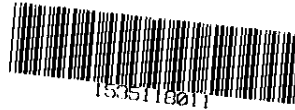


# UNOFFICIAL COPY



Doc#: 1535118011 Fee: \$118.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2015 08:53 AM Pg: 1 of 41

This document was prepared by,  
and after recording, return to:

Steven H. Goodman  
Meltzer, Purtill & Stelle LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173

Permanent Tax Index Numbers:

See Exhibits A-1 through  
A-11 attached hereto.

Property Addresses:

See Exhibits A-1 through  
A-11 attached hereto.

*This space reserved for Recorders use only.*

## ASSIGNMENT OF RENTS AND LEASES

This ASSIGNMENT OF RENTS AND LEASES dated as of December 15, 2015 (the "Assignment"), is executed by MMMD INVESTMENTS INC., an Illinois corporation ("MMMD Investments"), 1552-56 PARTNERS LP, an Illinois limited partnership ("1552"), THE EIGHT LIMITED PARTNERSHIP, an Illinois limited partnership ("Eight"), CHICAGO INVESTMENTS LP, an Illinois limited partnership ("Chicago Investments"), LASALLE STREET APARTMENTS LLC, an Illinois limited liability company ("LaSalle") (MMMD Investments, 1552, Eight, Chicago Investments and LaSalle are hereinafter each and collectively referred to as the "Borrower"), Chicago Title Land Trust Company, as Successor Trustee to Bridgeview Bank and Trust ("Trustee-1"), under Trust Agreement dated March 13, 1998 and known as Trust No. 3-0007 ("Trust 1"), Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Trust, N.A. ("Trustee-2") under Trust Agreement dated November 5, 1992 and known as Trust No. 117492 ("Trust 2"), Chicago Title Land Trust Company, as Trustee ("Trustee-3") under Trust Agreement dated July 5, 2006 and known as Trust No. 8002346861 ("Trust 3"), Chicago Title Land Trust Company, as Trustee ("Trustee-4") under Trust Agreement dated December 1, 1998 and known as Trust No. 1106643 ("Trust 4"), Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Trust, N.A. ("Trustee-5"), under Trust Agreement dated June 15, 1994 and known as Trust No. 118879 ("Trust 5"), Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Trust, N.A. ("Trustee-6"), under Trust Agreement dated January 25, 1995 and known as Trust No. 119343 ("Trust 6"), Chicago Title Land Trust Company, as Trustee ("Trustee-7") under Trust Agreement dated January 25, 1999 and known as Trust No. 1106728 ("Trust 7"), Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Trust, N.A. ("Trustee-8") under Trust Agreement dated July 13, 1995 and known as Trust No. 119671 ("Trust 8"), Chicago Title Land Trust Company, as

CIT-15WSA447651 HLPK 411

CCRD REVIEWER

411

# UNOFFICIAL COPY

Successor Trustee to LaSalle National Trust, N.A. ("Trustee-9"), under Trust Agreement dated January 18, 1995 and known as Trust No. 119331 ("Trust 9"), and Chicago Title Land Trust Company, as Trustee ("Trustee-10") (Trustee-1, Trustee-2, Trustee-3, Trustee-4, Trustee-5, Trustee-6, Trustee-7, Trustee-8, Trustee-9 and Trustee-10 are hereinafter collectively referred to as the "Trustee") under Trust Agreement date April 23, 1990 and known as Trust No. 1095454 ("Trust 10") (Trust 1, Trust 2, Trust 3, Trust 4, Trust 5, Trust 6, Trust 7, Trust 8, Trust 9, and Trust 10 are hereinafter collectively referred to as the "Land Trusts") (the Borrower and the Land Trusts are hereinafter collectively referred to as the "Assignor"), whose address is 1552 N. Wells Street, Second Floor, Chicago, Illinois 60610, to and for the benefit of CRYSTAL LAKE BANK & TRUST COMPANY, its successors and assigns (the "Assignee"), whose address is 5100 Northwest Highway, Crystal Lake, Illinois 60014.

## R E C I T A L S:

A. The Assignee has agreed to loan to the Borrower the aggregate principal amount of Sixteen Million Four Hundred Thousand and 00/100 Dollars (\$16,400,000.00), consisting of (i) that certain loan in the principal amount of Twelve Million and 00/100 Dollars ("Loan A"), and (ii) that certain loan in the principal amount of Four Million Four Hundred Thousand and 00/100 Dollars (\$4,400,000.00) ("Loan B") (Loan A and Loan B are hereinafter collectively referred to as the "Loan"). Loan A is evidenced by that certain Promissory Note A dated even date herewith in the amount of Twelve Million and 00/100 Dollars (\$12,000,000.00) (as the same may be amended, modified, replaced or restated from time to time, "Note A"), executed by the Assignor and made payable to the order of the Assignee and Loan B is evidenced by that certain Promissory Note B dated even date herewith in the amount of Four Million Four Hundred Thousand and 00/100 Dollars (\$4,400,000.00) (as the same may be amended, modified, replaced or restated from time to time, "Note B") (Note A and Note B are hereinafter collectively referred the "Note"), executed by the Assignor and made payable to the order of the Assignee.

B. A condition precedent to the Assignee's making of the Loan to the Assignor is the execution and delivery by the Assignor of this Assignment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

## A G R E E M E N T S:

1. Definitions. All capitalized terms which are not defined herein shall have the meanings ascribed thereto in that certain Mortgage, Security Agreement, Assignment of Rents and Leases And Fixture Filing dated as of even date herewith, executed by the Assignor to and for the benefit of the Assignee (the "Mortgage").

2. Grant of Security Interest. The Assignor hereby grants, transfers, sets over and assigns to the Assignee, all of the right, title and interest of the Assignor in and to (i) all of the rents, revenues, issues, profits, proceeds, receipts, income, accounts and other receivables arising out of or from the land legally described in **Exhibits A-1 through A-11** attached hereto and made

# UNOFFICIAL COPY

a part hereof and all buildings and other improvements located thereon (said land and improvements being hereinafter referred to collectively as the "Premises"), including, without limitation, lease termination fees, purchase option fees and other fees and expenses payable under any lease; (ii) all leases and subleases (each, a "Lease", and collectively, the "Leases"), now or hereafter existing, of all or any part of the Premises together with all guaranties of any of such Leases and all security deposits delivered by tenants thereunder, whether in cash or letter of credit; (iii) all rights and claims for damage against tenants arising out of defaults under the Leases, including rights to termination fees and compensation with respect to rejected Leases pursuant to Section 365(a) of the Federal Bankruptcy Code or any replacement Section thereof; and (iv) all tenant improvements and fixtures located on the Premises. This Assignment is an absolute transfer and assignment of the foregoing interests to the Assignee given to secure:

(a) the payment by the Assignor when due of (i) the indebtedness evidenced by the Note and any and all renewals, extensions, replacements, amendments, modifications and refinancings thereof; (ii) any and all other indebtedness and obligations that may be due and owing to the Assignee by the Assignor under or with respect to the Loan Documents (as defined in the Note); and (iii) all costs and expenses paid or incurred by the Assignee in enforcing its rights hereunder, including without limitation, court costs and reasonable attorneys' fees; and

(b) the observance and performance by the Assignor of the covenants, conditions, agreements, representations, warranties and other liabilities and obligations of the Assignor or any other obligor to or benefiting the Assignee which are evidenced or secured by or otherwise provided in the Note, this Assignment or any of the other Loan Documents, together with all amendments and modifications thereof.

