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2001-10-18 10:13:47

Cook County Recorder

39.00

PREPARED BY AND AFTER
RECORDING RETURN TO:

Richard F. Klawiter, Esq.
Piper Marbury Rudnick &
Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601



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THIS SPACE RESERVED FOR RECORDERS USE ONLY.

LEASEHOLD TERMINATION AGREEMENT

This Leasehold Termination Agreement (this "Agreement") is made and entered into this 4th day of October, 2001 by **ONE SOUTH STATE STREET, L.L.C.**, an Illinois limited liability company ("State LLC"), 1400 South Wolf Road, Building 100, Wheeling, Illinois 60090.

RECITALS

- A. State LLC has acquired the land described on Exhibit A attached hereto and made a part hereof (the "Fee Parcel") pursuant to that certain quit claim deed recorded _____, 2001 as Document No. _____ with the Office of the Recorder of Deeds of Cook County.
- B. State LLC has acquired those leasehold interests in the Fee Parcel as delineated on the Schedule of Ground Leases attached hereto and made a part hereof as Exhibit B (the "Leaseholds") by a certain Assignment and Assumption of Leases as of the date hereof.
- C. State LLC desires to execute and record this Agreement as evidence of the termination of the Leaseholds.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, State LLC hereby abrogates and terminates forever the Leaseholds and all rights and privileges with respect thereto.

BOX 333-CT1

789/2/15 D2 RF 5 of 12

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IN WITNESS WHEREOF, State LLC has executed this Agreement as of the day and year first written above.

ONE SOUTH STATE STREET, L.L.C., an Illinois limited liability company

By: One South State Street Investors, L.L.C., an Illinois limited liability company, its Manager

By: 

Laurance H. Freed

Its: Sole Manager

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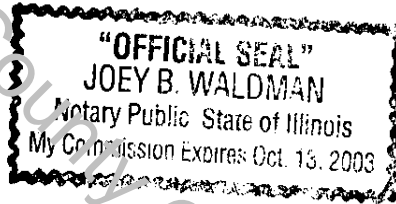
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Joey Waldman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Laurance H. Freed, personally known to me to be the Sole Manager of One South State Street Investors, L.L.C., an Illinois limited liability company, the Manager of One South State Street, L.L.C., an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as he signed and delivered the said Instrument as Manager of said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 3rd day of October, 2001.

Joey Waldman
Notary Public

My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION OF FEE PARCEL

PARCEL 1:

LOTS 1 TO 12, BOTH INCLUSIVE, IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BEING A SUBDIVISION OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED ALLEY BETWEEN SAID LOTS 1 TO 7 IN SAID B.S. MORRIS' SUBDIVISION, AND SAID LOTS 10, 11 AND 12 IN SAID SUBDIVISION (EXCEPTING FROM SAID PREMISES SO MUCH OF LOTS 1 TO 9 IN SAID SUBDIVISION AS HAS BEEN TAKEN FOR THE WIDENING OF STATE STREET OR IS NOW OCCUPIED BY THE CITY OF CHICAGO AS PART OF STATE STREET) AND ALSO EXCEPTING FROM SAID LOTS 7, 8, 9 AND 10 THAT PART THEREOF TAKEN FOR ALLEY.

ALSO THAT PART OF THE NORTH HALF AND THE NORTH TEN FEET OF THE SOUTH HALF OF LOT 6 (EXCEPTING THEREFROM SO MUCH THEREOF AS HAS BEEN TAKEN FOR THE WIDENING OF STATE STREET OR IS NOW OCCUPIED BY THE CITY OF CHICAGO AS A PART OF STATE STREET, AND ALSO EXCEPTING THAT PART THEREOF TAKEN FOR ALLEY) IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, FALLING SOUTH OF THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN SAID BLOCK 2.

ALSO SUB LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 10 FEET OF SUB LOT 3) IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF STATE STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 AND THE NORTH ½ OF LOT 8 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5 AND 8 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH HALF, EXCEPT THE NORTH TEN FEET THEREOF, OF LOT 6 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THE WEST 27 FEET TAKEN FOR WIDENING STATE STREET AND EXCEPT A STRIP ABOUT 9 FEET IN WIDTH OFF THE EAST END THEREOF USED FOR AN ALLEY) IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL F:

SUB LOTS 5 AND 6 IN N .K .FAIRBANKS' RESUBDIVISION OF SUB LOTS 5 AND 6 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCELS D AND E:

THE SOUTH HALF OF LOT 8 AND ALL OF LOT 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

SCHEDULE OF GROUND LEASES

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EXHIBIT A

SCHEDULE OF GROUND LEASES, AS AMENDED OR SUPPLEMENTED

1. The following Leases, as the same may have been amended or supplemented prior to the date of this Agreement, including by those supplements and/or amendments referenced below in this Exhibit H.
 - Lease dated May 1, 1900 between Sarah Roche and Harriet Albee (together as landlord), and Otto Young (as tenant).
 - Lease dated October 1, 1902 between Katherine S. Adams (Landlord) and David Mayer (tenant).
 - Lease dated August 26, 1922 between Phoebe Grace Howell and Carson Pirie Scott & Company for a term from September 1, 1922 to August 31, 2021.
 - Lease dated September 1, 1925 between the Isabelle Mandel, Frederick L. Mandel and Robert I Mandel as Trustees Under the Last Will and Testament of Leon Mandel, Frederick L. Mandel, Robert I. Mandel, Blanche M. Strauss, Florence Mandel, Louis M. Wineman, Ida Mandelbaum, Gerhard Forman and Madeleine Foreman (collectively as landlord) and Wabash-Monroe Building Corporation (as tenant).
2. Agreement with the City of Chicago recorded May 3, 1876 regarding vault space under the alley and sidewalk adjacent to the Building.
3. Agreement made by Jonathan Clark and Harriet Albee et al. recorded March 11, 1881 as Document No. 314468.
4. Agreement dated February 11, 1908 among David Mayer (landlord) and Charles De Jonghe, Henri De Jonghe, Peter De Jonghe, Julie De Jonghe and Leenie De Jonghe.
5. Agreement dated October 8, 1938 among Katherine Adams Wells, Rosa Mayer and Carson Pirie Scott & Co.
6. Letter Agreement dated October 8, 1938 among Carson Pirie Scott & Co., Rosa Mayer and Katherine Adams Wells clarifying Article Three (c) of the Agreement dated October 8, 1938.

