

EXHIBIT 1

LEGAL DESCRIPTION
(Subject to final title and survey)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF AND ADJOINING 22ND STREET BETWEEN GROVE STREET AND THE SOUTH BRANCH OF THE CHICAGO RIVER AND IS BOUNDED ON THE NORTH BY 22ND STREET, ON THE EAST BY THE WEST LINE OF GROVE STREET, AS THE WEST LINE OF SAID GROVE STREET WAS ESTABLISHED BY THE DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTERED MAY 11, 1883, IN BURNT RECORDS CASE NO.254; ON THE SOUTH BY THE SOUTH BRANCH ADDITION TO CHICAGO, AND ON THE WEST BY THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

AND TOGETHER WITH:

THAT PART OF LOT 1 IN BLOCK 3 IN SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 24, 1853, AS DOCUMENT 40312 IN BOOK 49, PAGE 51, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 24 DEGREES 06 MINUTES 27 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF VACATED SOUTH GROVE STREET PER DOC. NO. 1816916084, A DISTANCE OF 39.93 FEET TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY EXTERIOR BUILDING FAÇADE OF 465 W. CERMAK ROAD (HOYT BUILDING); THENCE NORTH 64 DEGREES 28 MINUTES 29 SECONDS WEST ALONG THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSION OF SAID EXTERIOR BUILDING FAÇADE, 223.76 FEET TO THE EAST LINE OF THE PREMISES CONVEYED BY WARRANTY DEED RECORDED DECEMBER 20, 1904 AS DOCUMENT 3634733 AND 3571373; THENCE NORTH 26 DEGREES 01 MINUTE 16 SECONDS EAST ALONG SAID EAST LINE, 29.40 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 67 DEGREES 10 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 222.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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