SPECIAL WARRANTY DEED
(Corporation to Individual)

86609307

NO. 803
September 1985

GEORGE E. COLE®
LEGAL FORMS

REVENUE STAMP 700.00

**This Indenture**, made this _____ day of December, 19 86,

between THE CAPITOL LIFE INSURANCE COMPANY

a corporation created and existing under and by virtue of the laws of the State of Colorado

~~and duly authorized to transact business in the State of~~ _____, party of the first part,

and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as trustee under Trust Agreement dated October 31, 1985 and known as Trust No. 65893, 33 N. LaSalle St., Chicago, Illinois 60693 (NAME AND ADDRESS OF GRANTEE)

party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and no/100 ($10.00) ---------- Dollars,

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

The real estate described on Exhibit A attached hereto and by this reference made a part hereof.

Address: 17920 S. Halsted St, Homewood Ill.
P.I.N.: 29-32-401-007; 29-32-401-012; 29-32-401-015; 29-32-200-009
NO

153375

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC.1-'86 DEPT. OF REVENUE 700.00

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, its heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

THE CAPITOL LIFE INSURANCE COMPANY

By _____ President

Attest: _____ Secretary

This instrument was prepared by Laura Gerard Hassan, Rudnick & Wolfe, 30 N. LaSalle Street, Chicago, IL 60602 (NAME AND ADDRESS)

Box 97

T0010403

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, JOY O'SULLIVAN, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sanford J. Merkin personally known to me to be the _____ President of the corporation, and Bernard J. Spaulding personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of December, 1986.

Joy O'Sullivan
Notary Public

Commission expires NOVEMBER 6, 1989

86609307

Box _____

SPECIAL WARRANTY DEED
Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

Doc. 9473C - 08/17/84

EXHIBIT A

LAND

PARCEL 1:

That part of the East 1/2 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian described as beginning at the Southerly most corner of Lot 1 in the Village of Homewood Subdivision, a subdivision of part of the South West 1/4 and part of the South East 1/4 of said Section 32, recorded September 28, 1966 as Document Number 19955444; thence Northeasterly along the Southerly most line of said Lot 1 and along said line extended Northeasterly, a distance of 318.97 feet to the Westerly right of way line of Halsted Street (said right of way being 33.0 feet Westerly of as measured perpendicular to the East line of Section 32, aforesaid); thence Northerly along the Westerly right of way line of Halsted Street, a distance of 1331.53 feet; thence Westerly at right angles with said Westerly right of way line of Halsted Street, a distance of 500.77 feet; thence Southwesterly along a line ~~making a line~~ making an angle of 36 degrees 35 minutes to the left with the prolongation of the last described course, a distance of 68.81 feet; thence Southwesterly along a line making an angle of 38 degrees 49 minutes 20 seconds to the left with the prolongation of the last described course, a distance of 298.47 feet; thence Southwesterly along a line making an angle of 38 degrees 07 minutes 40 seconds to the right with the prolongation of the last described course, a distance of 216.14 feet; thence Southerly parallel with the Westerly right of way line of Halsted Street, aforesaid, a distance of 386.83 feet to a point in the line between Lots 1 and 3 in the Village of Homewood Subdivision, aforesaid; thence Southeasterly along said line, a distance of 240.80 feet to a point 25.0 feet West of the North West corner of Lot 2 in said Village of Homewood Subdivision, as measured along the Westerly extension of the North Line of said Lot 2; thence Easterly along said Westerly extension and along the North Line of said Lot 2, a distance of 350.00 feet to the North East corner of said Lot 2; thence Southerly along the East line of said Lot 2, a distance of 386.40 feet to the point of beginning in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Lot 1 in the Village of Homewood Subdivision aforesaid, as created by Grant from Village of Homewood, a municipal corporation of Illinois to Chicago Thoroughbred Enterprises, Inc., a Delaware corporation, dated August 12, 1966 and recorded September 29, 1966 as Document Number 19956437 for ingress and egress over and across a certain roadway 50 feet in width across Lots 2 and 3 in Village of Homewood Subdivision aforesaid and marked "Roadway Easement" on the plat of said subdivision recorded as Document No. 19955444 in Cook County, Illinois.

