

UNOFFICIAL COPY

8 5 2 8 5 2 6 1 5 8 8 8

1800

SHORT FORM OF LEASE

AND OF OPTION TO PURCHASE

This Short Form of Lease and of Option to Purchase ("Short Form") made and entered into as of the 30th day of October, 1985, by and between Chicago Title and Trust Company, as Trustee under a trust agreement dated June 15, 1985 and known as Trust No. 1086100, and Six Anchors Limited Partnership, a Maryland limited partnership (hereinafter collectively called "Landlord") and CPS Realty Partnership, an Illinois general partnership, (hereinafter called "Tenant"):

WITNESSETH

WHEREAS, Landlord and Tenant have entered into a Lease dated as of October 31st, 1985, in which Landlord has let and demised to Tenant the premises described in Exhibit A attached hereto and made a part hereof, (hereinafter called the "Lease"); and

WHEREAS, Landlord and Tenant desire to enter into this Short Form which is to be recorded in order that third parties may have notice of the separate estates of Landlord and Tenant and the existence of the Lease in connection with the premises legally described on Exhibit A and of Tenant's option to purchase the premises legally described on Exhibit A.

This instrument prepared by

HEATHER GILCHRIST
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

85 261 589

BOX 333

69-84-804 P3

69

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2025 11 20

COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

8 5 2 6 1 5 8 8

NOW, THEREFORE, Landlord, in consideration of the rents and covenants provided in the Lease to be paid and performed by Tenant, does hereby let and demise unto Tenant, and Tenant does hereby lease and hire from Landlord, upon and subject to the terms, covenants and conditions contained in the Lease, the premises legally described on Exhibit A, (the "Land"), together with:

(a) a department store building containing 573,084 + square feet of gross floor area located on the Land and all fixtures, excluding trade fixtures, machinery, and equipment constituting a part thereof, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, refrigerating, ventilating, waste disposal, air-cooling and air-conditioning apparatus and sprinkler systems (the "Improvements"); and

(b) all rights-of-way or uses, privileges, franchises, servitudes, licenses, easements, tenements, hereditaments and appurtenances now or hereafter belonging or appertaining to any of the foregoing, including those with respect to lands adjacent to the land referred to in Exhibit A;

All hereinafter collectively referred to as the "Demised Premises";

to have and hold such Demised Premises for a term commencing on the date hereof and continuing through 11:59 p.m. on February 3, 2001, unless extended at Tenant's option as provided for in Section six (6) of the Lease, for one or more of the following additional periods commencing February 4, 2001 and terminating February 2, 2002, commencing February 3, 2002 and terminating February 3, 2007,

85 261 588

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00
13
00

UNOFFICIAL COPY

8 5 2 6 1 5 8 8

and commencing February 4, 2007 and terminating January 28, 2012 or unless terminated earlier as provided for in the Lease (the "Demised Term").

Landlord also grants to Tenant an option to purchase the Demised Premises effective as of the last day of the tenth, fifteenth, twentieth, thirtieth and fortieth lease years of the Demised Term, being February 3, 1996, February 3, 2001, January 28, 2006, January 30, 2016, and January 31, 2026, respectively, in accordance with the terms of Tenant's Purchase Options provided for in Section 40 of the Lease.

All of the terms, covenants, conditions and options contained in the Lease between the parties are hereby incorporated in this Short Form by reference with the same force and effect as if set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Short Form as of the date first above written.

Landlord:
CHICAGO TITLE AND TRUST COMPANY,
as Trustee U/T 1086100

By: 
ASST. VICE President

Attest:


ASST. Secretary

This document is a copy of a document filed with the Cook County Clerk's Office. It is not a certified copy and is not intended to be used as evidence in any court. The original document is the only one that should be used for legal purposes. This document is a copy of a document filed with the Cook County Clerk's Office. It is not a certified copy and is not intended to be used as evidence in any court. The original document is the only one that should be used for legal purposes.

85 261 589

UNOFFICIAL COPY

Property of Cook County Clerk's Office

82 591 201

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
8 5 2 6 0 1 0 5 3 8

1995 OCT 31 AM 9:42

85261588

SIX ANCHORS LIMITED PARTNERSHIP

By: DWT Venture, Incorporated

By: [Signature]
President

Attest:

[Signature]
Asst Secretary

Tenant:
CPS REALTY PARTNERSHIP

By: Carson Pirie Scott & Company,
Managing Partner

By: [Signature]
President

Attest:

[Signature]
Asst Secretary

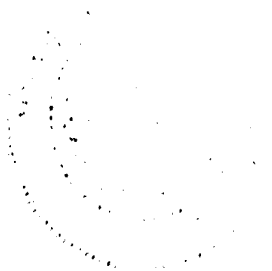
Property of Cook County Clerk's Office

85 261 588

UNOFFICIAL COPY

002175

Property of Cook County Clerk's Office



002175

UNOFFICIAL COPY

8 5 2 6 1 3 3 8

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Glenn E. Skinner, Jr., who is Asst. Vice President of Chicago Title and Trust Company, and Rhonda Tureck, who is Asst. Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and Asst. Secretary, respectively, and personally known to be such Asst. Vice President and Asst. Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such Asst. Vice President and Asst. Secretary, as aforesaid, 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 30th
day of October, 1985.

Rhonda Tureck
Notary Public

My Commission Expires
10/13/86

COOK County Clerk's Office

85 261 589

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2013

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS

8 5 2 6 1 5 8 8

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that _____, who is _____ President of Chicago Title and Trust Company, and _____, who is _____ Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ President and _____ Secretary, respectively, and personally known to be such _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such _____ President and _____ Secretary, as aforesaid, 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 _____ day of October, 1985.

