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ER O Call
RELEASE DEED

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P. 217 H. 12/73

THE ABOVE SPACE FOR REGISTRARS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

Julius Gerstein and Hazel Gerstein, his wife,

the heirs, legal representatives (or if a corporation, its successors) and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office (or if the property is registered, filed in the Registrar's Office) of Cook County, in the State of Illinois, as Document Number 24 785 941

to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

17-10-400-012-1177
SEE LEGAL DESCRIPTION ATTACHED HERETO

together with all the appurtenances and privileges thereto belonging or appertaining.

IN WITNESS WHEREOF, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed.

(Date) November 22, 1985



CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid,
By *Anne H. Lawrence* Assistant Vice-President
Attest *Edward H. ...* Assistant Secretary

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

STATE OF ILLINOIS, } SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Edward H. ... Date 11/22/85
Notary Public

DELIVERY

NAME Greater Illinois Title
STREET 1 N. La Salle Street
CITY Chicago, Ill. 60602
OR MAIL
INSTRUCTIONS

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

to: Pierce & Goldman
2506 Pittsfield Bldg
55 E. Washington St.
Chicago, Ill. 60602

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Unit No. 1311 as delineated on Survey of certain lots in the Plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded April 30, 1962, as Document No. 18461961, conveyed by Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee, under Trust No. 17460, recorded May 7, 1962, as Document No. 18467558, and also Supplemental Deed thereto recorded December 23, 1964, as Document No. 19341545, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated April 9, 1962, and known as Trust No. 17460, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22453315, together with and undivided .07826 % interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration of Condominium and Survey).

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PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY GRANT FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 17460 DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 19,467,559 AND BY GRANT RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,547 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A. A PERPETUAL EASEMENT FOR ACCESS ROADWAY ON AND ACROSS A STRIP OF LAND BEING A PART OF PARCELS "C" AND "C-1" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA" AFORESAID, 25 FEET OF EVEN WIDTH BEING 12.5 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED 152.5 FEET EAST OF THE EAST LINE OF THE LAKE SHORE DRIVE (FIELD BOULEVARD) VIADUCT AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED, A DISTANCE OF 140 FEET TO THE SOUTHERLY PROPERTY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY;

B. A PERPETUAL EASEMENT FOR SANITARY AND STORM SEWERS, WATER MAINS, ELECTRIC POWER LINES AND TELEPHONE LINES ON AND ACROSS THE PREMISES DESCRIBED AS FOLLOWS:

- (1) A TRACT OF LAND BEING A PART OF PARCELS "C" AND "D" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA" AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET SOUTH OF THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 6 FEET WEST OF THE EAST LINE OF PARCEL "C"; THENCE NORTH PARALLEL WITH AND 6 FEET WEST OF SAID EAST LINE A DISTANCE OF 232 FEET; THENCE WEST AT A RIGHT ANGLE 62 FEET; THENCE SOUTH AT A RIGHT ANGLE 132 FEET; THENCE WEST AT A RIGHT ANGLE 6 FEET TO THE EAST LINE OF PARCEL "B"; THENCE SOUTH ALONG SAID EAST LINE OF PARCEL "B" A DISTANCE OF 75 FEET TO THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED; THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 207 FEET; THENCE SOUTH AT A RIGHT ANGLE 25 FEET; THENCE EAST ALONG A LINE PARALLEL WITH AND 25 FEET SOUTH OF SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING;

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(2) A TRACT OF LAND OF VARYING WIDTHS BEING A PART OF PARCELS "A" AND "B" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA" AFORESAID IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID PARCEL "A"; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 16 FEET; THENCE WEST AT A RIGHT ANGLE 35 FEET 8 INCHES; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 9 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 69 FEET; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 8 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 96 FEET 8 INCHES; THENCE NORTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 6 FEET; THENCE SOUTH AT A RIGHT ANGLE 25 FEET; THENCE WEST AT A RIGHT ANGLE 90 FEET 9 INCHES; THENCE NORTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 43 FEET 1 INCHES TO THE EAST LINE OF PARCEL "B"; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 111 FEET; THENCE WEST AT A RIGHT ANGLE 20 FEET; THENCE SOUTH AT A RIGHT ANGLE 117 FEET; THENCE WEST AT A RIGHT ANGLE 95 FEET; THENCE SOUTH AT A RIGHT ANGLE 10 FEET; THENCE EAST AT A RIGHT ANGLE 25 FEET; THENCE SOUTH AT A RIGHT ANGLE 53 FEET; THENCE EAST AT A RIGHT ANGLE 20 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE NORTH ALONG SAID EAST LINE 25 FEET TO THE NORTH LINE OF PARCEL "B"; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 303 FEET 4 INCHES TO THE POINT OF BEGINNING;

