

4537 NORTH CLARK STREET CONDOMINIUMS

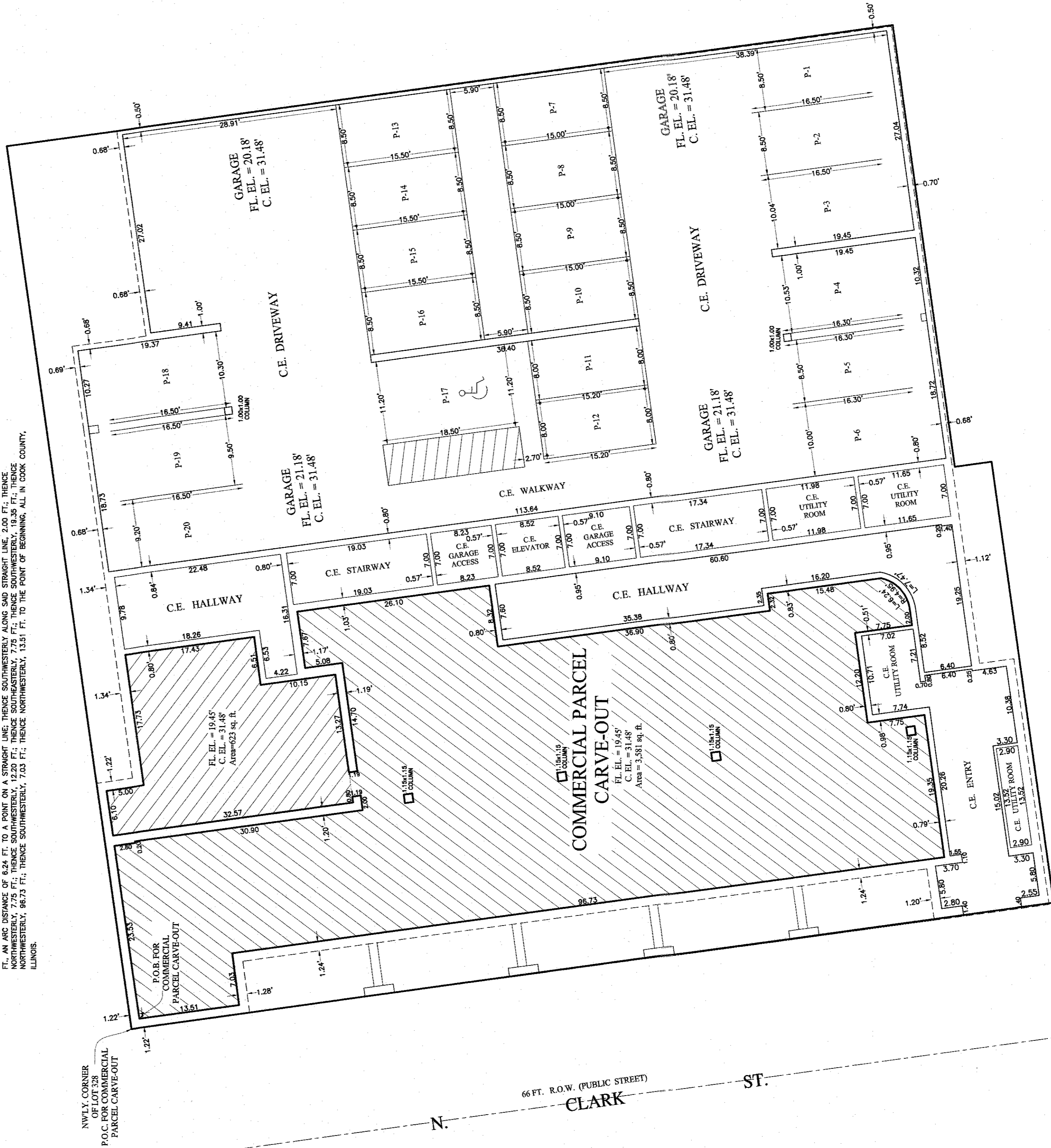
COMMONLY KNOWN AS: 4537-47 N. CLARK ST., CHICAGO, IL. 60640
 P.L.N. 14-17-114-005-0000, 14-17-114-034-0000 & 14-17-114-035-0000

