

UNOFFICIAL COPY

APPLICATION NO. 64
DOCUMENT NO. 2455597-P-R-5

VOLUME 233 PAGE 377

CERTIFICATE NO. 1108653

PERMANENT TAX NUMBER

327

OWNER STATE MUTUAL LIFE ASSURANCE COMPANY OF AMERICA.



CERTIFICATE OF TITLE

1668/0001 51 001 Page 1 of 12
Date Of First Registration 2001-04-20 09:26:37
Cook County Recorder 41.00

OCTOBER SIXTEENTH (16th), 1905
TRANSFERRED FROM CERTIFICATE NO. 1108649

STATE OF ILLINOIS }
Cook County }

I Sidney R. Olsen Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

STATE MUTUAL LIFE ASSURANCE COMPANY OF AMERICA
(A Corporation of the State of Massachusetts)

of the WORCESTER County of and State of MASSACHUSETTS
is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

OUTLOT "P" in Schaumburg Industrial Park (hereinafter described) (excepting from said Outlot "P" that part thereof bounded and described as follows - Commencing at the Northeast corner of the Southeast Quarter (1/4) of said Section 11 thence South 86°09'00" West, along the North line of said Southeast Quarter (1/4) Section, a distance of 325.00 feet, thence South 0°01'10" West, a distance of 412.27 feet, to the point of beginning thence continuing South 0°01'10" West, a distance of 96.00 feet to a point of intersection with a curved line, thence Southwesterly, along the arc of a circle, convex to the Northwest, having a radius of 360.00 feet, a distance of 140.00 feet (said curved line also being the Northern line of Tower Road as dedicated according to plat document No. 2455597, thence North 49°49'27" West, tangent to the last described curved line, a distance of 189.00 feet, thence North 40°33'14" East, a distance of 82.15 feet, thence South 80°58'50" East a distance of 194.13 feet to the point of beginning) ("P")

In Schaumburg Industrial Park being a Subdivision of the Southeast Quarter (1/4) of Section 11, part of the Northeast Quarter (1/4) of Section 11, part of the Southwest Quarter (1/4) of Section 12, part of the Northwest Quarter (1/4) of Section 13 and part of the Northeast Quarter (1/4) of Section 14, all in Township 41 North, Range 10 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 10, 1969, as Document Number 2455597.

Box 198

07-11-480-074

Lot 1 - Unit 2A

Subject to the Estates, Easements, Encumbrances and Charges noted on the following memorial page of this Certificate.

