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MEMORANDUM OF GROUND LEASE

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THIS MEMORANDUM OF GROUND LEASE, made as of May 28, 1986, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER LAND TRUST DATED MAY 5, 1986 AND KNOWN AS TRUST NO. 67306, an Illinois land trust having its office and place of business at 33 North LaSalle Street, Chicago, Illinois 60690, as lessor (herein called "Lessor"), and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER LAND TRUST DATED JULY 19, 1984 AND KNOWN AS TRUST NO. 61717, an Illinois land trust, having an office and place of business at 33 North LaSalle Street, Chicago, Illinois 60690, as lessee (herein called "Lessee").

WHEREAS, Lessor is the owner of certain improved real property (the "Land") located in Cook County, Illinois, which Land is described on Exhibit "A", attached hereto and by this reference incorporated herein and made a part hereof; and

WHEREAS, Lessee is the owner of the improvements located on the Land and has leased the Land from Lessor and Lessor has agreed to lease the Land to Lessee on the terms and conditions set forth in the Ground Lease for the term described herein and at the rental and upon the other terms, covenants, restrictions and conditions set forth in that certain unrecorded net Ground Lease dated of even date herewith between the Lessee and the Lessor (the "Ground Lease"); and

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants set forth in the Ground Lease and for other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Lessor and Lessee, intending to be legally bound, have agreed as follows:

1. Grant. For and in consideration of the Rent (as defined in the Ground Lease) and the mutual covenants and agreements contained therein, Lessor grants and leases to Lessee, and

This instrument prepared by and  
when recorded please return to:

John L. Tuohy  
Chapman and Cutler  
111 West Monroe Street  
Chicago, Illinois 60603

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Lessee takes and leases from Lessor, the Land, on the terms and conditions set forth in the Ground Lease. The interest in the Land granted by Lessor to Lessee by the Ground Lease is an estate for years under Illinois law.

2. Term. To have and to hold the Property (as defined in the Ground Lease) throughout the term (the "Term") commencing May 28, 1986 and continuing until the earlier to occur of (i) 11:59 p.m. Chicago, Illinois time on May 28, 2036 or (ii) the sale, exchange, transfer, or other disposition by Lessee of its interest in the Improvements (as defined in the Ground Lease) and the Leasehold (as defined in the Ground Lease), unless sooner terminated in accordance with the provisions of the Ground Lease.

3. Put. Upon those certain terms and conditions set forth in the Ground Lease, Lessor shall have the right and option to require Lessee to purchase the Land from Lessor (the "Put") at a price equal to the Lease Termination Fee (as defined in the Ground Lease).

4. Notice to Lessor. Each notice to Lessor shall be addressed as follows:

33 North LaSalle Street  
Chicago, Illinois 60690  
Attention: Land Trust Department

With a copy to:

Suite 680  
9040 Roswell Road  
Atlanta, Georgia 30338  
Attention: Investment Manager

And with a copy to:

Chapman and Cutler  
111 West Monroe Street  
Chicago, Illinois 60603  
Attention: John L. Tuohy, Esq.

5. Notice to Lessee. Each notice to Lessee shall be addressed as follows:

33 North LaSalle Street  
Chicago, Illinois 60690  
Attention: Land Trust Department

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With a copy to:

Marquette Centre I Venture  
c/o Marquette Centre, Inc.  
Suite 3900  
200 South Wacker Drive  
Chicago, Illinois 60606  
Attention: Mr. Nicholas D. Ryan

And with a copy to:

Katten, Muchin, Zavis, Pearl,  
Greenberger & Galler  
525 West Monroe Street  
Chicago, Illinois 60606  
Attention: Melvin L. Katten, P.C.

6. Incorporation by Reference. This Memorandum of Ground Lease is executed and recorded for the purpose of giving notice of the execution and delivery of the Ground Lease. All of the terms of the Ground Lease are incorporated by reference herein, and any reference to the Ground Lease may be made by referring to the recording reference of this Memorandum of Ground Lease.

