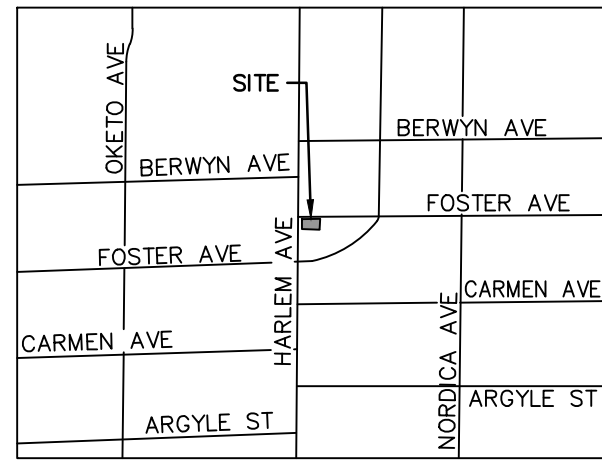


ALTA/NSPS LAND TITLE SURVEY

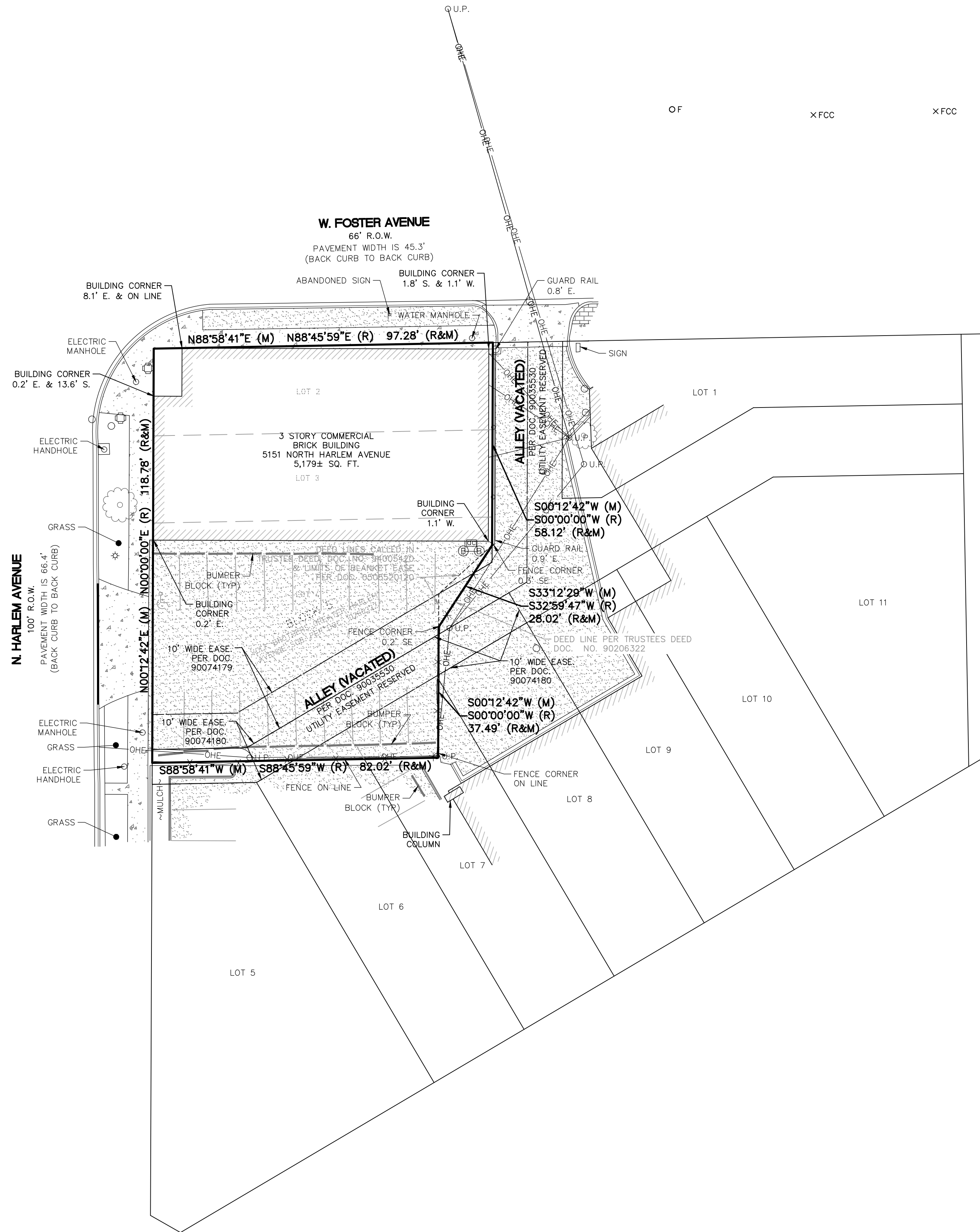
PART OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

