

EXHIBIT 1

(Subject to final title and survey)

Legal Description:

Congress Theater – Legal Description For Class L Purposes

NEW PIN 1

PARCEL R1

THAT PART OF LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF SECTION 36, ALSO THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15); TOGETHER WITH LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN GRAY'S SUBDIVISION AFORESAID, ALSO THE NORTH HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14), AND ALSO THE WEST HALF OF THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) EXTENDED SOUTH; ALL IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 14 OF JAMES M. ALLEN'S SUBDIVISION AFORESAID WITH THE EAST LINE OF N. ROCKWELL STREET, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF N. ROCKWELL STREET 129.00 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 19 SECONDS EAST 27.36 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 39 SECONDS EAST 99.01 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST 32.40 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 88 DEGREES 06 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE 48.71 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PART LYING SOUTH OF THE AFORESAID NORTH HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14), IN COOK COUNTY, ILLINOIS

NEW PIN 2

PARCEL R1

THAT PART OF LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S

SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF SECTION 36, ALSO THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15); TOGETHER WITH LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN GRAY'S SUBDIVISION AFORESAID, ALSO THE NORTH HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14), AND ALSO THE WEST HALF OF THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) EXTENDED SOUTH; ALL IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 14 OF JAMES M. ALLEN'S SUBDIVISION AFORESAID WITH THE EAST LINE OF N. ROCKWELL STREET, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF N. ROCKWELL STREET 129.00 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 19 SECONDS EAST 27.36 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 39 SECONDS EAST 99.01 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST 32.40 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 88 DEGREES 06 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE 48.71 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PART LYING NORTH OF THE AFORESAID SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15), IN COOK COUNTY, ILLINOIS

NEW PIN 3
PARCEL R2

THAT PART OF LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF SECTION 36, ALSO THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15); TOGETHER WITH LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN GRAY'S SUBDIVISION AFORESAID, ALSO THE NORTH HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14), AND ALSO THE WEST HALF OF THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) EXTENDED SOUTH; ALL IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40

NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 14 OF JAMES M. ALLEN'S SUBDIVISION AFORESAID WITH THE EAST LINE OF N. ROCKWELL STREET, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF N. ROCKWELL STREET 162.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE 68.89 FEET TO THE NORTHEASTERLY LINE OF N. MILWAUKEE AVENUE; THENCE SOUTH 51 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 32.21 FEET; THENCE NORTH 38 DEGREES 46 MINUTES 38 SECONDS EAST 70.89 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 30 SECONDS WEST 23.09 FEET; THENCE NORTH 67 DEGREES 21 MINUTES 43 SECONDS WEST 50.15 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 59 SECONDS WEST 7.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

NEW PIN 5

LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF SECTION 36, ALSO THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15); TOGETHER WITH LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN GRAY'S SUBDIVISION AFORESAID, ALSO THE NORTH HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14), AND ALSO THE WEST HALF OF THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) EXTENDED SOUTH; ALL IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

TAKEN AS A TRACT AND EXCEPTING THEREFROM THAT PART LYING NORTH OF THE AFORESAID SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15);

ALSO EXCEPTING THEREFROM

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 14 OF JAMES M. ALLEN'S SUBDIVISION AFORESAID WITH THE EAST LINE OF N. ROCKWELL STREET, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF N. ROCKWELL STREET 129.00 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 19

SECONDS EAST 27.36 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 39 SECONDS EAST 99.01 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST 32.40 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 88 DEGREES 06 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE 48.71 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 14 OF JAMES M. ALLEN'S SUBDIVISION AFORESAID WITH THE EAST LINE OF N. ROCKWELL STREET, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF N. ROCKWELL STREET 162.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE 68.89 FEET TO THE NORTHEASTERLY LINE OF N. MILWAUKEE AVENUE; THENCE SOUTH 51 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 32.21 FEET; THENCE NORTH 38 DEGREES 46 MINUTES 38 SECONDS EAST 70.89 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 30 SECONDS WEST 23.09 FEET; THENCE NORTH 67 DEGREES 21 MINUTES 43 SECONDS WEST 50.15 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 59 SECONDS WEST 7.46 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPTING THEREFROM

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 3 FEET OF LOT 15 IN GRAY'S SUBDIVISION AFORESAID WITH THE NORTHEASTERLY LINE OF N. MILWAUKEE AVENUE, BEING ALSO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01 DEGREES 45 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 169.54 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 27 SECONDS WEST 9.64 FEET; THENCE SOUTH 75 DEGREES 06 MINUTES 23 SECONDS WEST 38.83 FEET; THENCE NORTH 51 DEGREES 10 MINUTES 43 SECONDS WEST 19.34 FEET; THENCE SOUTH 38 DEGREES 49 MINUTES 17 SECONDS WEST 91.32 FEET TO THE NORTHEASTERLY LINE OF N. MILWAUKEE AVENUE; THENCE SOUTH 51 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 159.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

NEW PIN 6

LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF SECTION 36, ALSO THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15, BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15); TOGETHER WITH LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN GRAY'S SUBDIVISION AFORESAID, ALSO THE NORTH

HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14), AND ALSO THE WEST HALF OF THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) EXTENDED SOUTH; ALL IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
TAKEN AS A TRACT AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF THE AFORESAID NORTH HALF OF THE VACATED EAST AND WEST ALLEY SOUTH OF SAID LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) EXTENDED EAST;

AND ALSO EXCEPTING THEREFROM

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 14 OF JAMES M. ALLEN'S SUBDIVISION AFORESAID WITH THE EAST LINE OF N. ROCKWELL STREET, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF N. ROCKWELL STREET 129.00 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 19 SECONDS EAST 27.36 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 39 SECONDS EAST 99.01 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST 32.40 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 88 DEGREES 06 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE 48.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

"NOT INCLUDED" PARCEL

THE PROPERTY BOUNDED BY: THE EAST/WEST ALLEY NEXT NORTH OF NORTH MILWAUKEE AVENUE; THE NORTH/SOUTH ALLEY NEXT EAST OF NORTH ROCKWELL STREET; A LINE 120.75 FEET SOUTH OF AND PARALLEL TO THE EAST/WEST ALLEY NEXT NORTH OF NORTH MILWAUKEE AVENUE; AND A LINE 43.14 FEET WEST OF AND PARALLEL TO THE NORTH/SOUTH ALLEY NEXT EAST OF NORTH ROCKWELL STREET (EXISTING PIN 13-36-221-031; NO CHANGE TO PIN OR LEGAL POST TAX LOT DIVISION)

Permanent Index Numbers: 13-36-221-017-0000
13-36-221-031-0000
13-36-221-032-0000

Address Commonly known as:

2117-2139 N. ROCKWELL AVENUE AND 2115-2139 N. MILWAUKEE AVENUE;
CHICAGO, ILLINOIS

Owner is currently in the process of applying to the Assessor for a tax division in Order to exclude a residential portion of the Building property.