7. Trustee's Exculpation - Lessor. This Memorandum of Ground Lease is executed by American National Bank and Trust Company of Chicago, not personally but as Trustee under a Trust Agreement dated May 5, 1986, and known as Trust No. 67306 in the exercise of the power and authority conferred upon and vested in it as such Trustee (and American National Bank and Trust Company of Chicago hereby warrants that it possesses full power and authority to execute this instrument); and American National Bank and Trust Company of Chicago shall not be held liable in its individual capacity in any way by reason of this instrument. Any recourse hereunder shall be had against the trust estate only.

8. Trustee's Exculpation - Lessee. This Memorandum of Ground Lease is executed by American National Bank and Trust Company of Chicago, not personally but as Trustee under a Trust Agreement dated July 19, 1984, and known as Trust No. 61717 in the exercise of the power and authority conferred upon and vested in it as such Trustee (and American National Bank and Trust Company of Chicago hereby warrants that it possesses full power and authority to execute this instrument); and American National Bank and Trust Company of Chicago shall not be held liable in its individual capacity in any way by reason of this instrument. Any recourse hereunder shall be had against the trust estate only.

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Ground Lease under seal as of the day and year first above written.

LESSOR:

AMERICAN NATIONAL BANK AND TRUST  
COMPANY OF CHICAGO, AS TRUSTEE UNDER  
LAND TRUST DATED MAY 5, 1986  
AND KNOWN AS TRUST NO. 67306

Attest:

By [Signature]  
Its Assistant Secretary

By: [Signature]  
Its Vice President

[CORPORATE SEAL]

LESSEE:

AMERICAN NATIONAL BANK AND TRUST  
COMPANY OF CHICAGO, AS TRUSTEE UNDER  
LAND TRUST DATED JULY 19, 1984 AND  
KNOWN AS TRUST NO. 61717

Attest:

By [Signature]  
Its Assistant Secretary

By: [Signature]  
Its Vice President

[CORPORATE SEAL]

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, MARION GERRANS, a Notary Public in and for the said County in the State aforesaid, do hereby certify that SUZANNE S. BAKER and PETER JOHANSEN, personally known to me to be the same persons whose names are, respectively, as Vice President and Assistant Secretary of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said Bank, and delivered the said instrument as the free and voluntary act of said Bank and Trustee under Land Trust dated July 19, 1984 and known as Trust No. 51717, for the uses and purposes therein set forth; and the said Vice President then and there acknowledged that the Assistant Secretary, as custodian of the corporate seal of said Bank, did affix the 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, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29 day of MAY, 1986.

Marion Gerrans  
Notary Public in and for Cook County,  
Illinois

(SEAL)

My commission expires:

NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. 12/31/87  
ISSUED THRU ILL. NOTARY

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, MARION GERRANS, a Notary Public in  
and for the said County in the State aforesaid, do hereby certify  
that SUZANNE G. BAKER and  
PETER JOHANSEN, personally known to me to be the  
same persons whose names are, respectively, as Vice President and  
Assistant Secretary of AMERICAN NATIONAL BANK AND TRUST COMPANY OF  
CHICAGO subscribed to the foregoing instrument, appeared before me  
this day in person and severally acknowledged that they, being  
thereunto duly authorized, signed, sealed with the seal of said  
Bank, and delivered the said instrument as the free and voluntary  
act of said Bank as Trustee under Land Trust dated May 5, 1986 and  
known as Trust No. 67306, for the uses and purposes therein set  
forth; and the said Vice President then and there acknowledged  
that the Assistant Secretary, as custodian of the corporate seal  
of said Bank, did affix the 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, as Trustee as aforesaid, for the uses  
and purposes therein set forth.

GIVEN under my hand and notarial seal this 29 day of  
MAY, 1986.