Witness My hand and Official Seal

this 11th (5th) day of AUGUST 1969
AP 8-5-69

day of AUGUST 1969

Sidney R. Olsen
Registrar of Titles, Cook County, Illinois

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
233053-69	General Taxes for the year 1968. Subject to General Taxes levied in the year 1969. Subject to Right-of-Way for drainage ditches, feeders and laterals, as shown in Deed Document Number 2182455. (Affects all Lots in Schaumburg's Industrial Park aforesaid) Subject to public utility easements, if any, affecting not more than a forty (40) foot perimeter of premises described in Deed Document Number 2182455. For particulars see Document. (Affects all Lots in Schaumburg's Industrial Park aforesaid). Subject to natural waterways, if any, as shown in Deed Document Number 2182455. (Affects all Lots in Schaumburg's Industrial Park aforesaid).			<i>Richard C. Olson</i> <i>Richard C. Olson</i> <i>Richard C. Olson</i> <i>Richard C. Olson</i>
In Duplicate	Trust Deed from Arthur Rubloff & Co., a corporation, to Chicago Title and Trust Company, an Illinois corporation, as Trustee, to secure its three (3) principal promissory Notes of even date herewith, in the amounts of: No. 1, \$465,428.07; No. 2, \$465,428.07; No. 3, \$465,428.08; payable as therein stated. For particulars see Document (Resolutions attached) (Affects all lots aforesaid)	July 31, 1968	August 14, 1968 12:25PM	<i>Richard C. Olson</i> <i>Richard C. Olson</i>
2404526	Mortgage's Duplicate Cert CANCELLED Issued 9-24-68 on Trust Deed 2404526 Grant in favor of Commonwealth Edison Company, an Illinois Corporation and Illinois Bell Telephone Company, an Illinois Corporation, their respective licensees, successors and assigns, of an easement to construct, operate, maintain, renew, etc., poles, wires, conduits, etc. and other facilities used in the transmission and distribution of electricity, sounds and signals, together with the right of access, and the right to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required, in, over, under, across, along and upon that part of Outlot B and other property. For particulars see Document.	Oct. 7, 1969	Oct. 27, 1969 1:32PM	<i>Richard C. Olson</i> <i>Richard C. Olson</i>
2477728	General Taxes for the year 1969. Subject to General Taxes levied in the year 1970. Declaration by State Mutual Life Assurance Company of America, a Massachusetts corporation, (herein called State Mutual), subjecting foregoing premises and other property to the conditions, covenants running with the land, restrictions, reservations and easements herein set forth, as to use of foregoing premises and as to use, location, height, construction, etc., of improvements erected thereon and as to the type of power used or obtained in the operation of establishments located on said premises: containing provisions relative to storage areas, parking areas and facilities, type of signs permitted, location of fences, hedges and plantings, landscaping, loading docks, downspouts, etc.; and providing that no building or improvement, or alteration or addition of any character including landscaping and parking areas (other than on interior alterations which shall not affect the exterior appearance of any building or structure) shall be constructed upon any portion of the property until and unless plans and specifications for such construction or landscaping shall have been approved in writing by State Mutual as more particularly set forth herein, and providing that State Mutual retains the right to grant right-of-way easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises between the building lines and the property lines, and have the right to grant right-of-way easements to others to carry out such purposes; and providing that State Mutual, with the written consent of a majority of the owners of record of the premises described in Appendix A, shall have the right to alter, amend, change, modify or revoke any of the provisions herein contained; said conditions, covenants and restrictions to terminate and be of no further effect after March 1, 1995. For particulars see Document.	Oct. 7, 1969	Oct. 27, 1969 1:32PM	<i>Richard C. Olson</i> <i>Richard C. Olson</i> <i>Richard C. Olson</i>
233053-70	General Taxes for the year 1969. Subject to General Taxes levied in the year 1970. Declaration by State Mutual Life Assurance Company of America, a Massachusetts corporation, (herein called State Mutual), subjecting foregoing premises and other property to the conditions, covenants running with the land, restrictions, reservations and easements herein set forth, as to use of foregoing premises and as to use, location, height, construction, etc., of improvements erected thereon and as to the type of power used or obtained in the operation of establishments located on said premises: containing provisions relative to storage areas, parking areas and facilities, type of signs permitted, location of fences, hedges and plantings, landscaping, loading docks, downspouts, etc.; and providing that no building or improvement, or alteration or addition of any character including landscaping and parking areas (other than on interior alterations which shall not affect the exterior appearance of any building or structure) shall be constructed upon any portion of the property until and unless plans and specifications for such construction or landscaping shall have been approved in writing by State Mutual as more particularly set forth herein, and providing that State Mutual retains the right to grant right-of-way easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises between the building lines and the property lines, and have the right to grant right-of-way easements to others to carry out such purposes; and providing that State Mutual, with the written consent of a majority of the owners of record of the premises described in Appendix A, shall have the right to alter, amend, change, modify or revoke any of the provisions herein contained; said conditions, covenants and restrictions to terminate and be of no further effect after March 1, 1995. For particulars see Document.	Oct. 7, 1969	Oct. 27, 1969 1:32PM	<i>Richard C. Olson</i> <i>Richard C. Olson</i> <i>Richard C. Olson</i>
In Duplicate	Partial Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526.	March 2, 1970	March 5, 1970 11:54AM	<i>Richard C. Olson</i>
2494044	General Taxes for the year 1970. Subject to General Taxes levied in the year 1971. Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526. (Legal Description rider attached)	Sept. 23, 1970	Sept. 23, 1970 2:45PM	<i>Richard C. Olson</i>
In Duplicate	General Taxes for the year 1970. Subject to General Taxes levied in the year 1971. Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526. (Legal Description rider attached)	Sept. 23, 1970	Sept. 23, 1970 2:45PM	<i>Richard C. Olson</i>
2522817	General Taxes for the year 1970. Subject to General Taxes levied in the year 1971. Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526. (Legal Description rider attached)	Sept. 23, 1970	Sept. 23, 1970 2:45PM	<i>Richard C. Olson</i>
233053/71	General Taxes for the year 1970. Subject to General Taxes levied in the year 1971. Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526. (Legal Description rider attached)	Sept. 23, 1970	Sept. 23, 1970 2:45PM	<i>Richard C. Olson</i>
In Duplicate	General Taxes for the year 1970. Subject to General Taxes levied in the year 1971. Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526. (Legal Description rider attached)	Sept. 23, 1970	Sept. 23, 1970 2:45PM	<i>Richard C. Olson</i>
2575065	General Taxes for the year 1970. Subject to General Taxes levied in the year 1971. Release Deed in favor of Arthur Rubloff & Co., Releases Document Number 2404526. (Legal Description rider attached)	Sept. 23, 1970	Sept. 23, 1970 2:45PM	<i>Richard C. Olson</i>
233955-75	General Taxes for the year 1974. Subject to General Taxes levied in the year 1975. Original Contractors Claim for Lien by Plote, Inc., a Delaware Corporation, against State Mutual Life Assurance Company of America, a Corporation of the State of Massachusetts, Arthur Rubloff and Company, Filed in the Registrar's Office of Cook County, Illinois, to Excavate Detention Pond and Lake, etc., in the amount of \$7,800.00. For particulars see Document. (Legal description attached).	14, 1975	5:58 PM	<i>Richard C. Olson</i> <i>Richard C. Olson</i>

