

UNOFFICIAL COPY



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1998-11-25 10:41:07

Cook County Recorder 47.00

ASSIGNMENT OF LESSEE'S INTEREST IN GROUND LEASE

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M.L.G. LIMITED PARTNERSHIP, by its General Partner, Washington Square Realty Group, Inc., an Illinois corporation, the ~~sole beneficiary of American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under Trust Agreement dated July 13, 1993 and known as Trust Number 117099-04~~ ("Assignor"), in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby assigns, transfers, sets over and conveys to American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under Trust Agreement dated November 5, 1998 and known as Trust Number 124572-06 ("Assignee") all of Assignor's right, title and interest as Lessee under the Ground Lease ("Ground Lease") relating to the premises legally described on Exhibit A attached hereto and made a part hereof, a Memorandum of which was recorded on _____, 1998 as Document No. 08069196 with the Recorder of Deeds of Cook County, Illinois.

RVM

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The Assignor warrants and represents to the Assignee that there are no modifications, alterations or amendments to the Ground Lease except as expressly disclosed in writing to the Assignee. There are no actual, alleged or claimed defaults by the Lessor or Lessee under the Ground Lease nor is there any fact or circumstance which constitutes, or which with passage of time or the giving of notice or both would constitute, a default on the part of Lessor or Lessee under the Ground Lease; the Assignor has not assigned any of its right title and interest in the Ground Lease or pledged its interest therein as collateral for any loan except as expressly disclosed in writing to the Assignee and consented to by the Assignee.

In the event of a breach of any warranty or representation made herein, the Seller hereby indemnifies, defends and agrees to hold the Assignee harmless against all losses, damages, liabilities, costs, expenses (including reasonable attorney's fees) and charges which Assignee may incur to which Assignee may become subject as a direct or indirect consequence of such breach or liability, including all incidental and consequential damages.

All notices, waivers, demands, requests or other communications required or permitted hereunder shall, unless otherwise expressly provided, be in writing and be deemed to have been properly given, served and received (i) if delivered by messenger, when delivered, (ii) if mailed, on the third (3rd) business day after deposit in the United States mail, certified or registered, postage prepaid, return receipt requested; (iii) if telexed, faxed, telegraphed or telecopied, six (6) hours after being dispatched by telex, fax, telegram or telecopy, if such sixth (6th) hour falls on a business day within the hours of 8:00 a.m. through 6:00 p.m. of the time in effect at the place of receipt, or at 8:00 a.m. on the next business day thereafter if such sixth (6th) hour is later than 6:00 p.m.; or (iv) if deliverable by reputable overnight express courier, freight prepaid, the next business day after delivery to such courier; in every case addressed to the party to be notified as follows:

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV25'98 P.B. 11427
6.11.00

8 2 0 5 8
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV25'99 P.B. 11427
6.11.00

BOX 333-CTI

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If to Assignor: MLG Limited Partnership
c/o Richard L. Mandel
Mandel, Lipton and Stevenson Limited
120 N. LaSalle Street, Suite 2900
Chicago, Illinois 60602

If to Assignee: American National Bank and Trust Company of Chicago
Land Trust Department
Lower Concourse
120 S. LaSalle Street
Chicago, Illinois 60603
Attn: Trust Number 124572-06

08069197

with copy to: Special Assets, Inc.
166 W. Washington Street
Sixth Floor
Chicago, Illinois 60602
Attn: Ari Schulman

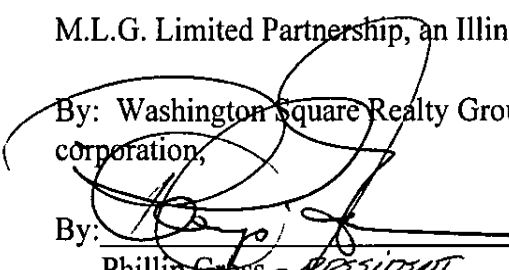
with copy to: Michael T. O'Connor
Fuchs & Roselli, Ltd.
Six West Hubbard Street
Suite 800
Chicago, Illinois 60610 4695

Either party hereto may change the names and addresses of the designee to whom notice shall be sent by giving written notice of such change to the other party hereto in the same manner as all other notices are required to be delivered hereunder.

ASSIGNOR:

M.L.G. Limited Partnership, an Illinois limited partnership,

By: Washington Square Realty Group, Inc., an Illinois corporation,

By: 
Phillip Gross - PRESIDENT

Its: General Partner

PREPARED BY AND
AFTER RECORDING
MAIL TO:
MICHAEL T. O'CONNOR
6 WEST HUBBARD
SUITE 800
CHICAGO, ILLINOIS
60610

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EXHIBIT A

LEGAL DESCRIPTION

08069197

LOT 2 IN ISAAC VANDERPOLL'S SUBDIVISION OF LOT 5 AND THE WEST 1/2 OF LOT 6 IN BLOCK 40 OF ORIGINAL TOWN OF CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Property: 180 West Washington Chicago, Illinois

Permanent Index No.: 17-09-446-007

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★	180 West Washington Chicago, Illinois	★
★	17-09-446-007	★
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Property of Cook County Clerk's Office