3. Representations and Warranties of the Assignor. The Assignor represents and warrants to the Assignee that:

(a) this Assignment, as executed by the Assignor, constitutes the legal and binding obligation of the Assignor enforceable in accordance with its terms and provisions;

(b) the Assignor is the lessor under all Leases;

(c) there is no other existing assignment of the Assignor's entire or any part of its interest in or to any of the Leases, or any of the rents, issues, income or profits assigned hereunder, nor has the Assignor entered into any agreement to subordinate any of the Leases or the Assignor's right to receive any of the rents, issues, income or profits assigned hereunder;

(d) the Assignor has not executed any instrument or performed any act which may prevent the Assignee from operating under any of the terms and provisions hereof or which would limit the Assignee in such operation; and

# UNOFFICIAL COPY

(e) there are no defaults by the landlord and, to the Assignor's knowledge, there are no material defaults by tenants under any Leases.

4. Covenants of the Assignor. The Assignor covenants and agrees that so long as this Assignment shall be in effect:

(a) the Assignor shall not lease any portion of the Premises unless the Assignor obtains the Assignee's prior written consent to all aspects of such lease;

(b) the Assignor shall observe and perform all of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the lessor thereunder, and the Assignor shall not do or suffer to be done anything to impair the security hereof. The Assignor shall not (i) release the liability of any tenant under any Lease, (ii) consent to any tenant's withholding of rent or making monetary advances and off-setting the same against future rentals, (iii) consent to any tenant's claim of a total or partial eviction, (iv) consent to a tenant termination or cancellation of any Lease, except as specifically provided therein, or (v) enter into any oral leases with respect to all or any portion of the Premises;

(c) the Assignor shall not collect any of the rents, issues, income or profits assigned hereunder more than thirty days in advance of the time when the same shall become due, except for security or similar deposits;

(d) the Assignor shall not make any other assignment of its entire or any part of its interest in or to any or all Leases, or any or all rents, issues, income or profits assigned hereunder, except as specifically permitted by the Loan Documents;

(e) the Assignor shall not modify the terms and provisions of any Lease, nor shall the Assignor give any consent (including, but not limited to, any consent to any assignment of, or subletting under, any Lease, except as expressly permitted thereby) or approval, required or permitted by such terms and provisions or cancel or terminate any Lease, without the Assignee's prior written consent; provided, however, that the Assignor may cancel or terminate any Lease as a result of a material default by the tenant thereunder and failure of such tenant to cure the default within the applicable time periods set forth in the Lease;

(f) the Assignor shall not accept a surrender of any Lease or convey or transfer, or suffer or permit a conveyance or transfer, of the premises demised under any Lease or of any interest in any Lease so as to effect, directly or indirectly, proximately or remotely, a merger of the estates and rights of, or a termination or diminution of the obligations of, any tenant thereunder; any termination fees payable under a Lease for the early termination or surrender thereof shall be paid jointly to the Assignor and the Assignee;

# UNOFFICIAL COPY

(g) the Assignor shall not alter, modify or change the terms of any guaranty of any Lease, or cancel or terminate any such guaranty or do or permit to be done anything which would terminate any such guaranty as a matter of law;

(h) the Assignor shall not waive or excuse the obligation to pay rent under any Lease;

(i) the Assignor shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under, relating to or in any manner connected with any Lease or the obligations, duties or liabilities of the lessor or any tenant or guarantor thereunder, and shall pay all costs and expenses of the Assignee, including court costs and reasonable attorneys' fees, in any such action or proceeding in which the Assignee may appear;

(j) the Assignor shall give prompt notice to the Assignee of any notice of any default by the lessor under any Lease received from any tenant or guarantor thereunder;

(k) the Assignor shall enforce the observance and performance of each covenant, term, condition and agreement contained in each Lease to be observed and performed by the tenants and guarantors thereunder and shall immediately notify the Assignee of any material breach by the tenant or guarantor under any such Lease;

(l) the Assignor shall not permit any of the Leases to become subordinate to any lien or liens other than liens securing the indebtedness secured hereby or liens for general real estate taxes not delinquent;

(m) the Assignor shall not execute hereafter any Lease unless there shall be included therein a provision providing that the tenant thereunder acknowledges that such Lease has been assigned pursuant to this Assignment and agrees not to look to the Assignee as mortgagee, mortgagee in possession or successor in title to the Premises for accountability for any security deposit required by lessor under such Lease unless such sums have actually been received in cash by the Assignee as security for tenant's performance under such Lease;

(n) If any tenant under any Lease is or becomes the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of the Leases assigned hereby, the Assignor covenants and agrees that if any such Lease is so terminated or rejected, no settlement for damages shall be made without the prior written consent of the Assignee, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to the Assignor and the Assignee. The Assignor hereby assigns any such payment to the Assignee and further covenants and agrees that upon the request of the Assignee, it will duly endorse to the order of the Assignee any such check, the proceeds of which shall be applied in accordance with the provisions of Section 8 below; and



# UNOFFICIAL COPY

(o) Not later than thirty (30) days after the end of each calendar year, the Assignor shall deliver to the Assignee a certified rent roll for the Premises as of the last day of such period in a form reasonably satisfactory to the Assignee.

5. Rights Prior to Default. Unless or until an Event of Default (as defined in Section 6) shall occur, the Assignor shall have the right to collect, at the time (but in no event more than thirty days in advance) provided for the payment thereof, all rents, issues, income and profits assigned hereunder, and to retain, use and enjoy the same. Upon the occurrence of an Event of Default, the Assignor's right to collect such rents, issues, income and profits shall immediately terminate without further notice thereof to the Assignor. The Assignee shall have the right to notify the tenants under the Leases of the existence of this Assignment at any time.