AND

Grantor hereby assigns to Grantee all of Grantor's right, title and interest in and to that certain Ground Lease, dated July 25, 1972, as amended, between Illinois State Bank, Trust No. 161, as Lessor, and LaSalle National Bank, Trust No. 39122, as Lessee, covering the Land, such assignment effective as of December 15, 1986 and by acceptance of title to the Land, Grantee hereby accepts the foregoing assignment effective as of December 15, 1986.

and all of Grantor's right, title and interest in and to that certain Collateral Assignment of Leases and Rents, dated November 15, 1985 and recorded December 10, 1985 as Doc# 85317939

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Subject to:

1. General real estate taxes for 1986.

2. Building and zoning laws and ordinances.

3. Acts of the Grantee and any tenants or other parties in possession of the foregoing Real Estate, including but not limited to any mechanic lien claims.

4. Rights of way of drainage, tiles, ditches, laterals and feeders.

5. Any and all matters and exceptions disclosed in Chicago Title Insurance Company, Commitment No. 70-12-062, dated August 22, 1985.

6. WRAP-AROUND PURCHASE PRICE MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 15, 1985 AND RECORDED DECEMBER 6, 1985 AS DOCUMENT NUMBER 85313614, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 31, 1985 AND KNOWN AS TRUST NUMBER 65893, TO WASHINGTON PARK CENTER CO., LTD., AN ILLINOIS JOINT VENTURE, TO SECURE AN INDEBTEDNESS OF $4,575,000.00.

7. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE AGREEMENT DATED OCTOBER 3, 1973 AND RECORDED JANUARY 21, 1974 AS DOCUMENT 22600318, MADE BY AND BETWEEN ILLINOIS STATE BANK, AS TRUSTEE, UNDER TRUST NUMBER 161, LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, AND JEWEL COMPANY'S INC., A CORPORATION OF NEW YORK, RELATING TO THE TERMS AND EXECUTION OF THE SUBLEASE RECORDED NOVEMBER 13, 1973 AS DOCUMENT NUMBER 22543289.

8. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE AGREEMENT MADE BY AND BETWEEN ILLINOIS STATE BANK, AS TRUSTEE, UNDER TRUST NUMBER 161 AND LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 AND F. W. WOOLWORTH COMPANY, A NEW YORK CORPORATION, RELATING TO THE TERMS AND EXECUTION OF THE SUBLEASE RECORDED APRIL 30, 1973 AS DOCUMENT NUMBER 22305691 AND MODIFIED BY DOCUMENT DATED NOVEMBER 1, 1972 AND RECORDED APRIL 30, 1973 AS NUMBER 22305684 AND FURTHER MODIFIED BY DOCUMENT DATED MARCH 24, 1975 AND RECORDED JUNE 25, 1975 AS DOCUMENT NUMBER 23127412.

9. MORTGAGE DATED AUGUST 15, 1974 AND RECORDED SEPTEMBER 17, 1974 AS DOCUMENT NUMBER 22849857, MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 AND ILLINOIS STATE BANK, AS TRUSTEE, UNDER TRUST NUMBER 161, FEE OWNER, TO H.F. PHILIPSBORN AND COMPANY, TO SECURE AN INDEBTEDNESS OF $3,750,000.00, AND MODIFIED BY DOCUMENT NUMBER 23021762.

ASSIGNMENT OF AFORESAID MORTGAGE TO PENN MUTUAL LIFE INSURANCE COMPANY RECORDED AS DOCUMENT NUMBER 23021764.

10. ASSIGNMENT OF RENTS DATED AUGUST 15, 1974 AND RECORDED SEPTEMBER 17, 1974 AS DOCUMENT NUMBER 22849858 AND RE-RECORDED AS DOCUMENT NUMBERS 22858496 AND 22876707, MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 AND ILLINOIS STATE BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 161, TO H.F. PHILIPSBORN AND COMPANY.

ASSIGNMENT OF ASSIGNMENT OF RENTS TO PENN MUTUAL LIFE INSURANCE COMPANY RECORDED AS DOCUMENT NUMBER 23021765.

11. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE LAND AS CONTAINED IN DOCUMENTS RECORDED AS NOS. 22703488 AND 22703489.

12. GRANT OF NON-EXCLUSIVE EASEMENTS FROM ILLINOIS STATE BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 161 AND LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 TO THE COMMONWEALTH EDISON COMPANY, RECORDED AS DOCUMENT NUMBERS 23009671, 22840118 AND 23009664, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND WITH ELECTRICAL SERVICE.

