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MEMORANDUM OF SUBLEASE

THIS INSTRUMENT dated the 10th day of June, 1986, by and between PAG, INC., an Illinois corporation, having its principal office and place of business at 250 South Wacker Drive, Suite 800, Chicago, Illinois 60606 (hereinafter called "Sublessor"), and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 15, 1979, and known as Trust No. 48322, having an office at 33 North LaSalle Street, Chicago, Illinois 60690 (hereinafter called "Sublessee").

W I T N E S S E T H:

By a certain Sublease dated May 31, 1983 (hereinafter called the "Sublease") (signed in one or more counterparts) between Continental Illinois National Bank and Trust Company of Chicago, Sublessor's predecessor in interest as Sublessor, and Sublessee, as amended by First Amendment to Sublease dated October 1, 1984 and Second Amendment to Sublease dated September , 1985, of which this instrument is intended to be a memorandum for purposes of recordation only, and which this instrument does not modify, amend, supersede or otherwise affect in any way, Sublessor has subleased, rented, let and demised to Sublessee, and Sublessee has taken and hired Sublessor's undivided 60% interest in the lessee's interest ("Leasehold Estate") created by lease dated December 26, 1958 (the "Ground Lease") between the Prudential Insurance Company of America, a New Jersey corporation, as lessor, and 2000 Corporation, an Illinois corporation, as lessee, as amended, in respect to the real estate in the City of Chicago, Cook County, Illinois, legally described in Exhibit "A" attached hereto and

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Property of Cook County Clerk's Office

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made a part hereof, together with Sublessor's undivided 60% interest in all occupancy leases affecting said property.

TO HAVE AND TO HOLD the same (subject to the encumbrances, rights and interests as set forth in the Ground Lease and the Sublease as amended) unto the Sublessee, its therein permitted successors and assigns, for an initial term which commenced on May 31, 1983 and expires on November 30, 1991, unless the Sublease shall sooner terminate as therein provided, all upon the rental and subject and pursuant to the covenants, agreements, terms, provisions, conditions and limitations of the Sublease, all of which are incorporated herein by reference thereto. The term of the Sublease may, at the option of the Sublessee, pursuant to the provisions of Article I C thereof, be extended for one period of twelve months, upon the rental and subject and pursuant to the covenants, agreements, terms, provisions, conditions and limitations of the Sublease.

PAG, INC.

ATTEST:

Robert Wilney
Assistant Secretary

By:

Clifford Doolley

President

SUBLESSOR

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as trustee aforesaid

This instrument is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO shall be performed by it as trustee, aforesaid and not individually, and no provision hereof shall be enforceable against AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

ATTEST:

[Signature]
Assistant Secretary

By:

Its:

[Signature]

SUBLESSEE

Address of Property: 919 North Michigan Avenue
Chicago, Illinois

Permanent Index No.: 17-03-213-001-0000

This instrument was prepared by:

Robert M. Green
400 E. Randolph St., Suite 600
Chicago, Illinois 60601

Mail to: Ira Kipnis
400 E. Randolph #600
Chicago, Ill. 60601

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, IRA A. KIPNIS
~~Robert M. Green~~, a Notary Public in
and for the said County in the State aforesaid, DO HEREBY
CERTIFY that Philip Rootberg, personally known to
me to be the President of PAG, INC., an Illinois corporation,
and Robert Wilneff, personally known to me to
be the Secretary Secretary of said Company, both personally
known to me to be the same persons whose names are subscribed
to the above and foregoing instrument as President and Secretary
Secretary Secretary of said Company, appeared before me this day in
person and acknowledged that they signed, sealed and delivered
the said instrument as their free and voluntary act as such
President and Secretary Secretary, respectively, and as the
free and voluntary act and deed of said PAG, INC. for the uses
and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of
June, A.D. 1986.

IRA A. KIPNIS
Notary Public
My Commission Expires: July 30, 1986

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, KULA PALADANOS, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that [REDACTED], personally known to me to be the Peter [REDACTED] of American National Bank and Trust Company of Chicago, a national banking association, and [REDACTED], personally known to me to be the Assistant Secretary of said Bank, both personally known to me to be the same persons whose names are subscribed to the above and foregoing instrument as [REDACTED] and Assistant Secretary of said Bank, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such [REDACTED] and Assistant Secretary, respectively, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10th day of June, A.D. 1986.

[Signature]
Notary Public
MY COMMISSION EXPIRES JANUARY 7, 1990

My Commission Expires: _____

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EXHIBIT "A"

PARCEL ONE:

The North half of that certain tract of land described as follows:

Lots 23, to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustees Subdivision of the South fractional quarter of Section 2 Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Pin # 17-03-213-005 (Lots 23-28 and South 1/2 Lot 27)

ALSO

17-03-213-001 (Lots 28-31 and North 1/2 of Lot 27)

PARCEL TWO:

Easement for light, air and view for the benefit of Parcel One, in, over, above and across the following described area:

Commencing at a horizontal plane parallel to and 63 feet above Chicago City Datum and extending vertically upwards to the zenith beginning at a point on the South line of Parcel One, 62 feet East of the Westerly line of said Parcel One; thence South along a line parallel to and 62 feet East of the Westerly line of Lots 26 and 27 in Allmendinger's Lake Shore Drive Addition to Chicago aforesaid (said Westerly line of Lots 26 and 27 aforesaid being a continuation of the Westerly line of Parcel One extended South) a distance of 25 feet to a point in said Lot 26, thence East along a line parallel to the South line of Parcel One, a distance of 88 feet to a point in Lot 24 in said Allmendinger's Lake Shore Drive Addition to Chicago aforesaid, thence North along a line parallel to the Westerly line of Lots 26 and 27 aforesaid, a distance of 25 feet to the South line of Parcel One, thence West along the South line of Parcel One, a distance of 88 feet to the place of beginning as created by agreement between the Palmolive-Peet Company, a corporation of Delaware and the Chicago Title and Trust Company, a corporation of Illinois, as Trustee under trust agreement dated July 25, 1927 and known as trust No. 19104 dated March 31, 1928 and recorded April 30, 1928 as document 10005790 and also recorded on June 21, 1932 as document 11106014 and as continued and preserved by instrument dated December 26, 1958 and recorded December 26, 1958, as document 17413316, all in Cook County, Illinois.

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