6. Events of Default. An "Event of Default" shall occur under this Assignment upon the occurrence of (a) a breach by the Assignor of any of the covenants, agreements, representations, warranties or other provisions hereof which is not cured or waived within the applicable grace or cure period, if any, set forth in the Mortgage, or (b) any other Event of Default described in the Note, the Mortgage or any of the other Loan Documents.

7. Rights and Remedies Upon Default. At any time upon or following the occurrence of any Event of Default, the Assignee, at its option, may exercise any one or more of the following rights and remedies without any obligation to do so, without in any way waiving such Event of Default, without further notice or demand on the Assignor, without regard to the adequacy of the security for the obligations secured hereby, without releasing the Assignor or any guarantor of the Note from any obligation, and with or without bringing any action or proceeding to foreclose the Mortgage or any other lien or security interest granted by the Loan Documents:

(a) Declare the unpaid balance of the principal sum of the Note, together with all accrued and unpaid interest thereon, immediately due and payable;

(b) Enter upon and take possession of the Premises, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the same on such terms and for such period of time as the Assignee may deem necessary or proper, with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as may seem proper to the Assignee, to make, enforce, modify and accept the surrender of Leases, to obtain and evict tenants, to fix or modify rents, and to do any other act which the Assignee deems necessary or proper;

(c) Either with or without taking possession of the Premises, demand, sue for, settle, compromise, collect, and give acquittances for all rents, issues, income and profits of and from the Premises and pursue all remedies for enforcement of the Leases and all the lessor's rights therein and thereunder. This Assignment shall constitute an authorization and direction to the tenants under the Leases to pay all rents and other amounts payable under the Leases to the Assignee, without proof of default hereunder, upon receipt from the Assignee of written notice to thereafter pay all such rents and other

# UNOFFICIAL COPY

amounts to the Assignee and to comply with any notice or demand by the Assignee for observance or performance of any of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the tenants thereunder, and the Assignor shall facilitate in all reasonable ways the Assignee's collection of such rents, issues, income and profits, and upon request will execute written notices to the tenants under the Leases to thereafter pay all such rents and other amounts to the Assignee; and

(d) Make any payment or do any act required herein of the Assignor in such manner and to such extent as the Assignee may deem necessary, and any amount so paid by the Assignee shall become immediately due and payable by the Assignor with interest thereon until paid at the Default Rate and shall be secured by this Assignment.

8. Application of Proceeds. All sums collected and received by the Assignee out of the rents, issues, income and profits of the Premises following the occurrence of any one or more Events of Default shall be applied in accordance with the Illinois Mortgage Foreclosure Law (Chapter 735, Sections 5/15-1101 et seq., Illinois Compiled Statutes) and, unless otherwise specified in such act, in such order as the Assignee shall elect in its sole and absolute discretion.

9. Limitation of the Assignee's Liability. The Assignee shall not be liable for any loss sustained by the Assignor resulting from the Assignee's failure to let the Premises or from any other act or omission of the Assignee in managing, operating or maintaining the Premises following the occurrence of an Event of Default. The Assignee shall not be obligated to observe, perform or discharge, nor does the Assignee hereby undertake to observe, perform or discharge any covenant, term, condition or agreement contained in any Lease to be observed or performed by the lessor thereunder, or any obligation, duty or liability of the Assignor under or by reason of this Assignment. The Assignor shall and does hereby agree to indemnify, defend (using counsel reasonably satisfactory to the Assignee) and hold the Assignee harmless from and against any and all liability, loss or damage which the Assignee may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against the Assignee by reason of any alleged obligation or undertaking on its part to observe or perform any of the covenants, terms, conditions and agreements contained in any Lease; provided, however, in no event shall the Assignor be liable for any liability, loss or damage which the Assignor incurs as a result of the Assignee's gross negligence or willful misconduct. Should the Assignee incur any such liability, loss or damage under any Lease or under or by reason of this Assignment, or in the defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall become immediately due and payable by the Assignor with interest thereon at the Default Rate and shall be secured by this Assignment. This Assignment shall not operate to place responsibility upon the Assignee for the care, control, management or repair of the Premises or for the carrying out of any of the covenants, terms, conditions and agreements contained in any Lease, nor shall it operate to make the Assignee responsible or liable for any waste committed upon the Premises by any tenant, occupant or other party, or for any dangerous or defective condition of the Premises, or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any tenant, occupant, licensee, employee or stranger. Nothing set forth herein or in the Mortgage, and no exercise by the Assignee of any of the rights

# UNOFFICIAL COPY

set forth herein or in the Mortgage shall constitute or be construed as constituting the Assignee a "mortgagee in possession" of the Premises, in the absence of the taking of actual possession of the Premises by the Assignee pursuant to the provisions hereof or of the Mortgage.

10. No Waiver. Nothing contained in this Assignment and no act done or omitted to be done by the Assignee pursuant to the rights and powers granted to it hereunder shall be deemed to be a waiver by the Assignee of its rights and remedies under any of the Loan Documents. This Assignment is made and accepted without prejudice to any of the rights and remedies of the Assignee under the terms and provisions of such instruments, and the Assignee may exercise any of its rights and remedies under the terms and provisions of such instruments either prior to, simultaneously with, or subsequent to any action taken by it hereunder. The Assignee may take or release any other security for the performance of the obligations secured hereby, may release any party primarily or secondarily liable therefor, and may apply any other security held by it for the satisfaction of the obligations secured hereby without prejudice to any of its rights and powers hereunder.

11. Further Assurances. The Assignor shall execute or cause to be executed such additional instruments (including but not limited to, general or specific assignments of such Leases as the Assignee may designate) and shall do or cause to be done such further acts, as the Assignee may request, in order to permit the Assignee to perfect, protect, preserve and maintain the assignment made to the Assignee by this Assignment.

12. Security Deposits. The Assignor acknowledges that the Assignee has not received for its own account any security deposited by any tenant pursuant to the terms of the Leases and that the Assignee assumes no responsibility or liability for any security so deposited.

13. Severability. If any provision of this Assignment is deemed to be invalid by reason of the operation of law, or by reason of the interpretation placed thereon by any administrative agency or any court, the Assignee and the Assignor shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of this Assignment and the validity and enforceability of the remaining provisions, or portions or applications thereof, shall not be affected thereby and shall remain in full force and effect.

14. Successors and Assigns. This Assignment is binding upon the Assignor and its legal representatives, successors and assigns, and the rights, powers and remedies of the Assignee under this Assignment shall inure to the benefit of the Assignee and its successors and assigns.