13. GRANT OF EASEMENT MADE BY ILLINOIS STATE BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 161 AND LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, TO COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 22907791. (AFFECTS THE LAND)

14. GRANT OF A 15 FOOT NON-EXCLUSIVE EASEMENT RECORDED NOVEMBER 26, 1974 AS DOCUMENT NUMBER 22917298, MADE BY ILLINOIS STATE BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 161 TO NORTHERN ILLINOIS GAS COMPANY, TO SERVE THE LAND AND OTHER PROPERTY WITH GAS FACILITIES. (AFFECTS THE LAND)

15. LEASE AS DISCLOSED BY A MEMORANDUM RECORDED DECEMBER 1, 1982 AS DOCUMENT NUMBER 26426854, MADE BY WASHINGTON PARK CENTER COMPANY, LTD. AND LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 TO CROWN BOOKS WEST CORPORATION, A DELAWARE CORPORATION, DEMISING THE LAND FOR AN UNDISCLOSED TERM, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.

16. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE WEST 10 FEET OF THE NORTH 68 FEET OF THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NO. 26991407.

17. LEASE AS DISCLOSED BY MEMORANDUM THEREOF RECORDED MARCH 26, 1984 AS DOCUMENT NUMBER 27018979, MADE BY WASHINGTON PARK CENTER COMPANY, LTD. AND LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, TO TRAK AUTO EAST CORPORATION, A DELAWARE CORPORATION, DEMISING THE LAND FOR AN UNDISCLOSED TERM AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.

18. MECHANIC LIEN CLAIM RECORDED AS DOCUMENT NO. 27328462 IN FAVOR OF SERVICE DRYWALL INC. AND AGAINST LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 AND OTHERS FOR THE SUM OF $2,348.00.

19. SUB-LEASE MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, TO F.W. WOOLWORTH CO., A CORPORATION OF NEW YORK, DATED NOVEMBER 1, 1972 AND RECORDED APRIL 30, 1973 AS DOCUMENT NUMBER 22305691, DEMISING PART OF PARCEL 1 FOR A TERM OF YEARS BEGINNING ON THE DATE OF DELIVERY OF THE DEMISED PREMISES AS IN SAID AGREEMENT PROVIDED AND ENDING JANUARY 31, 1994, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER BY SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID SUB-LESSEE.

NOTE: AGREEMENT RECORDED AS DOCUMENT NUMBER 22305684 STATING THAT THE OWNER OF THE FEE AGREES TO SUB-LEASE NOTED ABOVE.

(AFFECTS PART OF THE LAND)

20. SUB-LEASE MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, TO JEWEL COMPANIES, INC., A CORPORATION OF NEW YORK, DATED OCTOBER 3, 1973 AND RECORDED NOVEMBER 13, 1973 AS DOCUMENT NUMBER 22543289 AND AMENDED BY DOCUMENT RECORDED JULY 10, 1974 AS NUMBER 22778661, DEMISING PART OF PARCEL 1 FOR A TERM OF YEARS BEGINNING ON DECEMBER 1, 1974 AND ENDING NOVEMBER 30, 1994 AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER BY SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID SUB-LESSEE.

NOTE: AGREEMENT RECORDED AS DOCUMENT NUMBER 22600318 STATING THAT THE OWNER OF THE FEE AGREES TO SUB-LEASE NOTED ABOVE.

21. ASSIGNMENT OF AN ASSIGNMENT OF LEASE DATED FEBRUARY 20, 1975 AND RECORDED MARCH 14, 1975 AS DOCUMENT 23021766. BY H.F. PHILIPSBORN AND COMPANY, TO THE PENN MUTUAL LIFE INSURANCE COMPANY, PHILADELPHIA, PENNSYLVANIA, OF PHILIPSBORN'S RIGHT, TITLE AND INTEREST IN THE SUB-LEASE DATED OCTOBER 3, 1973 BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, AS LESSOR AND JEWEL COMPANIES, INC., A NEW YORK CORPORATION, AS LESSEE, SAID SUB-LEASE RECORDED AS DOCUMENT NUMBER 22543289 AND NOTED ABOVE.

