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Cook County Recorder 25.50

PREPARED BY AND WHEN
RECORDED RETURN TO:



Michael A. Moynihan
Pedersen & Houpt, P.C.
161 North Clark Street
Suite 3100
Chicago, Illinois 60605

6700864 383 H&P



DECLARATION OF LEASE TERMINATION

THIS DECLARATION OF LEASE TERMINATION (this "Declaration"), dated as of June 14, 2001, is made by 1526 SOUTH WABASH, L.L.C., an Illinois limited liability company (the "Company").

Witnesseth:

WHEREAS, on April 12, 2001, the Company, as tenant, and Cosmopolitan Bank and Trust not personally but as Trustee under a Trust Agreement dated June 16, 2000 and known as Trust No. 31105 (the "Trust"), as landlord, entered into that certain lease (the "Lease") whereby the Trust agreed to lease to the Company, and the Company agreed to lease from the Trust, certain real property located in the City of Chicago, County of Cook, State of Illinois, which real property is more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property");

WHEREAS, the Lease was recorded by the parties in the Office of the Cook County Recorder of Deeds on May 1, 2001 as Document Number 0010359929;

WHEREAS, on June 4, 2001, the Company purchased the Property from the Trust for good and valuable consideration and as contemplated by Section 21 of the Lease;

WHEREAS, by virtue of the Company's acquisition of the Property, the Company's interest as tenant under the Lease has merged into the Company's fee simple estate in the Property;

WHEREAS, In accordance with Section 21 of the Lease, and in order to memorialize the above-referenced merger of interests, the Company desires to terminate the Lease and to release the Property from the encumbrance of the Lease;

UNOFFICIAL COPY**EXHIBIT A****Legal Description of the Property**

LOT 1 AND THE NORTH 1.50 FEET OF LOT 2 IN BLOCK 26 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THAT PART OF SAID LOT 1 FALLING IN THE NORTH 77.3 FEET OF THE SOUTH 444 FEET OF SAID NORTHWEST FRACTIONAL QUARTER; ALSO EXCEPTING THAT PART THEREOF TAKEN FOR ALLEY; ALSO EXCEPTING THE WEST 9.00 FEET OF SAID LOT 1 AND THE WEST 9.00 FEET OF THE NORTH 1.50 FEET OF SAID LOT 2; ALSO EXCEPTING THE EAST 122.05 FEET OF SAID LOT 1 AND THE EAST 122.05 FEET OF THE NORTH 1.50 FEET OF SAID LOT 2, CONTAINING 0.024 ACRE (1,038.41 SQUARE FEET), MORE OR LESS, ALL SITUATED IN THE CITY OF CHICAGO, THE COUNTY OF COOK AND THE STATE OF ILLINOIS.

Address of Property: 1526 South Wabash Avenue, Chicago, Illinois 60605

P.I.N: 17-22-106-049