Notary Public

My Commission Expires

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that DANOVAN M. FARMAN, JR., who is VICE President of DWT Venture, Incorporated, and FRED WOLF #1, who is ASST Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE President and ASST Secretary, respectively, and personally known to me to be such VICE President and ASST Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such VICE President and ASST Secretary as aforesaid and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30TH day of October, 1985.

Opeta Akers
Notary Public

My Commission Expires

10/13/86

85 261 588

UNOFFICIAL COPY

Property of Cook County Clerk's Office

83
11
83

11
11
11

UNOFFICIAL COPY

8. 5 2 6 1 5 3 8

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Charles J. Reice, who is VICE President of Carson Pirie Scott & Company, and Robert J. Korthald who is ASST Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE President and ASST Secretary, respectively, and personally known to me to be such VICE President and ASST Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such VICE President and ASST Secretary as aforesaid and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of October, 1985.

Maulyn C. Kuzem
Notary Public

My Commission Expires
March 14, 1987

Notary Public for Cook County Clerk's Office

85 261 588

UNOFFICIAL COPY

Property of Cook County Clerk's Office



88
121
06

PARCEL 1:

A TRACT OF LAND IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 1274.60 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 10; THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS EAST 104.00 FEET ALONG THE WEST LINE OF SAID SOUTH 1/2; THENCE SOUTH 89 DEGREES 58 MINUTES 20 SECONDS EAST 50.40 FEET; THENCE SOUTH 77 DEGREES 59 MINUTES 08 SECONDS EAST 40.93 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 20 SECONDS EAST 231.61 FEET; THENCE SOUTH 83 DEGREES 35 MINUTES 28 SECONDS EAST 156.17 FEET; THENCE DUE EAST 512.84 FEET; THENCE SOUTH 30 DEGREES WEST 31.75 FEET; THENCE DUE EAST 65.60 FEET; THENCE SOUTH 79 DEGREES 42 MINUTES 36 SECONDS EAST 64.98 FEET; THENCE NORTH 45 DEGREES EAST 25.15 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 08 SECONDS EAST 80.59 FEET; THENCE NORTH 45 DEGREES 04 MINUTES 08 SECONDS EAST 56.63 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 25 SECONDS EAST 248.71 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 32 SECONDS WEST 55.89 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 17 SECONDS EAST 30.09 FEET; THENCE SOUTH 45 DEGREES WEST 231.20 FEET; THENCE DUE SOUTH 475.24 FEET; THENCE SOUTH 26 DEGREES 32 MINUTES 43 SECONDS WEST 45.50 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 1536.30 FEET; AN ARC DISTANCE OF 320.54 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 28 MINUTES 38 SECONDS WEST TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 1414.59 FEET, AN ARC DISTANCE OF 296.29 FEET AND A CHORD BEARING OF NORTH 45 DEGREES 30 MINUTES WEST TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 1949.66 FEET, AN ARC DISTANCE OF 576.12 FEET AND A CHORD BEARING OF NORTH 31 DEGREES 02 MINUTES 04 SECONDS WEST TO A POINT; THENCE SOUTH 67 DEGREES 25 MINUTES 52 SECONDS WEST 12.50 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE NORTH EAST HAVING A RADIUS OF 30 FEET, AN ARC DISTANCE OF 35.29 FEET AND A CHORD BEARING OF NORTH 56 DEGREES 16 MINUTES 12 SECONDS WEST TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 58 MINUTES 20 SECONDS WEST 285.74 FEET; THENCE SOUTH 78 DEGREES 01 MINUTES 15 SECONDS WEST 40.86 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 20 SECONDS WEST 50.83 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE RIGHTS, EASEMENTS AND PRIVILEGES OF USE, EGRESS, INGRESS, PARK UTILITY AND OTHER PURPOSES CREATED AND GRANTED AS AND APPURTENANCE TO PARCEL 1 ABOVE, TOGETHER WITH ALL THE RIGHTS, POWERS, PRIVILEGES AND BENEFITS ACCRUING TO THE OWNER OF SAID PARCEL 1, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS, AS CREATED, DEFINED AND LIMITED BY THAT CERTAIN EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, AS DOCUMENT NUMBER 23591873, EXECUTED BY AND BETWEEN ORLAND PARK VENTURE, A JOINT VENTURE, MARSHALL FIELD AND COMPANY, A DELAWARE CORPORATION, SEARS, ROEBUCK AND COMPANY, A NEW YORK CORPORATION AND J. C. PENNY PROPERTIES, INC., A DELAWARE CORPORATION AS AMENDED BY DOCUMENT NUMBER 24240428 DATED SEPTEMBER 15, 1977 AND RECORDED DECEMBER 16, 1977 EXECUTED BY URBAN INVESTMENT AND DEVELOPMENT COMPANY, A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO ORLAND PARK VENTURE, MARSHALL FIELD AND COMPANY, A DELAWARE CORPORATION, SEARS, ROEBUCK AND COMPANY, A NEW YORK CORPORATION, J. C. PENNY PROPERTIES, INC., A DELAWARE

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

8 5 2 6 1 5 0 8

CORPORATION AND CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION,
IN, ON, OVER, UPON AND UNDER THE TRACT OF LAND DESCRIBED IN THE
EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED
AUGUST 10, 1976 AS DOCUMENT NUMBER 23591873 (EXCEPT THOSE PORTIONS
OCCUPIED OR TO BE OCCUPIED BY BUILDINGS AND STRUCTURES), IN COOK
COUNTY, ILLINOIS

PERMANENT INDEX #27-10-300-012-0000 *ML*

x- Address:
151st Street Orland Park, Illinois

Property of Cook County Clerk's Office

85 261 588

UNOFFICIAL COPY

Property of Cook County Clerk's Office

892 105 28