NOTE: ASSIGNMENT OF SAID SUB-LEASE TO JEWEL COMPANIES IN FAVOR OF H.F. PHILIPSBORN AND COMPANY, A CORPORATION OF ILLINOIS, WAS RECORDED SEPTEMBER 17, 1974 AS DOCUMENT NUMBER 22849859.

(AFFECTS THE LAND)

22. EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES NEEDED IN CONNECTION WITH RACETRACK OPERATION ON THE PROPERTY NORTH AND ADJOINING OVER AISLES AND DRIVEWAYS OF THE SHOPPING CENTER ON THE LAND AS CREATED IN THE AGREEMENT DATED OCTOBER 3, 1973 AND RECORDED JANUARY 21, 1974 AS DOCUMENT NUMBER 22800318 BETWEEN ILLINOIS STATE BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 161, LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 AND JEWEL COMPANIES, INC., A CORPORATION OF NEW YORK. (AFFECTS THE LAND)

23. EASEMENT OVER THAT PART OF THE LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF RIDGE ROAD, 566 FEET SOUTHWESTERLY (MEASURED ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD) OF THE EAST LINE OF SECTION 32 AFORESAID; THENCE NORTHWESTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 200 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING AND RENEWING, REPLACING AND REMOVING A GAS MAIN AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH ACCESS THERETO FOR SAID PURPOSES, AS CREATED BY THE GRANT FROM THE VILLAGE OF HOMEWOOD TO NORTHERN ILLINOIS GAS COMPANY DATED SEPTEMBER 12, 1963 AND RECORDED OCTOBER 3, 1963 AS DOCUMENT NUMBER 18931071. (AFFECTS PARCEL 2)

24. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.

25. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2.

26. ASSIGNMENT OF LEASE DATED FEBRUARY 20, 1975 AND RECORDED MARCH 14, 1975 AS DOCUMENT NUMBER 23021767, BY LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122, AS SUB-LESSOR TO THE PENN MUTUAL LIFE INSURANCE COMPANY, OF ITS INTEREST IN A LEASE DATED NOVEMBER 1, 1972 TO F.W. WOOLWORTH COMPANY, A CORPORATION OF NEW YORK. SAID LEASE IS ADDITIONAL SECURITY FOR MORTGAGE ASSIGNED TO THE PENN MUTUAL LIFE INSURANCE COMPANY BY DOCUMENT NUMBER 23021764 AND NOTED ABOVE. (AFFECTS THE LAND)

27. NOTE: BY INSTRUMENT EXECUTED BY AND BETWEEN ABSHALOM MIZRAHI, MICHAEL J. SULLIVAN, JR. AND MICHAEL DOODY, DOING BUSINESS AS MILEX AUTO TUNE-UP CENTER OF WASHINGTON PARK PLAZA AND A. F. PHILIPSBORN AND COMPANY, A CORPORATION OF ILLINOIS, RECORDED JANUARY 24, 1975 AS DOCUMENT NUMBER 22974342 AND RE-RECORDED FEBRUARY 20, 1975 AS DOCUMENT NUMBER 23002633, AN UNRECORDED LEASE MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 TO MILEX AUTO TUNE-UP CENTER DEMISING PART OF THE LAND KNOWN AS "STORE NO. D-1" FOR A TERM AND NOTED HEREIN, WAS PURPORTEDLY SUBORDINATED TO THE MORTGAGE RECORDED AS DOCUMENT NUMBER 22849857 AND NOTED ABOVE. (AFFECTS THE LAND)

28 NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JANUARY 24, 1975 AS DOCUMENT NUMBER 22974343 MADE BY AND BETWEEN H. F. PHILIPSBORN AND COMPANY AND ABSHALOM MIZRAHI, MICHAEL J. SULLIVAN, JR. AND MICHAEL DOODY, DOING BUSINESS AS MILEX AUTO TUNE-UP CENTER OF WASHINGTON PARK PLAZA. (AFFECTS THE LAND)

29 EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NO. 23791695.

30 SUBLEASE DATED FEBRUARY 10, 1982 AND RECORDED MARCH 2, 1982 AS DOCUMENT NUMBER 26158884 MADE BY AND BETWEEN F. W. WOOLWORTH COMPANY AND THE MAY DEPARTMENT STORES COMPANY FOR A TERM OF YEARS TO COMMENCE ON THE DATE OF DELIVERY OF DEMISED PREMISES AND ENDING JANUARY 30, 1999. (AFFECTS THE LAND)