File 2575065 P. 16 2/12

Registrar's Office

FORWARD TO RID...

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MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO. NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR SIGNATURE OF REGISTRAR

3412555 1785

342523 2/1/85

3426397 2/1/85

21 3426397 2/1/85
3452700-801 8-5-85

23 3490823 12/86

3521999-500 12/85

3526394 11/2/86

3596356 10/2/87

2834907 10 24 89

3663403 2/28/90

366403 2/28/90

3917125 10/2/90

Property of Cook County Clerk's Office

0010324536

CERTIFICATION OF CONDITION
OF TITLE

Master Certificate Number: 1108653

Examiner: WENDY ZAID

- 3165330 Declaration of Easements by State Mutual Life Assurance Company of America, a Massachusetts corporation declaring in perpetuity an easement for drainage purposes over and upon foregoing premises for the use and benefit of Out-Lots A, B, C, D, E and F in Schaumburg Industrial Park, under provisions herein set forth. For particulars see Document.
June 17, 1980
- 3165331 Special Warranty Deed in favor of Evelyn Libin. Conveys foregoing premises.
June 17, 1980
- 3165332 Deed in Trust in favor of LaSalle National Bank, a national banking association, as Trustee under Trust Number 102677. Conveys foregoing premises and other property. (Legal Description attached).
June 17, 1980
- 3165333 Trust Deed from LaSalle National Bank, as Trustee under Trust Number 102677 to Chicago Title & Trust Company, an Illinois corporation, as Trustee, to secure note in the principal sum of \$1,955,299.76, payable as therein stated. For particulars see Document. (Rider and Legal Description attached). (Affects foregoing premises and other property).
June 17, 1980
- 3165334 Assignment of Rents from LaSalle National Bank, a National Banking Association, as Trustee under Trust Number 102677 to State Mutual Life Assurance Company of America. For particulars see Document. (Legal Description attached).
June 17, 1980
- 3166069 Certificate by Sidney R. Olsen, Recorder of Deeds of Cook County, Illinois, certifying that there is not now pending in any Court, any Bill of complaint to foreclose under the Claim for Original Contractor's Lien registered as Document Number 2840920. (Cancels Document Number 2840920 shown supra). (Legal Description attached).
June 20, 1980
- 3224845 Plat subdividing part of foregoing premises into Lots and Streets in Schaumburg Center for Commerce, Unit 1. For particulars see Document. (Affects part of Outlot B). (Creates Lots 1, 2 and 3 in Unit 1).
July 23, 1981