15. Written Modifications. This Assignment shall not be amended, modified or supplemented without the written agreement of the Assignor and the Assignee at the time of such amendment, modification or supplement.

16. Duration. This Assignment shall become null and void at such time as the Assignor shall have paid the principal sum of the Note, together with all interest thereon, and



# UNOFFICIAL COPY

shall have fully paid and performed all of the other obligations secured hereby and by the other Loan Documents.

17. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.

18. Notices. All notices, demands, requests and other correspondence which are required or permitted to be given hereunder shall be deemed sufficiently given when delivered or mailed in the manner and to the addresses of the Assignor and the Assignee, as the case may be, as specified in the Mortgage.

19. WAIVER OF TRIAL BY JURY. THE ASSIGNOR AND THE ASSIGNEE (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL, EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (A) UNDER THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR (B) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. THE ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST THE ASSIGNEE OR ANY OTHER PERSON INDEMNIFIED UNDER THIS ASSIGNMENT ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.

20. Trustee Exculpation. This Assignment is executed by each Trustee, not personally, but as Trustee aforesaid, in the exercise of the power and authority conferred upon and vested in such Trustee, and any debt or obligation due and owing to any lender or other party is payable only out of the property specifically described in the mortgages and other and the other loan documents securing the payment of such obligations and liabilities, by the enforcement of the provisions contained in any such mortgage and other loan documents. No personal liability shall be asserted or be enforceable against Trustee its capacity as Trustee, because of, or in respect of the obligations and liabilities or the making, issue or transfer of such obligation and liabilities, all such liability with respect to said Trustee being expressly waived by each subsequent holder of such indebtedness and obligation, howsoever arising, made or evidenced. Notwithstanding the foregoing or any other limitations set forth in this Assignment or the other loan documents with respect to the Trustee, nothing contained herein shall modify, diminish, or discharge the personal liability of the any beneficiary of the Borrower, who shall remain personally obligated, if applicable, under all such obligations and liabilities and to perform all of the obligations duties as set forth in this Assignment and the loan documents. Each original and successive holder of the obligations and liabilities accepts same upon the express condition that no duty shall rest upon Trustee to sequester the rents, issues and profits arising from the property described in and mortgage or assignment, or the proceed arising from sale or other disposition hereof. Trustee hereby represents that it possesses full power and authority to execute and deliver this instrument.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has executed and delivered this Assignment of Rents and Leases as of the day and year first above written.

**ASSIGNOR:**

MMMD INVESTMENTS INC., an Illinois corporation

By: [Signature]  
Name: James West  
Its: President

1552-56 PARTNERS LP, an Illinois limited partnership

By: [Signature]  
Name: James West  
Its: President

THE EIGHT LIMITED PARTNERSHIP, an Illinois limited partnership

By: [Signature]  
Name: James West  
Its: President

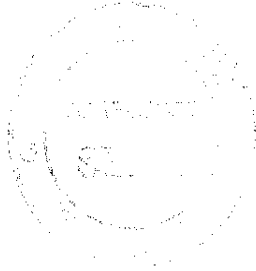
CHICAGO INVESTMENTS LP, an Illinois limited partnership

By: [Signature]  
Name: James West  
Its: President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO BRIDGEVIEW BANK AND TRUST, UNDER TRUST AGREEMENT DATED MARCH 13, 1998 AND KNOWN AS TRUST NO. 3-0007 ~~and not personal.~~



By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A. UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1992 AND KNOWN AS TRUST NO. 117492 ~~and not personal.~~



By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 5, 2006 AND KNOWN AS TRUST NO. 8002346861 ~~and not personal.~~



By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1998 AND KNOWN AS TRUST NO. 1106643 ~~and not personal.~~



By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

# UNOFFICIAL COPY

CHICAGO TITLE LAND TRUST COMPANY, AS  
SUCCESSOR TRUSTEE TO LASALLE  
NATIONAL TRUST, N.A., UNDER TRUST  
AGREEMENT DATED JUNE 15, 1994 AND  
KNOWN AS TRUST NO. 118879 ~~not not personal~~



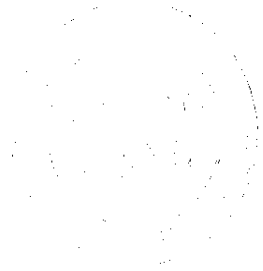
By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS  
SUCCESSOR TRUSTEE TO LASALLE  
NATIONAL TRUST, N.A., UNDER TRUST  
AGREEMENT DATED JANUARY <sup>23</sup>~~25~~, 1995 AND  
KNOWN AS TRUST NO. 119343 ~~not not personal~~

Property of Cook County Clerk's Office

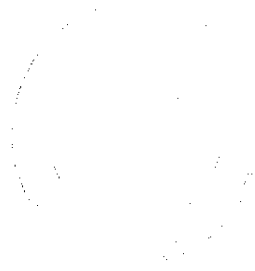
By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS  
TRUSTEE UNDER TRUST AGREEMENT  
DATED JANUARY 25, 1999 AND KNOWN AS  
TRUST NO. 1106728 ~~not not personal~~



By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS  
SUCCESSOR TRUSTEE TO LASALLE  
NATIONAL TRUST, N.A. UNDER TRUST  
AGREEMENT DATED JULY 13, 1995 AND  
KNOWN AS TRUST NO. 119671 ~~not not personal~~



By: *Harriet Denisewicz*  
Name: Harriet Denisewicz  
Its: Trust Officer



# UNOFFICIAL COPY

CHICAGO TITLE LAND TRUST COMPANY, AS  
SUCCESSOR TRUSTEE TO LASALLE  
NATIONAL TRUST, N.A., UNDER TRUST  
AGREEMENT DATED JANUARY 18, 1995 AND  
KNOWN AS TRUST NO. 119331



By: *Harriet Denisevicz*  
Name: Harriet Denisevicz  
Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY, AS  
TRUSTEE UNDER TRUST AGREEMENT DATE  
APRIL 23, 1990 AND KNOWN AS TRUST NO.  
1095454


By: *Harriet Denisevicz*  
Name: Harriet Denisevicz  
Its: Trust Officer

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

LASALLE STREET APARTMENTS LLC, an Illinois limited liability company

By: Citywide Management, Inc., an Illinois corporation, its Manager

By:   
Name: James West  
Its: President

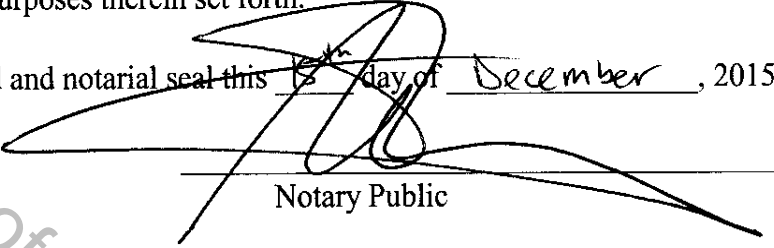
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James West, the President of MMMD INVESTMENTS INC., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Notary Public