(3) A STRIP OF LAND BEING A PART OF PARCELS "C" AND "C-1" AS SHOWN ON AND DESCRIBED IN THE PLAT OF "LAKE FRONT PLAZA" AFORESAID, 4 FEET OF EVEN WIDTH BEING 2 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 82 FEET WEST OF THE EAST LINE OF PARCEL "C" AS MEASURED ALONG THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 25 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTH, PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 88 FEET MORE OR LESS TO THE NORTH BANK OF AN EXISTING SLIP; THENCE 20 FEET OF EVEN WIDTH, BEING 14 FEET ON EACH SIDE OF CENTER LINE, A DISTANCE OF 13 FEET; ALSO A STRIP OF LAND BEING A PART OF SAID PARCELS "C" AND "C-1", 6 FEET OF EVEN WIDTH BEING 3 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 109 FEET WEST OF SAID EAST LINE OF PARCEL "C" AS MEASURED ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 25 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 88 FEET, MORE OR LESS TO THE NORTH BANK OF AN EXISTING SLIP; THENCE 20 FEET OF EVEN WIDTH, BEING 10 FEET ON EACH SIDE OF SAID CENTER LINE A DISTANCE OF 10 FEET.

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PARCEL 3:

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EASEMENTS FOR THE BENEFIT OF PARCEL 2 AFORESAID CREATED BY ARTICLE III, SECTION 3.1 OF THE SUPPLEMENTAL DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 DATED DECEMBER 15, 1964 AND RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,545 AS FOLLOWS:

- 638014
- (1) A PERPETUAL RIGHT IN, OVER AND UPON THE EXCEPTED AND RESERVED PROPERTY AND THE EASEMENT PROPERTY, AND THE PROPERTY ADJACENT THERETO, FOR REASONABLE ACCESS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, RECONSTRUCTION, RELOCATION, RENEWAL, ALTERATIONS, REMOVAL AND INSPECTION OF THE SUPPORTS OF THE IMPROVEMENT, AND OF THE PIPES AND EQUIPMENT FOR AIR CONDITIONING, CONNECTIONS WITH VIADUCTS, WATER MAIN, SEWERS, HEATING, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY LINES, GROUND LEVEL ACCESS ROAD, OR OTHER FACILITIES, WHICH AT ANY TIME MAY BE SITUATED WITHIN THE AIR RIGHT PROPERTY, THE EXCEPTED AND RESERVED PROPERTY, OR THE EASEMENT PROPERTY OR WHICH MAY BE OTHERWISE UNDER THE RESPONSIBILITY OF GRANTEE, AND GENERALLY FOR THE PURPOSE OF FULFILLING ITS OBLIGATIONS AND EXERCISING ITS RIGHTS UNDER SAID DEED, TOGETHER WITH A PERPETUAL RIGHT OF UNDERLYING AND LATERAL SUPPORT, EITHER NATURAL OR STRUCTURAL, FOR THE SUPPORTS OF THE IMPROVEMENT TO THE EXTENT REQUIRED FOR THE STRUCTURAL SAFETY THEREOF.
 - (2) PERPETUAL EASEMENTS TO INSTALL, AND TO MAINTAIN SO FAR AS REQUIRED BY LAW OR THE PROVISIONS OF SAID DEED, THE NECESSARY EXPANSION JOINTS, SEWERS, GUTTERS, DOWNSPOUTS, PIPES, EQUIPMENT AND WATERPROOFING TO PROVIDE A SURFACE DRAINAGE FOR THE IMPROVEMENT TO STORM SEWERS CONSTRUCTED WITHIN EASEMENTS PROVIDED FOR IN SAID DEED.
 - (3) A PERPETUAL EASEMENT TO USE SUCH PARTS OF THE EXCEPTED AND RESERVED PROPERTY, THE EASEMENT PROPERTY AND OTHER PROPERTY OF THE GRANTOR IN WHICH SUPPORTS FOR THE PURPOSE OF SUPPORT OF THE BUILDING ARE LOCATED. THE LOCATION OF SUCH SUPPORTS IS DESCRIBED IN LOTS NO. 1 THROUGH 133 OF THE PLAT OF SURVEY AND THE FACE OF THE PLAT OF SURVEY, WHICH PLAT OF SURVEY WAS RECORDED DECEMBER 10, 1964 AS DOCUMENT 19,330,409.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID CREATED BY GRANTS FROM ILLINOIS CENTRAL RAILROAD COMPANY DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 18,467,559 AND DATED DECEMBER 17, 1964 AND RECORDED DECEMBER 23, 1964 AS DOCUMENT 19,341,547 FOR REASONABLE ACCESS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION, RELOCATION, RENEWAL, ALTERATION, REMOVAL AND INSPECTION OF THE SUPPORTS OF THE VIADUCTS AS DESCRIBED IN SAID INSTRUMENT, IN, OVER AND UPON THE EXCEPTED AND RESERVED PROPERTY AND THE PROPERTY ADJACENT THERETO.

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