COMMERCIAL PARCEL CARVE-OUT:
 THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOTS 321 TO 327, BOTH INCLUSIVE, IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION 17, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

ALSO:
 LOT 328 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION 17, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.
 SAID PART BEING DESCRIBED AS LIVING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION 19.45 FEET (CITY OF CHICAGO DATUM) AND LIVING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION 31.48 FEET (CITY OF CHICAGO DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID LOT 328, BEING THE POINT OF BEGINNING OF SAID PART BEING DESCRIBED HEREIN, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF THE FINISHED FACE OF INTERIOR WALL OF THE 4 STORY BRICK BUILDING COMMONLY KNOWN AS 4537-47 NORTH CLARK STREET, IN THE CITY OF CHICAGO, STATE OF ILLINOIS, THENCE NORTHEASTERLY ALONG THE NORTH FACE OF INTERIOR WALL, 23.53 FT.; THENCE SOUTHEASTERLY AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 2.80 FT.; THENCE NORTHEASTERLY, 0.30 FT.; THENCE SOUTHEASTERLY, 30.90 FT.; THENCE NORTHEASTERLY, 6.10 FT.; THENCE NORTHEASTERLY, 5.00 FT.; THENCE SOUTHWESTERLY, 0.80 FT.; THENCE NORTHWESTERLY, 32.57 FT.; THENCE SOUTHWESTERLY, 6.51 FT.; THENCE SOUTHWESTERLY, 1.015 FT.; THENCE SOUTHWESTERLY, 1.19 FT.; THENCE SOUTHWESTERLY, 14.70 FT.; THENCE NORTHWESTERLY, 5.08 FT.; THENCE NORTHWESTERLY, 7.97 FT.; THENCE NORTHWESTERLY, 28.10 FT.; THENCE NORTHWESTERLY, 14.70 FT.; THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4.85 FEET, AND A CHORD DISTANCE OF 5.84 FT., AN ARC DISTANCE OF 8.24 FT., TO A POINT ON A STRAIGHT LINE; THENCE SOUTHWESTERLY ALONG SAID STRAIGHT LINE, 2.00 FT.; THENCE NORTHWESTERLY, 7.75 FT.; THENCE SOUTHWESTERLY, 12.20 FT.; THENCE SOUTHWESTERLY, 19.35 FT.; THENCE NORTHWESTERLY, 7.03 FT.; THENCE SOUTHWESTERLY, 13.51 FT., TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

N.W.1/4 CORNER OF LOT 328 P.O.C. FOR COMMERCIAL PARCEL CARVE-OUT



FIRST FLOOR

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. **107350**
 Scale: 1 inch = 10 feet.
 Date of Field Work: 01 DECEMBER 2023
 Ordered by: LONGFORD CONSTRUCTION

BENCHMARK: NO. 317
 44.8 FT. NORTH OF THE NORTH LINE OF
 W. LAWRENCE AVE. AND 15.7 FT. EAST
 OF THE WEST LINE OF N. PAULINA ST.
 ELEV. = 20.858' (CITY OF CHICAGO DATUM)

GENERAL NOTES:
 HORIZONTAL BOUNDARIES ARE PLANES FORMED BY THE DISTANCES BETWEEN FINISHED FACES OF WALLS.
 VERTICAL BOUNDARIES ARE PLANES FORMED BY THE DISTANCES BETWEEN FINISHED FLOOR AND FINISHED CEILING.

LEGEND:
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT
 FL. EL. = FLOOR ELEVATION
 C. EL. = CEILING ELEVATION
 P = PARKING SPACE