LEGEND

○	FOUND IRON PIPE
×	FOUND CUT CROSS
⊙	EXISTING BOLLARD
□	EXISTING SIGN
⊞	EXISTING MANHOLE/CATCH BASIN
⊞	EXISTING AIR CONDITIONING UNIT
⊞	EXISTING TRAFFIC LIGHT
⊞	EXISTING UTILITY POLE
⊞	EXISTING TREE
---	BOUNDARY LINE
---	UNDERLYING LOT LINE
---	EXISTING CURB
---	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING GUARD RAIL
---	EXISTING CONCRETE
---	EXISTING ASPHALT
---	EXISTING BUILDING
---	EXISTING BRICK
---	EXISTING HANDICAPPED ACCESSIBLE PARKING SPACE



LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 140100898121102:

THAT PART OF LOTS 2, 3, 4, 6, 7 AND 8 AND THE VACATED 20 FOOT EAST-WEST AND NORTHEASTERLY - SOUTHWESTERLY ALLEY LYING SOUTH OF SAID LOT 4, ALL IN BLOCK 5 IN VOLK BROTHERS GREATER HARLEM AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1929 AS DOCUMENT 10266332 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES, 45 MINUTES, 59 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 FOR A DISTANCE OF 97.28 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE EAST LINE OF LOTS 2, 3 AND 4 FOR A DISTANCE OF 58.12 FEET TO A POINT; THENCE SOUTH 32 DEGREES, 55 MINUTES, 47 SECONDS WEST FOR A DISTANCE OF 28.02 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST FOR A DISTANCE OF 37.49 FEET TO A POINT; THENCE SOUTH 88 DEGREES, 45 MINUTES, 59 SECONDS WEST FOR A DISTANCE OF 82.02 FEET TO A POINT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF LOTS 2, 3 AND 4 FOR A DISTANCE OF 118.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S TITLE RESPONSE TO SCHEDULE B PART EXCEPTIONS:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 1401008981211 D2
EFFECTIVE DATE: MARCH 11, 2016

16. THE LEGAL DESCRIPTION IN SCHEDULE A IS FOR CONVENIENCE ONLY AND IS SUBJECT TO OUR RECEIPT AND REVIEW OF AN ALTA SURVEY, DUE TO THE FOLLOWING:

TITLE TO THE LAND WAS ACQUIRED BY DEED RECORDED MAY 4, 1990 AS DOCUMENT 90206322, WHICH LEGAL THEREIN WAS THE SAME AS THAT SHOWN IN SCHEDULE A.

SUBSEQUENT THERETO THE GRANTOR IN SAID DEED CONVEYED OUT BY DEED RECORDED JANUARY 4, 1994 AS DOCUMENT 94005420, BUT THE LEGAL CONTAINED THEREIN CONTAINS DIFFERENT MEASUREMENTS FOR THE FOURTH AND FIFTH CALLS, AS FOLLOWS "THENCE SOUTH 47 DEGREES 34 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 20.68 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 4; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 47.04 FEET TO A POINT."

WHICH SAID LEGAL MAY OVERLAP ONTO THE PROPERTY SOUTH AND ADJOINING THIS SHOULD BE EXPLAINED AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY THEN BE DEEMED NECESSARY.

RESPONSE: DEED LINES SHOWN HERE. EXISTING FENCE FOLLOWS DEED CALLS PER DOCUMENT NUMBER 90206322.

18. EASEMENT RESERVED IN THE VACATION ORDINANCE RECORDED JANUARY 23, 1990 AS DOCUMENT 90035533 BY THE CITY OF CHICAGO, IN FAVOR OF AND FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR THE PURPOSE OF OPERATING, MAINTAINING, CONSTRUCTING, REPLACING, AND RENEWING OVERHEAD POLES, WIRES, AND ASSOCIATED EQUIPMENT AND UNDERGROUND CONDUIT, CABLES, AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND TELEPHONIC AND ASSOCIATED SERVICES UNDER, OVER, AND ALONG ALL OF THE PUBLIC ALLEY AND PART OF THE PUBLIC ALLEY AS THEREIN VACATED, WITH THE RIGHT OF INGRESS AND EGRESS.

RESPONSE: EASEMENT RESERVED, AS SHOWN HEREON.

19. GRANT OF EASEMENT RECORDED FEBRUARY 14, 1990 AS DOCUMENT 90074179, FROM NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 7, 1982 AND KNOWN AS TRUST NUMBER 12121212, TO THE COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THE LAND, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES.

