

UNOFFICIAL COPY

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2000-06-30 15:11:05
Cook County Recorder 27.00



00491421

TERMINATION OF LEASE AGREEMENT AND OPTION TO PURCHASE

FOR VALUE RECEIVED, LaSalle National Association, f/k/a LaSalle National Bank, Successor Trustee to LaSalle National Trust, N.A., as Trustee u/t/d March 27, 1989 a/k/a Trust No. 114273, and Edith Kotler, as Lessor, and 300 Oakley, L.L.C., and RIHA Design, Inc., as Lessee, hereby terminate that certain Lease Agreement dated August 29, 1996, in connection with that certain property legally described on Exhibit A attached hereto and made a part hereof ("Property"), including, without limitation, that certain option to purchase the Property, a memorandum of which was recorded February 21, 1997 as Document No. 97121416, effective as of the date hereof.

Dated: March 21, 2000

LESSOR:

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE
U/T/D MARCH 27, 1989 A/K/A TRUST NO. 114273 and not personally

By: Nancy A. Caron
Its: Assistant Vice President

Edith Kotler
EDITH KOTLER

This instrument is executed by LASALLE BANK National Association, not personally but solely as Trustee, as directed, in the exercise of the power and authority conferred upon and vested in it as such trustee. All the terms, provisions, stipulations, conditions, covenants to be performed by LASALLE BANK National Association, as Trustee, and all the acts and omissions of the Trustee, as well as all the acts and omissions of the Lessor, made and made on account of and based upon to be construed according to, and no personal liability shall be created or be asserted against LASALLE BANK National Association by reason of any of the terms, provisions, stipulations, conditions and covenants contained in this instrument.

LESSEE:

300 OAKLEY, L.L.C.

By: Kenneth Riha
Its: MANAGING MEMBER

RIHA DESIGN, INC.

By: Kenneth Riha
Its: PRESIDENT

BOX 333-CTI

7851856 DF CA 2

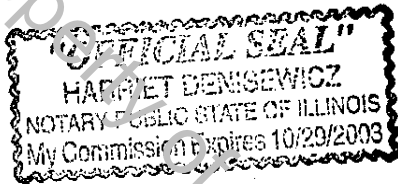
Property of Cook County Clerk

4

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Nancy A. Carlin personally known to me to be the Asst. Vice President, of LaSalle Bank National Association, as Trustee as aforesaid, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of the Corporation.

GIVEN under my hand and Notarial Seal this 21st day of March, 2000.



Harriet Denigewicz

Notary Public

(SEAL)

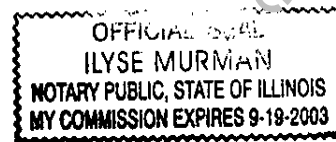
I, Ilyse Murman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edith Kotler personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the said instrument as her free and voluntary act.

GIVEN under my hand and Notarial Seal this 21st day of March, 2000.

Ilyse Murman

Notary Public

(SEAL)



I, Jessica Gelander, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Kenneth Riha personally known to me to be the Manager of 300 Oakley, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of the Corporation.

GIVEN under my hand and Notarial Seal this 27th day of June, 2000.



Jessica Gelander
Notary Public
(SEAL)

I, Jessica Gelander, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Kenneth Riha personally known to me to be the President, of RIHA Design, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of the Corporation.

GIVEN under my hand and Notarial Seal this 27th day of June, 2000.



Jessica Gelander
Notary Public
(SEAL)

Prepared by and when recorded mail to: Ilyse D. Murman, Esq., Fagel & Haber, 140 S. Dearborn, Suite 1400 Chicago, IL 60603

Exhibit A

Legal Description

PARCEL 1:

LOTS 13 TO 16, BOTH INCLUSIVE, IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 17 (EXCEPTING THEREFROM THAT PART OF THE SOUTH 33 FEET OF SAID LOT LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 22) IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH AND SOUTH 18-FOOT VACATED ALLEY LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN I. R. DILLER'S SUBDIVISION AFORESAID AND LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 33 FEET OF LOT 17 IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 6 AND THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 19, 20, AND 21; TOGETHER WITH THAT PART OF THE EAST AND WEST 15-FOOT VACATED ALLEY LYING NORTH OF AN ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 22 TOGETHER WITH THAT PART OF THE EAST AND WEST 15-FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOT IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-07-301-048, -049 + -052
300 N. OAKLEY, CHICAGO, IL