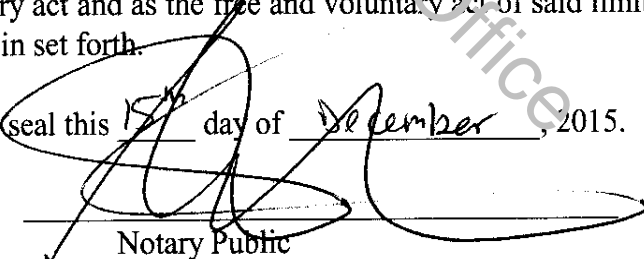
My Commission Expires:

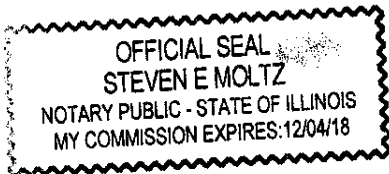
12/4/18

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James West, the President of 1552-56 PARTNERS LP, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Notary Public



My Commission Expires:

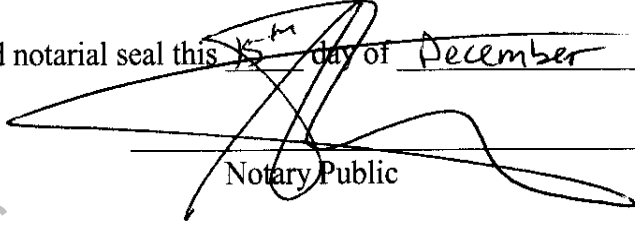
12/4/18

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James West, the President of THE EIGHT LIMITED PARTNERSHIP, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Notary Public



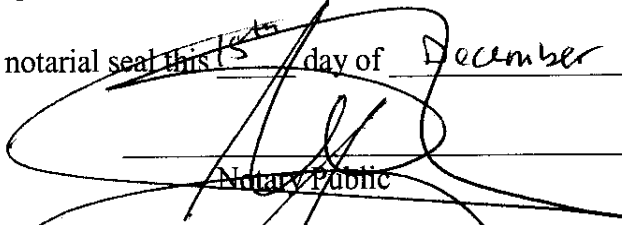
My Commission Expires:

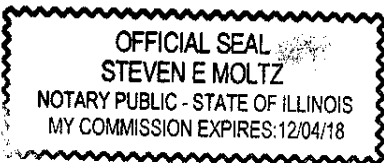
12/4/18

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James West, the President of CHICAGO INVESTMENTS LP, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Notary Public



My Commission Expires:

12/4/18



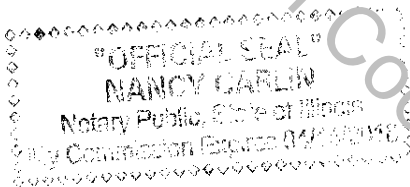
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisewicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO BRIDGEVIEW BANK AND TRUST, UNDER TRUST AGREEMENT DATED MARCH 13, 1998 AND KNOWN AS TRUST NO. 3-0007, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.

Nancy A Carlin  
Notary Public



My Commission Expires:  
\_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisewicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A. UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1992 AND KNOWN AS TRUST NO. 117492, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.

Nancy A Carlin  
Notary Public



My Commission Expires:  
\_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisevicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 5, 2006 AND KNOWN AS TRUST NO. 8002346861, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.



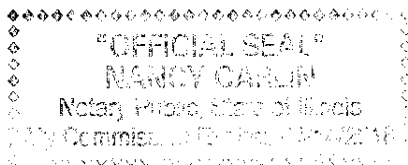
Nancy A. Carlin  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisevicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1998 AND KNOWN AS TRUST NO. 1106643, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.



Nancy A. Carlin  
Notary Public

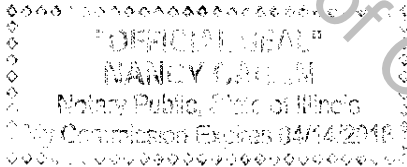
My Commission Expires:  
\_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisevicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., UNDER TRUST AGREEMENT DATED JUNE 15, 1994 AND KNOWN AS TRUST NO. 118879, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.



Nancy A Carlin  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisevicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., UNDER TRUST AGREEMENT DATED JANUARY <sup>23</sup> 1995 AND KNOWN AS TRUST NO. 119343, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.



Nancy A Carlin  
Notary Public

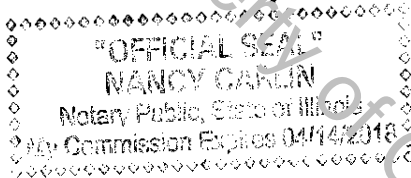
My Commission Expires:  
\_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisevicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 25, 1999 AND KNOWN AS TRUST NO. 1106728, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.



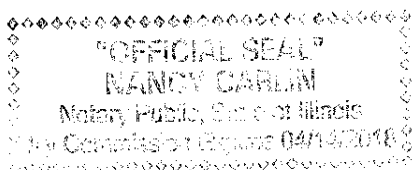
Nancy A. Carlin  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisevicz, the Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A. UNDER TRUST AGREEMENT DATED JULY 13, 1995 AND KNOWN AS TRUST NO. 119671, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2015.