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7. Agreement dated May 16, 1939 among Katharine Adams Wells, Rosa Mayer and Carson Pirie Scott & Co. (amends Agreement dated October 8, 1938 among Carson Pirie Scott & Co., Rosa Mayer and Katherine Adams Wells).
8. Agreement dated July 25, 1940 among Katherine Adams Wells; Rosa Mayer; Robert I. Mandel, Jesse L. Strauss and Ida M. Mandelbaum, as trustees under the Last Will and Testament of Leon Mandel; Robert I Mandel; Jesse Strauss; Ida M. Mandelbaum; John L. Strauss; Louise M. Wineman; Florence Mandel; Madeleine Foreman; Frederick L. Mandel; and Leon Mandel, II; Wabash-Monroe Building Corporation; and Carson, Pirie, Scott & Co. recorded April 25, 1941 as document 12667681 (as supplemented by document no. 14452963).
9. Agreement dated July 30, 1940 among Katharine Adams Wells, 12 East Monroe Street Corporation and Carson Pirie Scott & Co. recorded July 30, 1940 as Document No. 14459591 (as supplemented by document no. 14452963).
10. Agreement dated November 30, 1948 between John Quincy Adams, Rosa Mayer and Carson Pirie Scott & Co. recorded December 1, 1948 as Document No. 14452963.
11. Letter Agreement dated November 30, 1948 from Carson Pirie Scott & Co., John Quincy Adams and Rosa Mayer, to Continental Illinois National Bank and Trust Company of Chicago regarding the Agreement dated November 30, 1948 among John Quincy Adams, Rosa Mayer and Carson Pirie Scott & Co.
12. Agreement dated November 30, 1948 among John Quincy Adams, Rosa Mayer, Robert I. Mandel, Wabash-Monroe Building Corporation and Carson Pirie Scott & Company recorded as document 14452964.
13. Letter Agreement dated November 30, 1948 from Carson Pirie Scott & Co., John Quincy Adams, and Rosa Mayer, to Continental Illinois National Bank and Trust Company of Chicago regarding the Agreement dated November 30, 1948 among John Quincy Adams, Rosa Mayer, Carson Pirie Scott & Co., Robert I Mandel and Wabash-Monroe Building Corporation.
14. Agreement dated November 30, 1948 between John Quincy Adams and Rosa Mayer (referred to in Assignment of Sublease dated 2/22/63 from Rosa Mayer's Estate to Robert T. Beam (acting for CPS) and recorded as document 18738276).
15. Supplemental Agreement dated July 8, 1960 among John Quincy Adams, Rosa Mayer and Carson Pirie Scott & Company and recorded as Document No. 17999108.
16. Second Supplemental Agreement dated June 2, 1961 among John Q. Adams Jr., Katharine A. Volckens, and Mary A. Sarett as Trustees under an Indenture of Trust dated October 12, 1960 and recorded as Document No. 17996543, Rosa Mayer, and Carson Pirie Scott & Company.

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17. Agreement dated October 4, 1872 between Joel C. Walter and Rebecca Church, as amended (including Amendments dated February 15, 1877 and October 15, 1903).
18. Agreement dated September 3, 1926 among Carson Pirie Scott & Company, Phoebe Grace Howell and Wabash-Monroe Building Corporation.
19. Agreement dated February 6, 1877 between Rebecca Church and John P. Arwater.
20. Agreement dated May 25, 1903 between Elizabeth P. Kimbark, Lucian M. Williams, and Robert E. Ismond.
21. Agreement dated August 8, 1903 between Elizabeth P. Kimbark, Samuel Gregsten, and Eleanor F. Thompson.
22. Agreement made by and Between Carson Pirie Scott & Co. and Wabash Monroe Building Corporation Recorded September 26, 1903 and recorded as Document No. 9452455
23. Agreement dated May 1, 1906 between Eugene B. Pike and John M. Kranz recorded May 24, 1906 as Document No. 3868300.

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EXHIBIT B

LEGAL DESCRIPTION OF THE LEASEHOLD PARCELS

PARCEL 1

SUB LOTS 5 AND 6 IN N.K. FAIRBANKS' RESUBDIVISION OF SUB LOTS 5 AND 6 IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE SOUTH HALF OF LOT 8 AND LOT 9 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 8 AND 9 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3

AN UNDIVIDED 50% INTEREST IN THE SOUTH HALF, EXCEPT THE NORTH TEN FEET THEREOF, OF LOT SIX IN BLOCK TWO OF FRACTIONAL SECTION FIFTEEN ADDITION TO CHICAGO (EXCEPTING THE WEST 27 FEET TAKEN FOR WIDENING STATE STREET AND EXCEPT A STRIP ABOUT 9 FEET IN WIDTH OFF THE EAST END THEREOF USED FOR AN ALLEY) IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

17-15-100-010-0000
17-15-100-017-0000
17-15-100-023-0000
17-15-100-024-0000

Address of Property:

25 South State Street; 12-14 East Monroe Street; 32-34 South Wabash Avenue; 36-44 South Wabash Avenue; all in Chicago, Illinois.

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