

EXHIBIT A

Building Address

2324 N. Chalmers St., Chicago, Illinois

Permanent Index Numbers (PINs)

14-32-204-085-0000

Legal Description

THAT PART OF LOTS 6 AND 7 IN COUNTY CLERK'S DIVISION OF THE NORTH HALF OF BLOCK 3 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF ON THE SOUTH LINE OF LOT 7, AFORESAID, 626.77 FEET WEST OF THE SOUTHEASTERLYMOST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 AND 7, AFORESAID, 627.18 FEET, MORE OR LESS, TO THE EAST LINE OF SHEFFIELD AVENUE AS IMPROVED AND OCCUPIED AND THE WEST LINE OF SAID LOT 7; THENCE NORTH 0°-10'-33" WEST 596.83 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE NORTH 89°-58'-32" EAST 297.10 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 7, AFORESAID, 956.23 FEET WEST OF THE NORTHEASTERLYMOST CORNER OF SAID LOT 7; THENCE SOUTH 0°-12'-50" EAST 111.75 FEET; THENCE NORTH 89°-58'-32" EAST 329.68 FEET TO A POINT, THENCE SOUTH 0°-12'-50" EAST 485.34 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART OWNED BY THE CHICAGO TRANSIT AUTHORITY AS PER DOCUMENT NO. 8384023); ALL IN COOK COUNTY, ILLINOIS

RIDER ATTACHED TO, AND MADE PART OF WARRANTY DEED DATED MARCH 7, 1976 MCCORMICK THEOLOGICAL SEMINARY TO DEPAUL UNIVERSITY

- a) CURRENT ZONING CLASSIFICATION OF THE PREMISES;
- b) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
- c) PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS;
- d) PRIVATE EASEMENTS WITH SEMINARY TOWNHOUSE ASSOCIATION CREATED SEPTEMBER 25, 1975, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23234124;
- e) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- f) RESPECTIVE EXISTING LEASES, LICENSES, EASEMENTS AND TENANCIES WITH:
 - i. THE NORTHWESTERN ELEVATED RAILROAD COMPANY DATED NOVEMBER 1, 1894, TO NOVEMBER 1, 2893;
 - ii. THE CHICAGO RAPID TRANSIT COMPANY DATED AUGUST 27, 1925, TO NOVEMBER 1, 2893;
 - iii. THE BOARD OF LIBRARY DIRECTORS OF THE CITY OF CHICAGO DATED OCTOBER 1, 1961, TO SEPTEMBER 30, 2001;
 - iv. CHILDREN'S MEMORIAL HOSPITAL DATED NOVEMBER 11, 1975, TO JUNE

1, 1976;

- g) INSTALLMENTS NOT DUE AT THE DATE HEREOF OF ANY SPECIAL ASSESSMENTS;
- h) GENERAL TAXES FOR THE YEAR 1975 AND ANY SUBSEQUENT YEARS;
- i) BACK TAX LIABILITY ON PERMANENT TAX NO. 14-32-204-008, VOL. 492;
- j) RESERVATION OF UTILITY EASEMENT FOR EAST CAMPUS OF MCCORMICK THEOLOGICAL SEMINARY ATTACHED HERETO AND INCORPORATED HERewith.