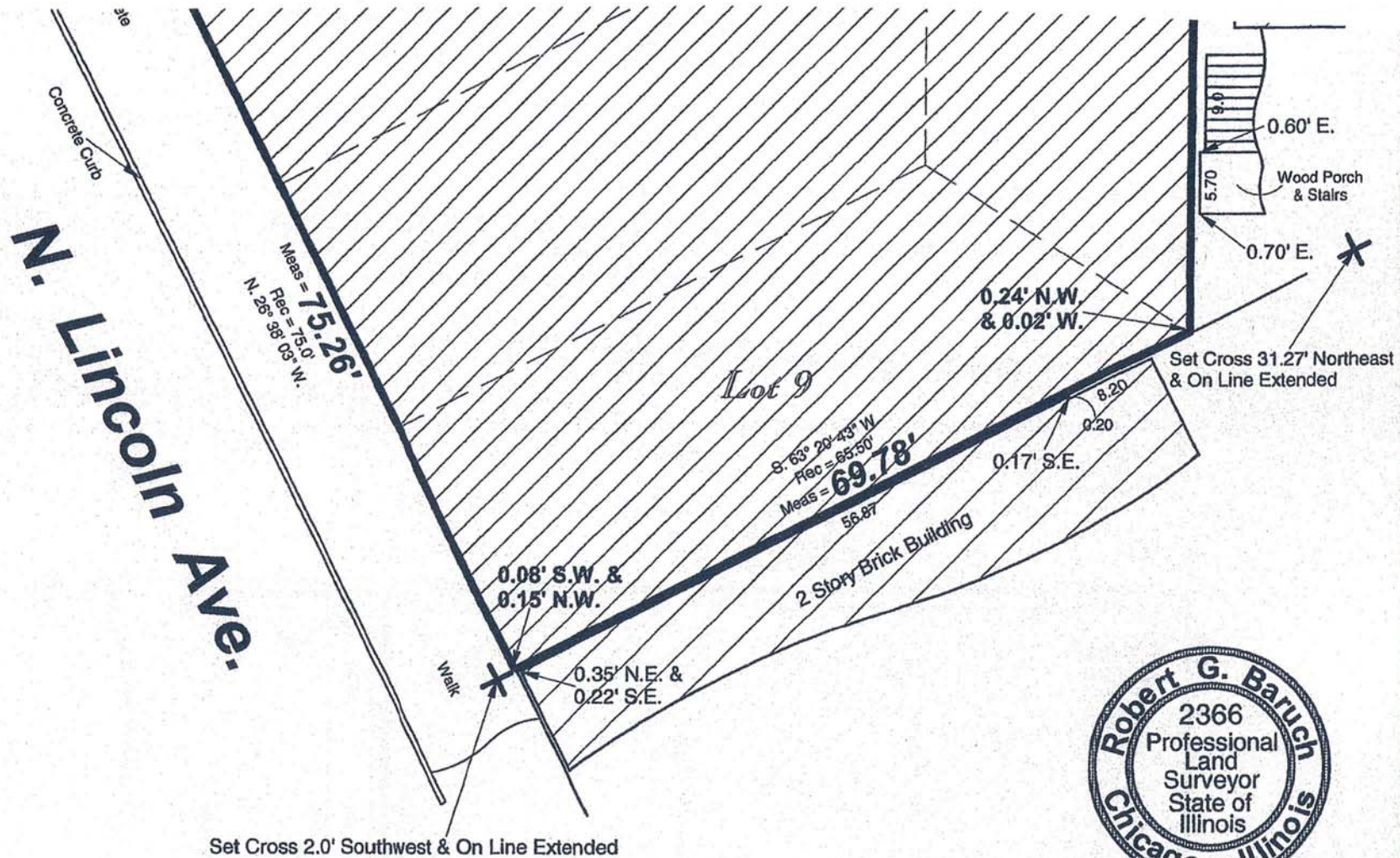
Area of Land Described: 10,004.18 Sq. Ft.



## W. Cornelia Ave.







This professional service conforms to current Illinois minimum standards for a boundary survey.

**Legend**

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Scale: 1 Inch equals 15 Feet.

Ordered By: New Haven Homes

Order Number: 3449A

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

State of Illinois )  
 County of Cook ) S.S.

I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I made an on the ground survey per record description of the land shown hereon on November 21, 2006 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths correct at a temperature of 68° F.

Dated this 21st day of November 2006

*Robert G. Baruch*

Robert G. Baruch P.L.S. #2366  
 Professional Design Firm Land Surveying Corporation

(expires November 30, 2008)  
 (License Number 184-004113)