0010324536

Master Certificate 1108653

✓ Subject to building set back lines as shown on Plat registered as Document Number 3224845. (Affects Lots 2 and 3 in Unit 1).

✓ Subject to sidewalk and public utilities as shown on Plat registered as Document Number 3224845. (Affects Lot 3 in Unit 1).

✓ Subject to public utility and drainage easements contained on Plat registered as Document Number 3224845 in favor of Commonwealth Edison Company, Illinois Bell Telephone Company and Northern Illinois Gas Company, their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas, water and sewer main services, etc., as herein reserved and granted. For particulars see Document. (Affects Lot 1 in Unit 1).

3224846 ✓ Plat subdividing part of foregoing premises and other property into Lots and Streets in Schaumburg Center for Commerce, Unit 2. For particulars see Document. (Affects part of Lots B and C). (Creates part of Lot 4 in Unit 2).

July 23, 1981

✓ Subject to building set back line as shown on Plat registered as Document Number 3224846. (Affects part of Lot 4 in Unit 2).

✓ Subject to sidewalk and public utilities as shown on Plat registered as Document Number 3224846. (Affects part of Lot 4 in Unit 2).

✓ Subject to public utility and drainage easements contained on Plat registered as Document Number 3224846 in favor of Commonwealth Edison Company, Illinois Bell Telephone Company and Northern Illinois Gas Company, their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas, water and sewer main services, etc., as herein reserved and granted. For particulars see Document. (Affects part of Lot 4 in Unit 2).

3238729 ✓ Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165333 as to Lot 1 in Unit 1.
Nov. 3, 1981

3238730 ✓ Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165334 as to Lot 1 in Unit 1.
Nov. 3, 1981

3248852 ✓ Mortgage from LaSalle National Bank, as Trustee under Trust Number 102677 to The Northern Trust Company, an Illinois banking corporation, to secure note in the sum of \$1,600,000.00, payable as therein stated. For particulars see Document. Legal Description Rider as Exhibit A attached). (Affects Lots 2 and 3 in Unit 1 and other property).
Feb. 2, 1982

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- 3249410 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 3165333. Releases Document Number 3165333 as to part of Outlot B. (Legal Description Rider as Exhibit A attached).
Feb. 5, 1982
- 3249411 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165334. (Legal Description Rider as Exhibit A attached).
Feb. 5, 1982
- 3249412 Grant of Easement between LaSalle National Bank, as Trustee under Trust Number 102677 (Grantor and owner of Parcel 1 described as Exhibit A attached hereto) and LaSalle National Bank, as Trustee under Trust Number 103946 (Grantee and owner of Parcel 2 described as Exhibit B attached hereto) wherein Grantor grants to Grantee a perpetual easement for ingress and egress and also for parking purposes over, under, across and through premises described on Exhibit C attached hereto and made a part hereof etc., under terms, covenants and agreement herein set forth. For particulars see Document. (Affects Lot 1 in Unit 1 and other property).
Feb. 5, 1982
- 3250293 Release Deed in favor of LaSalle National Bank of Chicago, as Trustee under Trust Number 102677. Releases Document Number 3165333. (Legal Description attached).
Feb. 17, 1982
- 3250294 Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165334. (Legal Description attached).
Feb. 17, 1982
- 3252022 Declaration by LaSalle National Bank, as Trustee under Trust Numbers 102677, 103602 and 103946 subjecting foregoing premises and other property described in Exhibits A and B attached hereto, to the covenants, conditions and restrictions (running with the land until September 1, 2004), etc., as herein set forth. For particulars see Document.
Mar. 4, 1982
- 3352251 First Amendment between LaSalle National Bank, as Trustee under Trust Number 102677 ("Trust") and Schaumburg Center For Commerce, a joint venture ("Venture") ("Trust" and "Venture" are called the "Borrower") and The Northern Trust Company, an Illinois banking corporation ("Northern") and John L. Stoetzel, Phillip Cammenga, Lawrence Giesler and George Houdek ("Guarantors") amending Mortgage registered as Document Number 3248852 as herein set forth. For particulars see Document. (Affects Lots 2 and 3 in Unit 1 and other property).
Jan. 25, 1984