Nancy A. Carlin  
Notary Public

My Commission Expires: \_\_\_\_\_



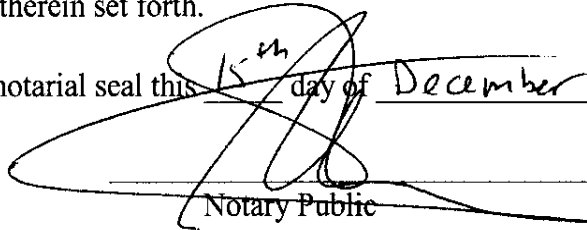


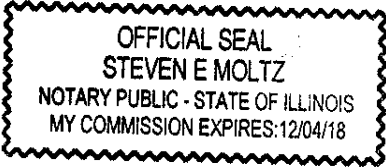
# UNOFFICIAL COPY

STATE OF ILLINOIS       )  
  ) SS.  
COUNTY OF Cook        )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James West, the President of Citywide Management, Inc., an Illinois corporation, the Manager of LASALLE STREET APARTMENTS LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Notary Public



My Commission Expires:

12/4/18

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A-1

### LEGAL DESCRIPTION

**1512 N. WELLS STREET PREMISES**

### LEGAL DESCRIPTION

LOT 168 IN W. B. OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, AND 127 THROUGH 134 INCLUSIVE, AND 137 OF BRONSON'S ADDITION TO CHICAGO OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1512 N. Wells, Chicago, Illinois

PIN: 17-04-203-090-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A-2

### LEGAL DESCRIPTION

#### **211-215 W. NORTH AVE PREMISES**

LOT 3 AND THE EAST 5 FEET OF LOT 4 IN THE SUBDIVISION OF THE NORTH 103 FEET OF THE EAST 227.37 FEET OF LOTS 118 AND 121 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE WEST 20 FEET OF LOT 4 IN SUBDIVISION BY KOBALT AND OTHERS OF THE NORTH 103 FEET OF THE EAST 227.37 FEET OF LOTS 118 AND 121 IN BRONSON'S ADDITION TO CHICAGO OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 211-215 W. North Avenue, Chicago, Illinois

PIN: 17-04-203-003-0000, 17-04-203-004-0000

# UNOFFICIAL COPY

## EXHIBIT A-3

### LEGAL DESCRIPTION

#### **1541 N. WIELAND STREET PREMISES**

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 122 IN BRONSON'S ADDITION TO CHICAGO (EXCEPT THAT PART TAKEN FOR WIELAND STREET) IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1541 N. Wieland, Chicago, Illinois

PIN: 17-04-203-097-0000

# UNOFFICIAL COPY

## EXHIBIT A-4

### LEGAL DESCRIPTION

#### **1552 N. WELLS STREET PREMISES**

THE 21 FEET NORTH AND ADJOINING THE SOUTH 8 INCHES OF THE EAST 102.37 FEET OF LOT 121 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 48.30 FEET OF THE SOUTH 69.96 FEET OF THE EAST 102.37 FEET OF LOT 121 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 30.96 FEET OF THE SOUTH 69.96 FEET OF THAT PART OF LOT 121 LYING WEST OF THE EAST 102.37 FEET THEREOF AND EAST OF THE EAST LINE OF WIELAND STREET AS OPENED, ALL IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 39 FEET OF 101.68 FEET WEST OF AND ADJOINING THE EAST 102.37 FEET OF LOT 121 IN BRONSON'S ADDITION TO CHICAGO, SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE NORTH 1/2 OF THE NORTH 1/2 (EXCEPT THE EAST 102.37 FEET THEREOF) OF THAT PART OF LOT 122 LYING EAST OF THE EAST LINE OF NORTH WIELAND STREET AS OPENED IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 1552 N. Wells, Chicago, Illinois

PIN: 17-04-203-022-0000, 17-04-203-021-0000, 17-04-203-091-0000, 17-04-203-092-0000,  
17-04-203-153-0000



# UNOFFICIAL COPY

## EXHIBIT A-5

### LEGAL DESCRIPTION

#### **1553-1557 N. WELLS STREET PREMISES**

SUB LOTS 4 AND 5 IN THE ASSESSOR'S DIVISION OF LOT 109 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1553-1557 N. Wells, Chicago, Illinois  
PIN: 17-04-204-003-0000

# UNOFFICIAL COPY

## EXHIBIT A-6

### LEGAL DESCRIPTION

#### **1562 N. WELLS STREET PREMISES**

LOT 1 IN THE SUBDIVISION OF THE NORTH 103 FEET OF THE EAST 227.37 FEET OF LOTS 118 AND 121, IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 1562 N. Wells, Chicago, Illinois

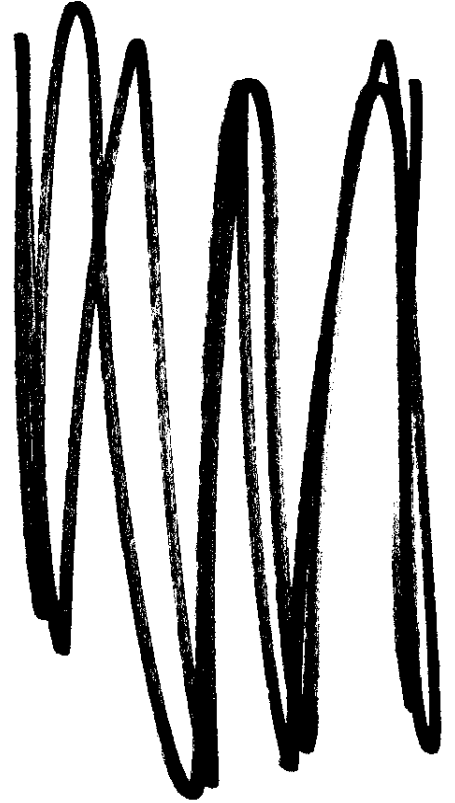
PIN: 17-04-263-019-0000

# UNOFFICIAL COPY

**EXHIBIT B**

**LEASES**

*See attached.*



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Commercial

Address	Tenants	Rent Commencement		Rent	Annual	Net	Double net	Triple net	Escal.	Ext. Opt.	Add. Opt.
		Start	End								
211-15 W. North Ave.	Adobe Grill	Pending		\$13,500.00	\$148,800.00			X	50% Disc. Year one	N/A	*
1512 N. Wells St.	The Spice House	5/1/2014	4/30/2016	\$9,800.00	\$117,650.76			X	2.8% annually	5 yr. 3%	*1 Add'l 5 Yr option w/4% annual esc.
1525 N. Wells St.	Citibank	1/30/2006	1/29/2016	\$24,009.87	\$298,918.44		X		N/A	N/A	*
1525 N. Wells St.	Munster Tavern	Pending		\$20,000.00	\$360,000.00		X				
1527 N. Wells St.	The Vig Chicago	1/15/2014	12/31/2014	\$3,800.00	\$45,600.00			X	15% every 5 Yrs	3-5 Yr Option	
1534 N. Wells St.	Windy City Sausage Co.	5/1/2013	4/30/2018	\$4,800.00	\$57,600.00		X		1% 2 Yrs	2 to 5 Yr	
1552 N. Wells St. Flr #1	Kanelia's	10/1/2011	9/30/2017	\$6,919.65	\$83,035.80		X		Av. 4% annually	5 yr.	
1553-55-57 N. Wells St.	Old Town Garden	2/1/2011	1/31/2016	\$8,333.34	\$100,000.08	X			N/A	N/A	
1562 N. Wells St.	Lepain Quotidien	4/1/2015	3/31/2025	\$23,006.67	\$276,080.04			X	3% every 5yrs	none	
1802 S. Wabash	VACANT										

