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THIS INDENTURE, Made this 13th day of January 1986 between
LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the
provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust
agreement dated 29th day of June 1981, and known as Trust

Number 104102, party of the first part, and LaSalle National Bank, a national banking
association, Chicago, Illinois, as Trustee U/T/A dated the 1st day of March, 1985
a/k/a Trust No. 109495 party of the second part.

(Address of Grantee(s): Real Estate Trust Department
135 South LaSalle Street, Chicago, IL 60690

WITNESSETH, that said party of the first part, in consideration of the sum of One
Dollars, (\$1.00) and other good and valuable

considerations in hand paid, does hereby grant, sell and convey unto said party of the second
part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Exhibit A hereto which is made a
part hereof.

This conveyance is made pursuant to direction and with authority to
convey directly to the trust grantee named herein. The powers and
authority conferred upon said trust grantee are recited and incorporated
herein by reference.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and
to the proper use, benefit and behoof of said party of the second part forever.

Exempt under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act.

1-13-86 Date Buyer, Seller or Representative

REAL ESTATE ID 17-09-408-006 17-09-409-001, 002, 003 Address: Northeast
corner of Clark Street
and the Chicago River

This Deed is executed pursuant to and in the exercise of the power and authority granted to and
vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance
of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed
or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof
given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 Assistant Vice President and
attested by its Assistant Secretary, the day and year first above written.

ATTEST:

LaSalle National Bank

as Truſtee as aforesaid.

By Assistant Vice President

Assistant Secretary

<p>RETURN TO: This instrument was prepared by: Lisa Green, Esq., c/o Rudnick & Wolfe 30 North LaSalle Street, Chicago, IL</p>	<p>La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690</p>
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MAIL TO: Box 77
Attn: eJim C.

STI 85-03000

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STATE OF ILLINOIS
COUNTY OF COOK

ss:

I, E. M. Cozzi a Notary Public in and for said County.

in the State aforesaid, DO HEREBY CERTIFY that JOSEPH W. LANG

Assistant Vice President of LA SALLE NATIONAL BANK, and JAMES A. O'Neil

Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of JANUARY A. D. 1986

E. M. Cozzi
NOTARY PUBLIC

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or ways and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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Box No.
TRUSTEE'S DEED
Address of Property
Northeast corner of Clark Street
and the Chicago River

LaSalle National Bank
TRUSTEE
TO
LaSalle National Bank as Trustee
U/T/A dated March 1, 1985 A/K/A
Trust No. 109495

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690
8028 A AP (6 74)

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EXHIBIT A

1.47 foot wide parcel

That part of Block 2 in Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian and at above the horizontal plane of +50.00 feet above Chicago City Datum bounded and described as follows: Commencing at a point in the East line of North Clark street (also being the West line of Lots 4 and 5 in said Block 2) and 300.43 feet north of the North line of the Chicago River as occupied; thence East at right angles to said North Clark street a distance of 134.63 feet to the point of beginning; thence continuing East along the last described line a distance of 1.47 feet; thence South along a line 136.10 feet East of and parallel with the East line of said North Clark street, a distance of 305.16 feet to the North line of said Chicago River; thence West along the North line of said Chicago River a distance of 1.47 feet; thence North parallel with said North Clark street a distance of 305.11 feet to the point of beginning.

Property of Cook County Clerk's Office

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FIRST MODIFICATION AGREEMENT

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WHEREAS, THE TORONTO-DOMINION BANK, one of the chartered banks of Canada, through its Atlanta Agency (hereinafter referred to as "Lender") is the current owner and holder of the following described instruments:

1. Construction Mortgage ("Mortgage") made as of May 14, 1985 by LaSalle National Bank, as Trustee under Trust Agreement dated March 1, 1985, and known as Trust No. 109495 ("Trustee") and Oxford Properties, Inc. ("Borrower") (Borrower and Trustee are sometimes hereinafter collectively referred to as "Mortgagor") to Lender ("Mortgagee") made to secure a First Secured Promissory Note in the original principal amount of Five Million Dollars (\$5,000,000) and a Second Secured Promissory Note in the original principal amount of One Hundred Thirty Five Million Dollars (\$135,000,000) (collectively, the "Note"), which Mortgage was recorded on May 15, 1985, in the office of the Recorder of Deeds of Cook County ("Recorder's Office") as Document No. 85021024;
2. Collateral Assignment of Leases and Rents ("Assignment") made as of May 14, 1985, by Trustee and Borrower to Lender to further secure the Note, which was recorded on May 15, 1985, in the Recorder's Office as Document No. 85021023;

WHEREAS, by Trustee's Deed dated of even date herewith, LaSalle National Bank as Trustee under that certain Trust Agreement dated June 29, 1981, and known as Trust No. 104102 ("Trust 104102") transferred to Trustee the property described on Exhibit A hereto (the "Property");

WHEREAS, by Trustee's Deed dated of even date herewith Trustee transferred to Trust 104102 the property described on Exhibit B hereto;

WHEREAS, Trustee has further entered into that certain Easement and Operating Agreement ("Operating Agreement") dated of even date herewith by and among Trustee, Borrower, LaSalle National Bank, as Trustee under Trust Agreement dated September 20, 1985, and known as Trust No. 110339 ("Hotel Trustee") and the JDC-Tishman Chicago Hotel Company, an Illinois general partnership ("Hotel Beneficiary") pursuant to which Operating Agreement Trustee and Borrower are granted certain easements more particularly described therein; and

Prepared By, Record and Return to:

Lisa Green, Esq.
Rudnick & Wolfe
30 North LaSalle
Suite 2900
Chicago, Illinois 60602

Real Estate Tax Numbers:

- 17-09-408-008
- 17-08-409-001 *M*
- 17-08-409-002
- 17-08-409-003

Address: Northeast corner of Clark Street and the Chicago River

MAIL TO: Box 77
Attn: Jim C.

STI 88-03604

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