

UNOFFICIAL COPY

87439744 5 7 4 3 9 7 4 4

For recording

SHORT FORM LEASE

\$17.00

This Short Form Lease made as of the 3rd day of August, 1987, by and between Community Memorial General Hospital, an Illinois not-for-profit corporation ("Lessor") and Chicago Title and Trust Company as Trustee under Trust Agreement dated March 22, 1968 and known as Trust No. 51894 ("Lessee");

WITNESSETH:

WHEREAS, Lessor and Lessee have entered into a lease dated September 22, 1976 ("Lease") by which Lessor has leased and demised to Lessee and Lessee has leased and demised from Lessor, the premises described on Exhibit A attached hereto and hereby made a part hereof ("Demised Premises");

WHEREAS, Lessor and Lessee desire to enter into this Short Form Lease, which is to be recorded, in order that third parties may have notice of the separate estates of Lessor and Lessee and of Lessor's rights with respect to the Demised Premises;

NOW, THEREFORE, Lessor, in consideration of the rents and covenants provided in the Lease to be paid and performed by Lessee, has leased and demised and does hereby lease and demise unto Lessee, and Lessee has leased and demised and does hereby lease and demise from Lessor, upon and subject to the terms, covenants and conditions contained in the Lease, the Demised Premises, together with all rights and improvements constructed thereon or appertaining thereto;

Prepared by Roger A. Vree, Secretary, One First National Plaza, Chicago, Ill. 60603

BOX 333-GG -3-

Mail To David Aukerman, McBride Baker & Coles, Three First National Plaza, 38th Fl., Chicago, IL 60602

71-25-886 #3

130 4777 f

87439744

UNOFFICIAL COPY

00.712

Property of Cook County Clerk's Office

00.712

UNOFFICIAL COPY

5 7 4 5 9 7 4 4

TO HAVE AND TO HOLD the Demised Premises for a term which commenced on the date specified in the Lease and which ends on December 31, 2020.

All the terms, covenants, conditions and options contained in the Lease are hereby incorporated in this Short Form Lease by reference with the same force and effect as if set forth herein.

This Short Form Lease is executed by Chicago Title and Trust Company, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and under the express direction of the beneficiaries of a certain Trust Agreement dated March 22, 1968, and known as Trust No. 51894. It is expressly understood and agreed that nothing herein contained shall be construed as creating any liability whatsoever against said Trustee personally, or against any of the beneficiaries of the Trust personally, and in particular, without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenant either express or implied, herein contained, or to keep, preserve or sequester any property of said Trust, and that all personal liability of said Trustee and said beneficiaries of every sort, if any, is hereby expressly waived by said Lessor, and by every person now or hereafter claiming any right or security hereunder; and that so far as said Trustee is concerned the owner of any indebtedness or liability accruing hereunder shall look solely to the trust estate for the payment thereof. It is further understood

87439744

UNOFFICIAL COPY

87439744

and agreed that said Trustee has no agents or employees and merely holds naked legal title to the property herein described; that said Trustee has no control over, and under this Lease, assumed no responsibility for (1) the management or control of such property, (2) the upkeep, inspection, maintenance or repair of such property, (3) the collection of rents or the rental of such property, or (4) the conduct of any business which is carried on upon such premises.

IN WITNESS WHEREOF, the parties have executed this Short Form Lease as of the day and year first above written.

LESSOR:

COMMUNITY MEMORIAL GENERAL HOSPITAL

By: Joseph P. Calan
President

Attest:

Mary Gene Fiorca
Secretary

LESSEE:

Chicago Title and Trust Company,
not personally, but as Trustee
as aforesaid

By: _____

Attest:

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 AUG 10 PM 1:25

87439744

87439744

UNOFFICIAL COPY

5 / 4 3 9 / 4 4

and agreed that said Trustee has no agents or employees and merely holds naked legal title to the property herein described; that said Trustee has no control over, and under this Lease, assumed no responsibility for (1) the management or control of such property, (2) the upkeep, inspection, maintenance or repair of such property, (3) the collection of rents or the rental of such property, or (4) the conduct of any business which is carried on upon such premises.

IN WITNESS WHEREOF, the parties have executed this Short Form Lease as of the day and year first above written.