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## Great Lakes Midwest Renewal Workflow

Updated 12/15/2015

1421 N. Dearborn Pkwy	Tenants	Move-in	Lease End	Rent	RnwI Rate	M/O Late	Trnsfr Date	MKT Rent	Pet	RnwI	Shrt Term	Utilities
Dearborn 101	Maugeri	11/1/15	7/31/16	Employee				\$2,300.00				
Dearborn 102	Pathula	8/1/15	4/30/16	\$1,975.00				\$2,300.00				
Dearborn 103	Bennett/Hangerl	4/16/15	7/31/16	\$1,900.00				\$1,975.00				
Dearborn 104	Holland	8/8/14	10/31/16	\$2,300.00				\$2,300.00	\$20.00			
Dearborn 201	Creonopoulos/Pitta	10/11/14	8/31/16	\$1,425.00				\$1,475.00				
Dearborn 202	Maurcen Donbeck	9/1/15	5/31/16	\$1,375.00				\$1,375.00	\$20.00			
Dearborn 203	Henderson	5/15/10	7/31/17	\$1,250.00				\$1,375.00				
Dearborn 204	Iser	8/29/15	12/31/15	\$1,475.00				\$1,475.00	\$20.00			
Dearborn 301	Farrella	12/15/12	4/30/16	\$1,300.00				\$1,475.00				
Dearborn 302	Schuster	5/15/15	12/31/15	\$1,375.00				\$1,375.00				
Dearborn 303	Firestein	12/15/12	3/31/16	\$1,325.00				\$1,375.00				
Dearborn 304	Erin Lestkow	3/26/15	10/31/15	\$1,375.00				\$1,475.00				
Dearborn 401	Burke/ Ruban	10/18/14	7/30/16	\$1,425.00				\$1,375.00				
Dearborn 402	Wing	5/1/15	8/31/16	\$1,375.00				\$1,375.00				
Dearborn 403	Denise Barnes	10/1/00	8/31/16	\$1,350.00				\$1,475.00	\$20.00			
Dearborn 404	Henrikson	9/1/13	8/31/16	\$1,415.00				\$1,475.00	\$20.00			
				<b>\$22,690.00</b>				<b>\$ 25,975.00</b>	<b>\$80.00</b>			

Property of Great Lakes County Clerk's Office



# UNOFFICIAL COPY

## Great Lakes Midwest Renewal Workflow

Updated 12/15/2015

1552 N. LaSalle St.	Tenants	Move-in	Lease End	Rent	Rnw/ Rate	M/O Date	Trnsfr Date	MKT Rent	Pet	Renewal	Shrt Trm	M-M
LaSalle 1552 # 13 Fir 1	VACANT		Mtom	\$0.00				\$1,100.00				
LaSalle 1552 # 4 Fir 1	Stewart		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 5 Fir 1	Torres		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 6 Fir 1	Rodriguez		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 7 - 12 Fir 1	Alejandro		Mtom	Empl.				\$1,100.00				
LaSalle 1552 # 13 Fir 2	Allen		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 14 Fir 2	Marquez		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 15 Fir 2	Everts		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 16-18 Fir 2	Franco		Mtom	Empl.				\$900.00				
LaSalle 1552 # 19 Fir 2	Arvizu		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 20 Fir 2	Hood		Mtom	\$485.00				\$400.00				
LaSalle 1552 # 21 Fir 2	Date		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 22 Fir 2	Garduno		Mtom	\$290.00				\$400.00				
LaSalle 1552 # 23 Fir 2	Winchester		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 24 Fir 2	Vaux		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 25 Fir 3	Arregui		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 26 Fir 3	Cuel		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 27 Fir 3	Salazar		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 28 Fir 3	Lenz		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 29-30 Fir 3	Peterson		Mtom	\$850.00				\$900.00				
LaSalle 1552 # 31 Fir 3	Lubega		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 32 Fir 3	Vargas		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 33 Fir 3	Huerta		Mtom	\$400.00				\$400.00				
LaSalle 1552 # 34-35 Fir 3	Iwawti		Mtom	\$900.00				\$900.00				
LaSalle 1552 # 36-37 Fir 3	VACANT		Mtom	\$0.00				\$400.00				
				\$9,225.00				\$12,900.00				

# UNOFFICIAL COPY

## Great Lakes Midwest Renewal Workflow

Updated 12/15/2015

1533-39 N. Wieland St.	Tenants	Move-in	Lease End	Rent	Rnwl Rate	M/O Date	Transfer Date	Market Rent	Pet	Renewal	Shrt Term	Utilities
Wieland 1533-39 1A	Splewak	6/15/15	5/31/16	\$900.00		06/11/2015		\$900.00				
Wieland 1533-39 1B	VACANT			\$0.00								Y
Wieland 1533-39 1C	Iliana Black	8/22/15	7/31/17	\$1,400.00				\$1,500.00				
Wieland 1533-39 1D	Luke Trapp	10/1/13	MtOM	\$995.00				\$1,000.00				
Wieland 1533-39 1E	O'Brien/Dey	6/1/15	5/31/16	\$1,400.00				\$1,500.00	25			
Wieland 1533-39 2A	Frank Canchoia	10/1/11	6/30/16	\$800.00				\$900.00				
Wieland 1533-39 2B	John Brennan	9/23/13	9/30/16	\$1,375.00				\$1,375.00				
Wieland 1533-39 2C	VACANT			\$0.00		10/11/2015		\$1,475.00				Y
Wieland 1533-39 2D	Victoria Harrison	7/13/13	4/30/16	\$915.00				\$1,000.00		NR		
Wieland 1533-39 2E	VACANT			\$0.00		8/9/2015		\$1,375.00				
Wieland 1533-39 3A	Zanies Comedy Club	1/1/05	12/31/15	\$950.00				\$900.00				
Wieland 1533-39 3B	VACANT			\$0.00		10/31/2015		\$1,375.00				Y
Wieland 1533-39 3C	Chuck Fearick	8/22/15	7/31/16	\$1,475.00				\$1,475.00				
Wieland 1533-39 3D	Hollister Faulk	9/3/15	8/31/16	\$1,000.00				\$1,000.00				
Wieland 1533-39 3E	VACANT			\$0.00		8/11/2015		\$1,375.00				Y
Wieland 1533-39 4A	Megan Hart	6/19/13	7/11/16	\$910.00				\$900.00				
Wieland 1533-39 4B	Andree Johnson	4/30/14	4/30/16	\$1,320.00				\$1,375.00				
Wieland 1533-39 4C	Adam Taylor	8/29/15	7/31/16	\$1,400.00				\$1,475.00				
Wieland 1533-39 4D	Irena Matytsyna	8/1/15	7/31/16	\$1,000.00				\$1,000.00				
Wieland 1533-39 4E	Donald Murphy	10/15/11	MtOM	\$1,400.00				\$1,475.00				
				<b>\$17,140.00</b>				<b>\$24,750.00</b>				