31 NON-DISTURBANCE AGREEMENT BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 39122 AND THE MAY DEPARTMENT STORES RECORDED AS DOCUMENT NUMBER 26158883. (AFFECTS THE LAND)

32 TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO SAID LAND IS HELD.

33 MECHANIC LIEN CLAIM RECORDED AS DOCUMENT NO. 27413928 IN FAVOR OF PORTAGE GLASS AND MIRROR CORPORATION AND AGAINST STANDARD COMPANIES, INC./ STANDARD GROUP INC. AND THE CAPITOL LIFE INSURANCE COMPANY FOR THE SUM OF $3,108.00.

34 EXISTING UNRECORDED LEASES AND ALL RIGHT THEREUNDER OF THE LESSEES AND OF ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEES.

35 COLLATERAL ASSIGNMENT OF VARIOUS SUBLEASES TO THE PENN MUTUAL LIFE INSURANCE COMPANY, A PENNSYLVANIA CORPORATION, BY INSTRUMENTS RECORDED MARCH 14, 1975 AS DOCUMENT NUMBERS 23021768 THROUGH 23021785, BOTH INCLUSIVE.

36 RIGHTS TO SANITARY SEWER, STORM SEWER AND WATER MAIN FACILITIES IN FAVOR OF THE VILLAGE OF HOMEWOOD, IF ANY.

37. COLLATERAL ASSIGNMENT OF LEASES AND RENTS DATED NOVEMBER 15, 1985 AND RECORDED DECEMBER 10, 1985 AS DOCUMENT NUMBER 85317939, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 65893 AND WASHINGTON PARK ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP ATO THE CAPITOL LIFE INSURANCE COMPANY, A COLORADO CORPORATION.

38. (1) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

(2) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

(3) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.

(4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

(5) TAXES, OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING BY THE PUBLIC RECORDS.

38. LEASE MADE BY ILLINOIS STATE BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 31, 1963 AND KNOWN AS TRUST NUMBER 161 TO LA SALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 10, 1972 AND KNOWN AS TRUST NUMBER 39122 AND RECORDED DECEMBER 11, 1972 AS DOCUMENT NUMBER 22153825 AND AMENDED BY DOCUMENT NUMBER 22805045 RECORDED AUGUST 4, 1974 AND BY DOCUMENT NUMBER 22937435 RECORDED DECEMBER 16, 1975 AND BY DOCUMENT NUMBER 23082415 RECORDED MAY 15, 1975 AND UNRECORDED AMENDMENTS DISCLOSED BY DOCUMENT NUMBER 23082415, SAID LEASE DATED JULY 25, 1972 DEMISING THE LAND FOR A TERM OF 55 YEARS COMMENCING AS OF THE COMMENCEMENT DATE, AS DEFINED IN THE LEASE AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER BY SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEE.

NOTE: SAID LEASE ASSIGNED TO MADISON SQUARE GARDEN CORPORATION BY DOCUMENT 24264138 RECORDED DECEMBER 29, 1977 AND ASSIGNED TO GULF AND WESTERN REALTY ENTERPRISES, INC. BY DOCUMENT NUMBER 24264141 RECORDED DECEMBER 29, 1977 AND ASSIGNED TO GULF AND WESTERN REALTY CORPORATION BY DOCUMENT 24264144 RECORDED DECEMBER 29, 1977 AND ASSIGNED TO GULF AND WESTERN INDUSTRIES, INC. BY DOCUMENT 24264140 RECORDED DECEMBER 29, 1977 AND ASSIGNED TO PROVIDENCE CAPITOL CORPORATION BY DOCUMENT 24264151 RECORDED DECEMBER 29, 1977 AND ASSIGNED TO CAPITOL LIFE INSURANCE COMPANY BY DOCUMENT 24264153 RECORDED DECEMBER 29, 1977. NOTE: SAID LEASE ASSIGNED TO PHILVEN CORPORATION BY DOCUMENT 24799079 AND ASSIGNED TO PROVIDENCE WASHINGTON HOLDING COMPANY BY DOCUMENT 24799082.



DEPT-01 RECORDING $17.00
T#3333 TRAN 1511 12/19/86 12:00:00
#1735 # A *-86-609307
COOK COUNTY RECORDER

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