

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:**

John J. Lawlor, Esq.  
Sonnenschein Nath & Rosenthal LLP  
8000 Sears Tower  
233 S. Wacker Drive  
Chicago, Illinois 60606

**PERMANENT INDEX NUMBER:**

14-29-427-001  
14-29-427-002



Doc#: 0515333075  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 06/02/2005 09:48 AM Pg: 1 of 6

**PROPERTY ADDRESS**  
944 West Fullerton Avenue  
Chicago, Illinois

1672  
ESCALERA  
8365046  
CITIC

AFON E SPACE RESERVED FOR COUNTY RECORDER

## TERMINATION OF GROUND LEASE

THIS TERMINATION OF GROUND LEASE (this "Termination"), is made and entered into as of June 1, 2005, by **FIRST NATIONAL BANK**, successor in interest to **GREAT BANC**, successor in interest to **MILLENIUM TRUST CO.**, successor in interest to **INDEPENDENT TRUST CORPORATION**, not personally but solely as Trustee Under Trust No. 582 pursuant to Trust Agreement dated May 26, 1987 ("Lessor") and **FULLERTON-SHEFFIELD PROFESSIONAL BUILDING LIMITED PARTNERSHIP**, an Illinois limited partnership ("Lessee").

### RECITALS

A. Reference is made to that certain Ground Lease dated as of May 1, 1995 recorded with the Cook County, Illinois, Recorder of Deeds on June 16, 1995 as Document No. 95392038 (as such may have been amended, modified, extended, supplemented, restated and/or replaced from time to time, including without limitation by that certain "First Addendum and Modification to Ground Lease" recorded June 16, 1995 with the Cook County Recorder of Deeds as Document No. 95392039 (the "Ground Lease")), by and between Independent Trust Corporation, not personally but solely as Trustee under Trust No. 582 pursuant to Trust Agreement dated May 26, 1987, as Lessor, and Fullerton-Sheffield Professional Building Limited Partnership, an Illinois limited partnership, as Lessee, relating to the real property and improvements commonly known as 944 West Fullerton Avenue, Chicago, Illinois, and legally described on Exhibit A attached hereto and made a part hereof (the "Premises").

B. Lessor and Lessee now desire to terminate the Ground Lease (including, without limitation, any and all amendments thereto) and to release the Ground Lease from encumbering and affecting title to the Premises.

By 334

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NOW THEREFORE, in consideration of the foregoing Recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby agree as follows:

## AGREEMENT

1. The foregoing recitals are hereby expressly incorporated into and made a part of this Release.

2. Effective from and after the date hereof, Lessor and Lessee do fully abrogate, terminate, release, acquit, waive, and forever discharge of record and relinquish any and all rights, title and interest it may have in, to and/or under the Ground Lease. As a result of the foregoing waiver, discharge and release, Lessor and Lessee acknowledge and agree that from and after the date hereof, the Ground Lease shall be forever discharged and released from record title to the Premises.

3. This Termination may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which when taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the undersigned has executed this Termination as of the date first written above.

### LESSOR:

FIRST NATIONAL BANK, successor in interest to GREAT BANC, successor in interest to MILLENNIUM TRUST CO., successor in trust to INDEPENDENT TRUST CORPORATION, not personally but solely as Trustee under Trust No. 582 pursuant to Trust Agreement dated May 26, 1987

ATTEST: Evelyn Sebastian  
Admin. Asst.

By: Angela Bianchetti  
Its: Asst Vice Pres & Sr Land Trust Officer

### LESSEE:

FULLERTON-SHEFFIELD PROFESSIONAL BUILDING LIMITED PARTNERSHIP,

By: FULLERTON AVE. INVESTORS, INC.  
Its: General Partner

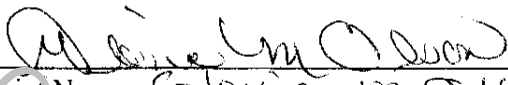
By: Howard S. Golden  
Its: SECRETARY

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STATE OF ILLINOIS        )  
  )  
  )        ss.  
COUNTY OF COOK         )  
  )  
  )        Will

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Angela Giannetti, personally known to me to be the AVP/Sr. Land Trust Officer of First National Bank, successor in interest to GREAT BANC, successor in interest to MILLENIUM TRUST CO., successor in interest to INDEPENDENT TRUST CORPORATION, not personally, but solely as Trustee under Trust No. 582 pursuant to Trust Agreement dated May 26, 1987 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 severally acknowledged that he/she signed and delivered the said instrument, pursuant to authority given by the First National Bank, as trustee, as his/her free and voluntary act, and as the free and voluntary act and deed of said First National Bank, as trustee, for the uses and purposes therein set forth.

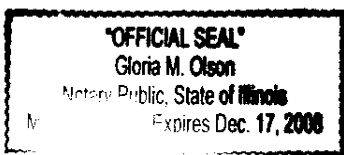
Given under my hand and official seal, this 20th day of May, 2005.

  
Print Name: Gloria M. Olson

Notary Public State of Illinois

My commission expires: 12-17-2008

[Notarial Seal]



EXEMPTION CLAUSE IS ATTACHED  
HERETO AND MADE A PART HEREOF.

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        ss.

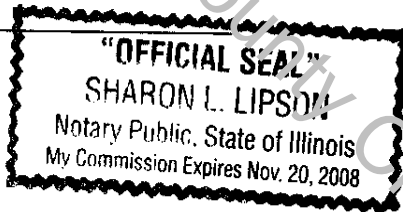
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that HOWARD S. GOLDEN, personally known to me to be the SECRETARY, of FULLERTON AVE. INVESTORS, INC., the general partner of FULLERTON-SHEFFIELD PROFESSIONAL BUILDING LIMITED PARTNERSHIP, an Illinois limited partnership, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument, pursuant to authority given by the aforesaid general partner of FULLERTON-SHEFFIELD PROFESSIONAL BUILDING LIMITED PARTNERSHIP, as his free and voluntary act, and as the free and voluntary act and deed of said FULLERTON-SHEFFIELD BUILDING LIMITED PARTNERSHIP, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19TH day of MAY, 2005.

*Sharon L. Lipson*  
 \_\_\_\_\_  
 Print Name: SHARON L. LIPSON

Notary Public State of \_\_\_\_\_

My commission expires:



[Notarial Seal]

EXONERATION CLAUSE IS ATTACHED  
 HERETO AND MADE A PART HEREOF.

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN SEMINARY ADDITION TO CHICAGO IN  
BLOCK 19 OF CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2  
OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 14-29-427-001  
14-29-427-002

Commonly known as: 944 West Fullerton Avenue  
Chicago, Illinois

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## EXONERATION CLAUSE - MISCELLANEOUS INSTRUMENTS

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against GreatBanc Trust Company as Successor Trustee to Millennium Trust Co., as successor Trustee to Independent Trust Corp., or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representations, covenant, undertaking or agreement of the said Trustee whether or not in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

First National Bank, as successor Trustee to  
GreatBanc Trust Company as Successor  
Trustee to Millennium Trust Company, LLC.,  
as successor Trustee to Independent Trust Corp.,  
not individually- but solely as Trustee  
under Trust No. 582

By Angela Biannette  
Assistant Vice President &  
Sr. Land Trust Officer