LESSOR:

COMMUNITY MEMORIAL GENERAL HOSPITAL

By: _____
President

Attest:

Secretary

LESSEE:

Chicago Title and Trust Company,
not personally, but as Trustee
as aforesaid

By: Rea L. Johnson
ASST. VICE PRESIDENT

Attest:

Monica Sanders
Assistant Secretary

87439711

UNOFFICIAL COPY

07439744

STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Joseph P. Galandra, who is _____ President of Community Memorial General Hospital, and Mary Rita Rzonca, who is _____ Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ President and _____ Secretary, respectively, and personally known to be such _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such _____ President and _____ Secretary, as aforesaid, 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 5th day of August, 1987.

Norma A. Lovett
Notary Public

My Commission Expires

August 11, 1988

87439744

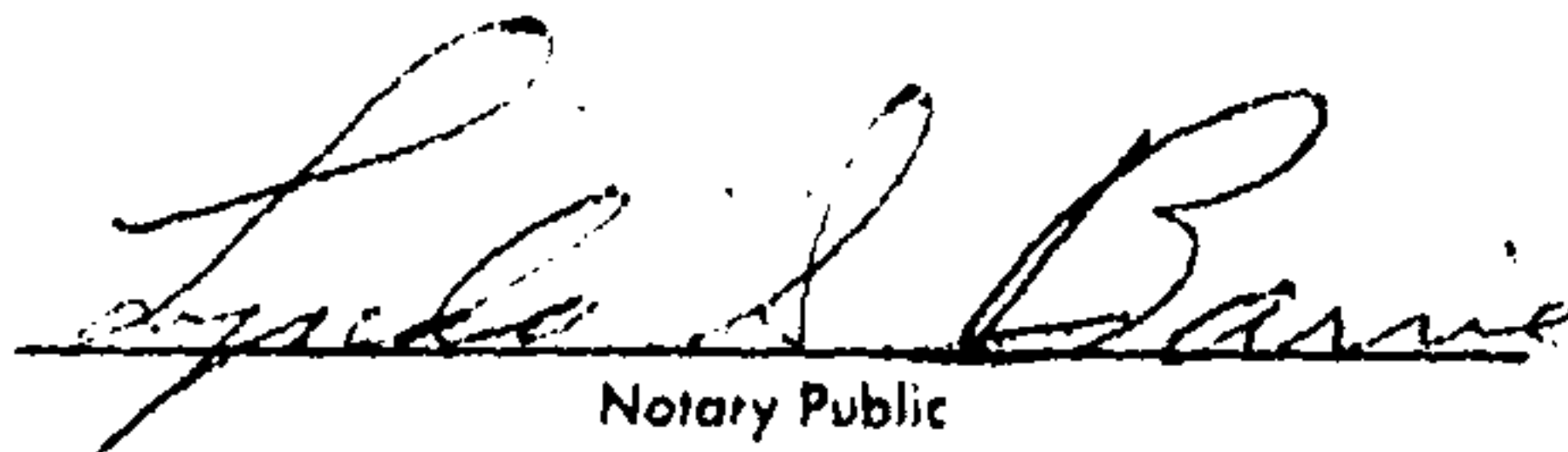
87439744

STATE OF ILLINOIS, }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, 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 the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date AUG 03 1987


Notary Public

87439744

EXHIBIT A

That part of Lot 6 in Marie Eisenhauer's subdivision, and that part of 51st Street (now known as Community Memorial Drive) lying South of and adjoining same, all in the Southwest Quarter of the Northeast Quarter of Section 8, Township 38 North, Range 12 East of the Third Principal Meridian, described by commencing at the Southwest corner of Lot 5 in Hork's Resubdivision and running thence East along the North line of said 51st Street according to said Hork's Subdivision and along said North line extended, 685.00 feet for a place of beginning; thence North at right angles to said 51st Street, 222.0 feet; thence East parallel with said 51st Street, 135.91 feet; thence Southeasterly along a line forming an angle of 159 degrees 34 minutes 45 seconds counterclockwise with the last described course, 63.05 feet; thence South at right angles to said 51st Street, 210.0 feet to a line parallel with and 23.0 feet North of the center line of said 51st Street; thence West on said parallel line, 195.0 feet; thence North at right angles to said 51st Street, 10.0 feet to the place of beginning, in Cook County, Illinois.

Real Estate Tax Index Numbers.

18-08-205-066 ^{A. 20.} Pt. of Lot 6

18-08-205-070 Lot 5, 6

Property Address:

1323 Community Memorial Drive
La Grange, Illinois 60525

87439744