

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

8 6 2 / 86270871

1986 JUL -1 PM 2:15

86270871

MEMORANDUM OF MANAGEMENT AGREEMENT

\$16.00

THIS MEMORANDUM OF MANAGEMENT AGREEMENT is made and entered into this 27th day of JUNE, 1986, by and among HOTEL SWISS GRAND ASSOCIATES, an Illinois limited partnership ("Owner"), and SWISSOTEL CHICAGO, INC., an Illinois corporation ("Operator").

W I T N E S S E T H:

1. Illinois Center Hotel Associates, an Illinois partnership ("ICHA"), and Swissair Nestle Hotels Ltd. (now known as Swissair Nestle "Swissotel" Ltd.), a Swiss corporation ("Swissotel") entered into a Management Agreement (the "Management Agreement"), dated November 17, 1983. Except as expressly defined herein, all initially capitalized terms herein have the same meaning herein as such terms have in the Management Agreement. By an Assignment dated June 27, 1986 ICHA assigned all of its right, title and interest in, to and under the Management Agreement to Owner. By an assignment dated June 27, 1986 Swissotel assigned all of its right, title and interest in, to and under the Management Agreement to Operator.

2. As more particularly described in the Management Agreement, Operator agreed that it or its assignee will, for a fee, manage and operate the Hotel on behalf of Owner. The Hotel is located on the Premises which is legally described in Exhibit A attached hereto and made a part hereof. Owner is the sole beneficiary of American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 14, 1984 and known as Trust No. 60312 ("Trust No. 60312"). Trust No. 60312 holds title to the Premises.

3. As more particularly described in the Management Agreement, the Initial Operating Term shall be a period commencing on the earlier of the Opening Date or the date upon which partial operations of the Hotel commence, and terminating at midnight on December 31 of the twentieth full fiscal year following the Opening Date.

4. Pursuant to Section 11.7 of the Management Agreement, Operator and Owner have the right to extend the Operating Term for three (3) successive ten (10) year periods.

70 60 120 D1

86270871

UNOFFICIAL COPY

1180338

0027001

10 11 19 10 10

PROPERTY OF COOK COUNTY CLERK'S OFFICE

0027001

THIS AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN THE BOARD OF SUPERVISORS OF COOK COUNTY, ILLINOIS, AND THE BOARD OF DIRECTORS OF THE COOK COUNTY CLERK'S OFFICE, ILLINOIS, FOR THE PURPOSES SET FORTH HEREIN.

ARTICLE I

Section 1.01. The Board of Supervisors of Cook County, Illinois, hereby authorizes the Board of Directors of the Cook County Clerk's Office, Illinois, to accept and hold in trust the property described in the attached schedule of property, to be held for the use and benefit of the Board of Supervisors of Cook County, Illinois, and to execute and deliver to the Board of Supervisors of Cook County, Illinois, a deed of conveyance of the property described in the attached schedule of property to the Board of Supervisors of Cook County, Illinois, to be held for the use and benefit of the Board of Supervisors of Cook County, Illinois.

Section 1.02. The Board of Supervisors of Cook County, Illinois, hereby authorizes the Board of Directors of the Cook County Clerk's Office, Illinois, to execute and deliver to the Board of Supervisors of Cook County, Illinois, a deed of conveyance of the property described in the attached schedule of property to the Board of Supervisors of Cook County, Illinois, to be held for the use and benefit of the Board of Supervisors of Cook County, Illinois.

Section 1.03. The Board of Supervisors of Cook County, Illinois, hereby authorizes the Board of Directors of the Cook County Clerk's Office, Illinois, to execute and deliver to the Board of Supervisors of Cook County, Illinois, a deed of conveyance of the property described in the attached schedule of property to the Board of Supervisors of Cook County, Illinois, to be held for the use and benefit of the Board of Supervisors of Cook County, Illinois.

Section 1.04. The Board of Supervisors of Cook County, Illinois, hereby authorizes the Board of Directors of the Cook County Clerk's Office, Illinois, to execute and deliver to the Board of Supervisors of Cook County, Illinois, a deed of conveyance of the property described in the attached schedule of property to the Board of Supervisors of Cook County, Illinois, to be held for the use and benefit of the Board of Supervisors of Cook County, Illinois.