- 3400530 ✓ Affidavit by Robert Schless, Secretary of Illinois Constructors Corporation, an Illinois corporation, stating that there are no drainage ditches, tiles, feeders or laterals on foregoing premises. For particulars see Document. (Cancels memo shown in Document Number 2182455). (Legal Description Rider as Exhibit A attached). (Affects Lot 4 in Unit 2 and other property).
Oct. 19, 1984
- 3400531 ✓ Affidavit by John L. Stoetzel, President of Illinois Industrial Properties, Inc., a joint venturer and being the sole beneficiary of LaSalle National Bank, as Trustee under Trust Number 102677 stating that there are no drainage ditches, tiles, feeders or laterals on foregoing premises. For particulars see Document. (Cancels memo shown in Document Number 2182455). (Legal Description Rider as Exhibit A attached). (Affects Lot 4 in Unit 2 and other property).
- 3400532 ✓ Trustee's Deed in favor of Thomas E. Woelfle. Conveys Lot 4 in Unit 2 and other property. (Legal Description attached).
Oct. 19, 1984
- 3400533 ✓ Deed in Trust in favor of LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961. Conveys Lot 4 in Unit 2 and other property. (Legal Description attached).
Oct. 19, 1984
- 3400534 ✓ Mortgage from LaSalle National Bank, a national banking corporation, as Trustee under Trust Number 107961 to Abacus Mortgage Investment Company, a Delaware corporation, to secure note in the sum of \$2,225,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Affects Lot 4 in Unit 2 and other property).
Oct. 19, 1984
- 3400535 ✓ Assignment of Rents and Leases from LaSalle National Bank, as Trustee under Trust Number 107961 (Borrower) and SCC Lot 456 Venture, an Illinois Limited Partnership (Beneficiary) (Borrower and Beneficiary herein called (Assignor) to Abacus Mortgage Investment Company, a Delaware corporation (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all right, title and interest in, to and under all leases of foregoing premises described in Exhibit A attached hereto and made a part hereof together with all future leases and all rents, income and profits which may now or hereafter be or become due under said Leases, etc., under terms, covenants and agreements herein set forth. For particulars see Document. (Affects Lot 4 in Unit 2 and other property).
Oct. 19, 1984