(AFFECTS THAT PART OF THE LAND FALLING IN THE WEST 1/2 OF THE NORTH AND SOUTH VACATED ALLEY, 20 FEET WIDE, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 2 AND 3; WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF LOT 3 EXTENDED EAST; ALSO TO THE WESTERLY AND NORTHERLY 1/2 OF THE GENERALLY NORTHEASTERLY AND SOUTHWESTERLY VACATED ALLEY, 20 FEET WIDE LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 4, LYING SOUTHEASTERLY OF AND ADJOINING SOUTHEASTERLY OF THE NORTH LINE OF LOT 4; WHICH LIES SOUTH OF THE NORTH LINE OF LOT 4 EXTENDED EAST AND WHICH LIES EAST OF THE WEST LINE OF LOT 4 EXTENDED SOUTH)

RESPONSE: AS SHOWN HEREON.

20. GRANT OF EASEMENT RECORDED FEBRUARY 14, 1990 AS DOCUMENT 90074180, MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 3, 1986 AND KNOWN AS TRUST NUMBER 43624, TO THE COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT, AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THE LAND, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES.

(AFFECTS THE SOUTHERLY 1/2 OF THE GENERALLY NORTHEASTERLY AND SOUTHWESTERLY VACATED ALLEY, 20 FEET WIDE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 5 AND LYING NORTHEASTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF LOTS 6, 7, AND 8; WHICH LIES EAST OF THE WEST LINE OF LOT 5 EXTENDED NORTH AND WHICH LIES SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 8 EXTENDED NORTHWESTERLY)

RESPONSE: AS SHOWN HEREON.

21. EASEMENT IN GROSS IN FAVOR OF COMCAST OF FLORIDA/ILLINOIS/MICHIGAN, INC., ITS SUCCESSORS AND ASSIGNS PURSUANT TO A SERVICE AGREEMENT DATED JANUARY 5, 2005 TO PROVIDE CERTAIN BROADBAND COMMUNICATIONS SERVICES TO THE LAND RECORDED FEBRUARY 24, 2005 AS DOCUMENT 050520120, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

RESPONSE: BLANKET EASEMENT LIMITS MATCH DEED CALLS PER DOCUMENT NUMBER 94005420

- GENERAL NOTES:
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
 - UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES AND MAPS OBTAINED FOR THE UTILITY COMPANIES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
 - CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
 - THE SURVEYED PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 17031C0385J, EFFECTIVE AUGUST 19, 2008.
 - THERE ARE A TOTAL OF 21 TOTAL PARKING SPOTS, OF WHICH 1 IS DESIGNATED AS HANDICAPPED ACCESSIBLE.
 - REGARDING SCHEDULE B EXCEPTION NO. 16 IN THE TITLE COMMITMENT PROVIDED, DEED LINES FOR BOTH DEEDS ARE SHOWN HEREON. ATWELL REQUESTS THE TITLE COMPANY TO PROVIDE THE ADJACENT PROPERTY DEED FOR REVIEW. THE BOUNDARY SHOWN ON THIS SURVEY IS CURRENTLY FOLLOWING THE CALLS FROM THE TRUSTEE'S DEED DOC. NO. 90206322, AS THEY MATCH THE FENCE OCCUPATION. IT IS THE SURVEYOR'S OPINION THAT THIS DEED MATCHES THE OCCUPIED AND UTILIZED PROPERTY. THE OTHER DEED CALLED OUT IN THIS SCHEDULE B ITEM, DOC. NO. 94005420 DOES NOT MATCH WHAT IS BEING OCCUPIED AND UTILIZED. UPON BEING PROVIDED THE ADJACENT PROPERTY DEED, ATWELL MAY REVISE THE CURRENT SURVEY BOUNDARY DEPENDING ON THE DEED INFORMATION.
 - PROPERTY DESCRIBED HEREON CONTAINS 10,804 SQ. FT., OR 0.248 ACRES, MORE OR LESS.

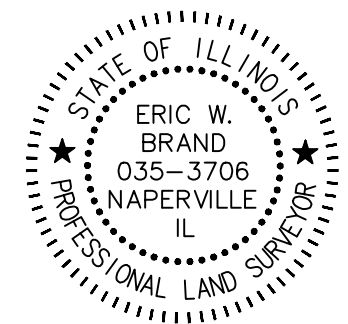
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: JANABI REALTY GROUP, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINT ESTABLISHED AND ADOPTED BY ATLA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7B1, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/15/16.

DATED THIS 1ST DAY OF APRIL, 2016

ERIC W. BRAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2016



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1245 EAST DRIEHL ROAD, SUITE 100
NAPERVILLE, IL 60563
DESIGN FIRM #184-005876



SECTION 7
TOWNSHIP 40 NORTH, RANGE 13 EAST
CITY OF CHICAGO
COOK COUNTY, ILLINOIS

JANABI REALTY GROUP, LLC
ALTA/NSPS LAND TITLE SURVEY

DATE 04/01/2016

REVISIONS
SCALE 0 10 20
1" = 20 FEET
DR. JER CH. KOA
P.M. E. BRAND
BOOK NA
JOB 16000067
SHEET NO.