0027001

0027001

UNOFFICIAL COPY

8 6 2 7 0 8 7 1

5. The Management Agreement contains numerous agreements, covenants, restrictions and other provisions, including, without limitation, provisions applicable to any transfer of the Hotel and the Premises, all of which are binding upon the Owner, Manager and their respective successors and assigns and to which the Premises and the Hotel are subject. The Management Agreement, and the terms and provisions thereof shall be deemed covenants running with the Hotel and the Premises.

6. All inquiries regarding the Management Agreement should be directed to, Hotel Swiss Grand Associates, c/o Mat Associates Incorporated, 505 North Michigan Avenue, Suite 340, Chicago, Illinois 60611 and Swissotel Chicago, Inc., c/o Fink, Weinberger, Fredman, Berman & Lowell, P.C., 551 Fifth Avenue, New York, New York 10176, Attention: Melvin Weinberg, Esq.


IN WITNESS WHEREOF, the parties have executed this Memorandum of Management Agreement as of the date and year first above written.

OWNER:

HOTEL SWISS GRAND ASSOCIATES, an Illinois limited partnership

By: MAT SWISS GRAND ASSOCIATES, an Illinois limited partnership

By: MAT ASSOCIATES INCORPORATED, an Illinois corporation

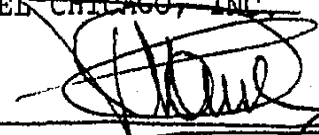
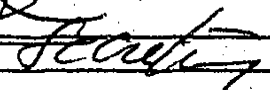
By: 
Lester Mehlman,
President

Prepared by:
Return to:

Robert Goldman
Rudwick & Wolfe
30 N. LaSalle St.
Chicago, Ill. 60602

OPERATOR:

SWISSOTEL CHICAGO, INC

By: 
Its: 

Box 416

HV

86270871

UNOFFICIAL COPY

Property of Cook County Clerk's Office

The undersigned, [Name], of the County of Cook, State of Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, State of Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, State of Illinois.

Witness my hand and seal of office this [Date] day of [Month], 19[Year].

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal of office at Chicago, Illinois, this [Date] day of [Month], 19[Year].

OWNER

[Signature]

[Signature]

[Signature]

OPERATOR

[Signature]

[Signature]

[Signature]

88531817

VH

Box 112

UNOFFICIAL COPY

8 6 2 7 0 8 7 1

EXHIBIT A

PARCEL 1

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THORD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH COLUMBUS DRIVE, 110 FEET WIDE, (AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE FIFTH DAY OF JUNE, 1972 AS DOCUMENT NO. 21925615) AT A POINT WHICH IS 768.878 FEET, MEASURED ALONG SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE, (EXTENDED SOUTH) WITH THE NORTH LINE OF EAST RANDOLPH STREET, (AS SAID EAST RANDOLPH STREET WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 11TH DAY OF DECEMBER, 1979 AS DOCUMENT NO. 25276446), AND RUNNING

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH COLUMBUS DRIVE (SAID PERPENDICULAR LINE BEING ALSO THE NORTH LINE OF THE ARCADE LEVEL PARK AS SAID ARCADE LEVEL PART IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER 1969), A DISTANCE OF 381.738 FEET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 146.625 FEET, TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE CONTINUING NORTH ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 141.107 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF EAST WACKER DRIVE AS SAID EAST WACKER DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY THE AFORESAID INSTRUMENT RECORDED AS DOCUMENT NO. 21925615;

THENCE WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE (SAID SOUTHERLY LINE BEING HERE A STRAIGHT LINE DEFLECTING 85 DEGREES, 24 MINUTES, 29 SECONDS TO THE LEFT FROM A NORTHWARD EXTENSION OF THE LAST DESCRIBED COURSE), A DISTANCE OF 12.571 FEET;

THENCE CONTINUING WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE, SAID SOUTHERLY LINE BEING HERE THE ARC OF A CIRCLE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, IS CONVEX TO THE SOUTH AND HAS A RADIUS OF 1840.488 FEET, A DISTANCE OF 162.718 FEET;

86270871

UNOFFICIAL COPY

A. 1234567

1234567

THE COURT OF COMMON PLEAS, COUNTY OF COOK, ILLINOIS, DO HEREBY ORDER THAT THE DEED BEING RECORDED HEREIN SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION.