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Master Certificate 1108653

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- 3400536 ✓ Memorandum of Purchase and Sale Agreement between LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961 (Seller) and Phoenix Mutual Life Insurance Company, specially chartered Connecticut corporation (Buyer) wherein Seller has agreed to sell to Buyer, and Buyer has agreed to purchase from Seller foregoing premises described in Exhibit A attached hereto, under terms and conditions herein set forth. For particulars see Document. (Exhibits B and C attached). (Affects Lot 4 in Unit 2 and other property).
Oct. 19, 1984
- 3400537 ✓ FINANCING STATEMENT: SCC Lot 456 Venture, an Illinois Limited Partnership, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached). (Affects Lot 4 in Unit 2 and other property).
Oct. 19, 1984
- 3402946 ✓ Partial Release Deed in favor of LaSalle National Bank of Chicago, as Trustee under Trust Number 102677. Releases Document Number 3248852 and 3352251 as to Lot 4 in Unit 2 and other property. (Legal Description Rider as Exhibit A attached).
Nov. 1, 1984
- 3406405 ✓ Plat of Vacation by Commonwealth Edison Company and Illinois Bell Telephone Company vacating easements over part of Lots 4, 5 and 6 in Schaumburg Center for Commerce Unit 2 as shown herein. For particulars see Document.
Nov. 21, 1984
- 3406406 ✓ Plat subdividing part of foregoing premises and other property into Lot and street in Schaumburg Center for Commerce, Unit 2A. For particulars see Document. (Creates Lot 1 in Unit 2A).
Nov. 21, 1984
- ✓ Subject to building set back line as shown on Plat registered as Document Number 3406406.
 - ✓ Subject to easement for ingress and egress for the benefit of adjacent lot as shown on Plat registered as Document Number 3406406.
 - ✓ Subject to easement for sidewalk as shown on Plat registered as Document Number 3406406.
 - ✓ Subject to easement for bicycle path as shown on Plat registered as Document Number 3406406.
 - ✓ Subject to public utility and drainage easements contained on Plat registered as Document Number 3406406 in favor of Cablenet of Illinois Incorporated, Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving foregoing premises with electric, communications, gas, sewer and water services, etc., as herein reserved and granted. For particulars see Document.

- 3411118 Second Amendment between LaSalle National Bank, as Trustee under Trust Number 102677 (the Trust) and Schaumburg Center for Commerce, a joint venture (the Venture) (together called the Borrower) and The Northern Trust Company, an Illinois banking corporation (Northern), John Stoetzel, Phillip Cammenga, Lawrence Giesler and George Houdek (the Guarantors) amending Mortgage registered as Document Number 3248852 and First Amendment registered as Document Number 3352251 as herein set forth. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Affects part of Outlot B and other property).
Dec. 20, 1984
- 3413396 Easement Disclaimer by Northern Illinois Gas Company disclaiming all its right, title and interest in and to utility easement set forth, granted and reserved on the Plat of Subdivision registered as Document Number 3224846 as to that part of Lot 4 in Unit 2 and other property. For particulars see Document. (Affects the North 10 feet and the East 10 feet of Lot 4 and other property).
Jan. 7, 1985
- 3425603 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Numbers 3248852, 3352251 and 3411118 as to Lots 2 and 3 in Unit 1 and other property. (Exhibits A-1, A-2, A-3 and A-4 attached).
Mar. 21, 1985
- 3425604 Mortgage, Security Agreement and Financing Statement from LaSalle National Bank, a national banking association, as Trustee under Trust Number 102677 to Abacus Mortgage Investment Company, a Delaware corporation, to secure note in the sum of \$1,450,000.00, payable as therein stated, in accordance with the terms, covenants and agreements herein contained. For particulars see Document. (Riders attached). (Exhibits A, B and C attached). (Affects Lots 2 and 3 in Unit 1, part of Outlot B and other property).
Mar. 21, 1985
- 3425605 Assignment of Rents and Leases from LaSalle National Bank, a national banking association, as Trustee under Trust Number 102677 (Borrower) and Schaumburg Center for Commerce (Beneficiary) (Borrower and beneficiary are called the Assignor) to Abacus Mortgage Investment Company (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all right, title and interest in, to and under all leases of foregoing premises described in Exhibit A attached hereto and made a part hereof together with all future leases and all rents, income and profits which may now or hereafter be or become due under said Leases. For particulars see Document. (Exhibit B attached). (Affects Lots 2 and 3 in Unit 1, part of Outlot B and other property).
Mar. 21, 1985