Marion Gerrans  
Notary Public in and for Cook County,  
Illinois

(SEAL)

My commission expires:

NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. AUG. 22, 1986  
ISSUED THRU ILL. NOTARY ASSOC.

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## EXHIBIT A

### FEE PARCEL

THAT PART OF LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1970 AS DOCUMENT 21092384, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES, 17 MINUTES, 57 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 334.72 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES, 15 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 145.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES, 17 MINUTES, 57 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS WIDENED, 1128.93 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 137.0 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 57 SECONDS EAST, 159.65 FEET; THENCE SOUTH 50 DEGREES, 40 MINUTES, 22 SECONDS EAST, 149.69 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 57 SECONDS EAST, 19.37 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 227.47 FEET; TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES, 17 MINUTES, 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 853.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

#### Address of Fee and Easement Parcels:

1600-1800 Golf Road  
Rolling Meadows, Illinois 60008

#### Permanent Real Estate Tax Numbers for Fee and Easement Parcels:

08-08-403-021 - Fee Parcel  
08-08-403-022 - Easement Parcel



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## EXHIBIT A

### EASEMENT PARCEL

Easement across, through and under the following described parcel pursuant to Agreement and Declaration of Covenants and Easements made as of the 28th day of May, 1986, between American National Bank and Trust Company of Chicago, as Trustee under Trust No. 61717, American National Bank and Trust Company, as Trustee under Trust No. 62248, and Chicago Title and Trust Company, as Trustee under Trust No. 56088, recorded in Cook County, Illinois as Document No. 86214935, on May 30, 1986:

Lots 2 and 4 in 58-62 Venture Subdivision of Part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, (except the West 17.0 feet of said Lots, as measured at right angles, and except that part of Lot 4 described as follows: Beginning at the most Northerly corner of Lot 4; thence South 12 degrees 10 minutes 10 seconds West, 271.97 feet to a point being 297.66 feet Easterly of the Southwest corner of Lot 6 in said 58-62 Venture Subdivision; thence continuously South 12 degrees 10 minutes 10 seconds West a distance of 20.03 feet; thence South 64 degrees 18 minutes 39 seconds East, 123.39 feet; thence North 21 degrees 25 minutes 20 seconds East for a distance of 297.37 feet to a point in the Northeasterly line of Lot 4 in said 58-62 Venture Subdivision, said line being an arc of a circle convex Northeasterly and having a radius of 2814.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning, and except the North 112 86 feet, measured at right angles to the North line of Lot 4, of the East 214.73 feet of the West 231.73 feet, measured at right angles, of Lot 4 and except that part of Lot 4 described as follows, the West line of said Lot 4 is due North-South for the following courses: Beginning at a point in the West line of Lot 4 aforesaid, 114 feet South of the Northwest Corner thereof; thence South 87 degrees 07 minutes East a distance of 232.02 feet; thence due South a distance of 120 feet; thence North 87 degrees 07 minutes West a distance of 232.02 feet to said West line of Lot 4; thence due North on said line, a distance of 120 feet to the point of beginning, in Cook County, Illinois.

#### EXCEPTING THEREFROM:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 1970 as Document No. 21092384, described as follows: Beginning at the Southeast Corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description); thence North 89 degrees 51 minutes 05 seconds West along the South line of said

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Lots 2 and 4, 334.79 feet to an angle point in the South line of said Lot 2; thence South 88 degrees 15 minutes 10 seconds West along the South line of said Lot 2, 145.03 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet;

Thence North 89 degrees 42 minutes 03 seconds East, 137.0 feet;  
Thence South 00 degrees 17 minutes 57 seconds East, 159.65 feet;  
Thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet;  
Thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet;  
Thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet;

To a point on the East line of said Lot 4, 853.38 feet, as measured along said East line, North of the Southeast corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East along the East line of said Lot 4, 853.38 feet to the place of beginning, in Cook County, Illinois.

Cook County Clerk's Office

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