Property of Cook County Clerk's Office

AND THAT THE DEED BEING RECORDED HEREIN SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT CHICAGO, ILLINOIS, THIS 12TH DAY OF JANUARY, 2024.

CLERK OF THE COURT

COOK COUNTY CLERK'S OFFICE

CHICAGO, ILLINOIS

1234567

1234567

UNOFFICIAL COPY

8 6 2 7 0 8 7 1

THENCE CONTINUING WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE, SAID SOUTHERLY LINE BEING HERE A STRAIGHT LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.914 FEET TO AN INTERSECTION WITH A LINE 160.571 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE, AND NORTHWARD EXTENSION THEREOF, OF NORTH COLUJBUS DRIVE:

THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 170.325 FEET TO A POINT WHICH IS 146.625 FEET NORTH FROM THE AFOREMENTIONED NORTH LINE OF THE ARCADE LEVEL PARK:

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 221.167 FEET, TO A POINT OF BEGINNING.

CONTAINING 34,000 SQUARE FEET OF LAND, MORE OR LESS.

Property of Cook County Clerk's Office

86270871

UNOFFICIAL COPY

THE COURT OF COMMON PLEAS OF COOK COUNTY, ILLINOIS, HAS ORDERED THAT THE FOLLOWING DEEDS BE RECORDED AS INDICATED HEREIN. THE DEEDS WERE FILED FOR RECORD IN THE CLERK'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE DATE INDICATED. THE DEEDS WERE RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, ON THE DATE INDICATED.

DEED NO. 1734567890, DATED 01/15/2024, BETWEEN [REDACTED] AND [REDACTED], WAS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, ON 01/15/2024. THE DEED WAS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, IN THE YEAR 2024.

DEED NO. 1734567891, DATED 01/15/2024, BETWEEN [REDACTED] AND [REDACTED], WAS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, ON 01/15/2024. THE DEED WAS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, IN THE YEAR 2024.

DEED NO. 1734567892, DATED 01/15/2024, BETWEEN [REDACTED] AND [REDACTED], WAS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, ON 01/15/2024.

Property of Cook County Clerk's Office

1734567890

UNOFFICIAL COPY

8 6 2 7 0 8 7 1

EXHIBIT A (Continued)

PARCEL 2

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF N. COLUMBUS DRIVE (AS SAID N. COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 5TH DAY OF JUNE, 1972 AS DOCUMENT NO. 21925615) AT A POINT WHICH IS 844.72 FEET, MEASURED ALONG SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE, EXTENDED SOUTH, WITH THE NORTH LINE, EXTENDED EAST, OF E. RANDOLPH STREET; AND RUNNING

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF N. COLUMBUS DRIVE (SAID PERPENDICULAR LINE BEING ALSO THE NORTH LINE OF A CERTAIN STRIP OF LAND, 66 FEET WIDE, CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MAY, 1962 AS DOCUMENT NO. 18474522) A DISTANCE OF 170.571 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF N. COLUMBUS DRIVE, A DISTANCE OF 70.783 FEET;

THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.00 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF N. COLUMBUS DRIVE, A DISTANCE OF 70.783 FEET TO SAID NORTH LINE OF THE STRIP OF LAND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES;

THENCE WEST ALONG SAID LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,062 SQUARE FEET OF LAND, MORE OR LESS.

Commonly known as 323 E. Wacker Dr.
Chicago, Ill.

17-10-318-003-0000
17-10-318-004-0000

86270871

UNOFFICIAL COPY

ADVERSE
(Section 10)

SECTION 10

THE COURT HAS CONSIDERED THE EVIDENCE AND FINDS THAT THE PLAINTIFF HAS PROVEN BY A PREponderance OF EVIDENCE THAT THE DEFENDANT IS RESPONSIBLE FOR THE INJURY TO THE PLAINTIFF'S PERSON AND PROPERTY. THE COURT THEREFORE GRANTS THE PLAINTIFF'S REQUEST FOR DAMAGES AND COSTS.