Plymouth County Clerk's Office

# UNOFFICIAL COPY

## Great Lakes Midwest Renewal Workflow

Updated 12/15/2015

1531 N. Wieland St.	Tenants	Move-in	Lease End	Rent	Rnwl Rate	M/O Rate	Transfer Date	Market Rent	Pet	Renewal	Shrt Trm	M-M
Wieland 1531 #1	Kozlowski	11/1/15	M To M	\$1,000.00				\$2,500.00				
Wieland 1531 #2	VACANT			\$0.00				\$2,950.00				
				\$1,000.00				\$5,450.00				

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Great Lakes Midwest Renewal Workflow

Updated 12/15/2015

1527 N. Wieland St.	Tenants	Move-in	Lease End	Rent	Rnwl Rate	M/O Date	Transfer Date	Market Rent	Pet	Renewal	Shrt Trm	M-M
Wieland 1527 #1	VACANT			\$0.00				\$3,300.00				
Wieland 1527 #2	VACANT			\$0.00				\$2,700.00				
				\$0.00				\$6,000.00				

<b>Total</b>	<b>\$50,055.00</b>
--------------	--------------------

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

1533-39 N. Wieland Parkers	Parkers	Move-in	Lease End	Rent	RnwI Rate	M/O Date	Transfer Date	Market Rent	Renewal	Shrt Trm	M-M
Wieland 1533 #1	O'Brien			\$150.00				\$200.00			
Wieland 1533 #2	Canchoia			\$200.00				\$200.00			
Wieland 1533 #3	VACANT			\$0.00				\$200.00			
Wieland 1533 #4	Fergen			\$200.00				\$200.00			
Wieland 1533 #5	Murphy			\$200.00				\$200.00			
Wieland 1533 #6	Kozlowski			\$150.00				\$150.00			
Wieland 1533 #7	Splewak			\$150.00				\$150.00			
Wieland 1533 #8	VACANT			\$0.00				\$150.00			
Wieland 1533 #9	Trapp			\$150.00				\$150.00			
Wieland 1533 #10	VACANT			\$0.00				\$150.00			
Wieland 1533 #11	Faulk			\$150.00				\$150.00			
				<b>\$1,350.00</b>				<b>\$1,900.00</b>			
<b>1554-56 N. Wells St Carriage</b>											
Kanela's	Parkers	Move-in	Lease End	Rent	RnwI Rate	M/O Date	Transfer Date	Market Rent	Renewal	Shrt Trm	M-M
Up down Tobacco	Courtesy Parking/Managers			\$1,200.00							
By-Line Bank	Courtesy Parking/Managers			\$800.00							
Bench Mark	James Keane	7/8/15	6/30/16	\$150.00							
Zanies Comedy	Bert Haas			\$150.00							
Spice House	Tom Erd										
David Niernan	David Niernan			\$175.00							
Bank Of the Town	Michael Washit to			\$700.00							
Duy Phan	Duy Phan	8/1/09		\$200.00							
John McKenzie	John McKenzie	4/30/13		\$150.00							
Matthew Sabatka	Matthew Sabatka	8/1/15		\$175.00							
Buzz Bats	3 Employee Spots	8/17/15		\$450.00							
The Vig	3 Employee Spots	8/24/15		\$450.00							
Rabdall Phelps	Rabdall Phelps	10/5/15		\$375.00							
				<b>\$5,475.00</b>							

PROPERTY OF COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Address	Parkers	Move-in	Lease End	Rent	Rnw Rate	M/O Date	Transfer Date	Market Rent	Renewal	Shrt Trm	M-M
1552-54 N. LaSalle St. Parking	Online App ParkWhiz										
1421 N. Dearborn St. Parking	Parkers			\$0.00				\$0.00			
#1	Michael Allietta	4/1/2014	3/31/2015	\$235.00				\$250.00			Y
#2	Brian Willis	5/2/2013	4/30/2014	\$225.00				\$250.00			
#3	VACANT			\$0.00				\$250.00			
#4	Maintenance			\$0.00				\$1,000.00			
				\$0.00				\$0.00			

**Total**      **\$7,285.00**

**Yearly**      **\$182,413.76**



# UNOFFICIAL COPY

Address	Tenants	Rent Commencement		Rent	Annual	Net	Double net	Triple net	Escl.	Ext. Opt.	Add. Opt.
		Start	End								
211-15 W. North Ave.	Adobe Grill	Pending		\$13,500.00	\$148,800.00			X	50% Disc. Year one	N/A	*
1512 N. Wells St.	The Spice House	5/1/2014	4/30/2016	\$9,804.75	\$117,650.76			X	2.8% annually	5 yr. 3%	*1 Add'l 5 Yr option w/4% annual esc.
1525 N. Wells St.	Citibank	1/30/2006	1/29/2016	\$21,919.87	\$298,918.44		X		N/A	N/A	*
1525 N. Wells St.	Munster Tavern	Pending		\$31,000.00	\$360,000.00		X				
1527 N. Wells St.	The Vig Chicago	1/15/2014	12/31/2014	\$3,800.00	\$45,600.00			X	15% every 5 Yrs	3-5 Yr Option	
1534 N. Wells St.	Windy City Sausage Co.	5/1/2013	4/31/2018	\$4,800.00	\$57,600.00		X		1% 2 Yrs	2 to 5 Yr	
1552 N. Wells St. Fir #1	Kanella's	10/1/2011	9/30/2017	\$6,919.65	\$83,035.80		X		Av. 4% annually	5 Yr.	**1 Add'l 5 Yr option w/4% annual esc.
1553-55-57 N. Wells St.	Old Town Garden	2/1/2011	1/31/2016	\$8,333.34	\$100,000.08	X			N/A	N/A	
1562 N. Wells St.	Lepain Quotidien	4/1/2015	3/31/2025	\$23,006.67	\$276,080.04			X	3% every 5Yrs	none	
1802 S. Wabash	VACANT										

## Commercial

Property of Cook County Clerk's Office