- 3425606 ✓ FINANCING STATEMENT: LaSalle National Bank, as Trustee under Trust Number 102677, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached). (Affects Lots 2 and 3 in Unit 1, part of Outlot B and other property).
Mar. 21, 1985
- 3425607 ✓ FINANCING STATEMENT: Schaumburg Center for Commerce, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached). (Affects Lots 2 and 3 in Unit 1, part of Outlot B and other property).
Mar. 21, 1985
- 3426399 ✓ Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Numbers 3248852, 3352251 and 3411118. (Exhibits A-1, A-2 and A-3 attached).
Mar. 25, 1985
- 3479047 ✓ Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on January 16, 1985, First Lien Co. purchased General Taxes for the year 1983 in the sum of \$1060.68. (Attached is direction to register Document Number 3479047 on Certificate Number 1108653). (Affects Lot 3 in Unit 1).
Nov. 25, 1985
- 3479048 ✓ Affidavit of First Lien Co., by its agent, stating that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on November 25, 1985. For particulars see Document. (Attached is direction to register Document Number 3479048 on Certificate Number 1108653). (Affects Lot 3 in Unit 1).
Nov. 25, 1985
- 3479049 ✓ Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on January 16, 1985, First Lien Co. purchased General Taxes for the year 1983 in the sum of \$1132.27. (Attached is direction to register Document Number 3479049 on Certificate Number 1108653). (Affects Lot 2 in Unit 1).
Nov. 25, 1985
- 3479050 ✓ Affidavit of First Lien Co., by its agent, stating that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on November 25, 1985. For particulars see Document. (Attached is direction to register Document Number 3479050 on Certificate Number 1108653). (Affects Lot 2 in Unit 1).
Nov. 25, 1985

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Master Certificate 1108653

- 3490842 Partial Easement Disclaimer by Commonwealth Edison Company disclaiming all its right, title and interest in and to utility easement set forth, granted and reserved on Plat of Subdivision registered as Document Number 3224845 as to that part of Lots 2 and 3 in Unit 1 shown on Exhibit A attached hereto. For particulars see Document. (Affects part of Lots 2 and 3 in Unit 1).
Jan. 21, 1986
- 3490843 Partial Release of Easement by Illinois Bell Telephone Company releasing all of its right, title and interest in the premises described herein acquired under a certain right of way easement shown in Document Number 3224845. For particulars see Document. (Affects part of Lots 2 and 3 in Unit 1).
Jan. 21, 1986
- 3566394 Plat subdividing part of foregoing premises into Lot and streets in Schaumburg Center for Commerce, Unit 1A. For particulars see Document. (Creates Lots 1 in Unit 1A).
Nov. 12, 1986
- Subject to building line as shown on Plat registered as Document Number 3566394. (Affects Lot 1 in Unit 1A).
- Subject to public utility and drainage easements contained on Plat registered as Document Number 3566394 in favor of Cablenet of Illinois Incorporated, Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving foregoing premises with electric, communications, sewer, gas and water services, etc., as herein reserved and granted. For particulars see Document.
- 3622297 Release Deed by Heller Financial, Inc., a corporation of the State of Delaware, successor by corporate merger to Abacus Mortgage Investment Company, a corporation of the State of Delaware releasing all of its right, title and interest in Mortgage and Assignment of Rents registered as Document Numbers 3425604 and 3425605. (Legal Description Rider as Exhibit A attached).
June 2, 1987
- 3622298 TERMINATION STATEMENT: Wherein the Secured Party certifies that the secured party no longer claims a security interest under Financing Statement registered as Document Number 3425606. (Cancels Document Number 3425606 shown supra). (Legal Description Rider as Exhibit A attached).
June 2, 1987
- 3622299 TERMINATION STATEMENT: Wherein the Secured Party certifies that the secured party no longer claims a security interest under Financing Statement registered as Document Number 3425607. (Cancels Document Number 3425607 shown supra).
June 2, 1987