IT IS THE ORDER OF THE COURT THAT THE DEFENDANT SHALL PAY TO THE PLAINTIFF THE SUM OF \$10,000.00 AS COMPENSATION FOR THE INJURY TO THE PLAINTIFF'S PERSON AND PROPERTY. THE DEFENDANT SHALL ALSO PAY TO THE PLAINTIFF THE COSTS OF THIS SUIT.

THE PLAINTIFF'S REQUEST FOR INTEREST ON THE DAMAGES AWARDED IS DENIED. THE PLAINTIFF'S REQUEST FOR PUNITIVE DAMAGES IS DENIED. THE PLAINTIFF'S REQUEST FOR ATTORNEY'S FEES IS DENIED.

IT IS THE ORDER OF THE COURT THAT THE PLAINTIFF SHALL PAY TO THE DEFENDANT THE SUM OF \$5,000.00 AS COMPENSATION FOR THE INJURY TO THE DEFENDANT'S PERSON AND PROPERTY. THE PLAINTIFF SHALL ALSO PAY TO THE DEFENDANT THE COSTS OF THIS SUIT.

THE PLAINTIFF'S REQUEST FOR INTEREST ON THE DAMAGES AWARDED IS DENIED. THE PLAINTIFF'S REQUEST FOR PUNITIVE DAMAGES IS DENIED. THE PLAINTIFF'S REQUEST FOR ATTORNEY'S FEES IS DENIED.

IT IS THE ORDER OF THE COURT THAT THE PLAINTIFF SHALL PAY TO THE DEFENDANT THE SUM OF \$5,000.00 AS COMPENSATION FOR THE INJURY TO THE DEFENDANT'S PERSON AND PROPERTY. THE PLAINTIFF SHALL ALSO PAY TO THE DEFENDANT THE COSTS OF THIS SUIT.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1998.

1000-100-000-000
1000-100-000-000

88510911

UNOFFICIAL COPY

8 6 2 7 0 8 7 1

STATE OF ILLINOIS)
)
COUNTY OF C O O K)

SS:

I, WANDA M. WACHTERSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that FRED LAUBI of SWISSOTEL CHICAGO, INC., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such SECRETARY appeared before me this day in person and acknowledged that he signed and delivered the said instrument of his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of JUNE, 1986.

Wanda M. Wachterski
Notary Public

My Commission Expires:

10/86

86270871

UNOFFICIAL COPY

INVESTIGATION

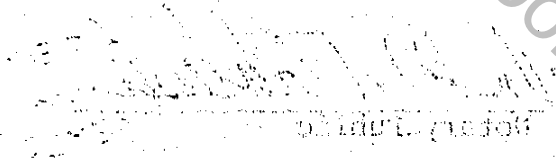
STATE OF ILLINOIS

232

COUNTY OF COOK

INVESTIGATION REPORT
The following information was obtained from the files of the
Illinois State Police, Chicago Office, on the subject of
[Name], [Address], [City], [State], [Zip].
[Name] was born [Date] at [Place]. He is [Age] years old,
[Race], [Color], [Height], [Weight], [Build], [Hair], [Eyes].
He is currently residing at [Address], [City], [State], [Zip].
He is employed as [Occupation] at [Company], [Address], [City], [State], [Zip].
He has no criminal record in the State of Illinois.

Prepared by [Name], [Title], [Department], [Address], [City], [State], [Zip].
Date: [Date]



My Commission Expires [Date]

Property of Cook County Clerk's Office

00550311

UNOFFICIAL COPY

8 6 2 7 0 8 7 1

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, WANDA M. WICHTERSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that LESTER MEHLMAN of MAT ASSOCIATES INCORPORATED who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such PRESIDENT appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, as a general partner of MAT SWISS GRAND ASSOCIATES, an Illinois partnership which is a general partner of HOTEL SWISS GRAND ASSOCIATES, an Illinois limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of JUNE, 1986.

Wanda M. Wichterski
Notary Public

My Commission Expires:
10/86

Cook County Clerk's Office

86270871

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

[Faint, mostly illegible text, likely a legal document or court order.]

Property of Cook County Clerk's Office

Notary Public

Notary Public

8880331