

UNOFFICIAL COPY

RELEASE OF FIRST ILLINOIS MORTGAGE, FIRST ASSIGNMENT OF LEASES AND FIRST ASSIGNMENT OF RENTS

2400

71-29-212 D3

KNOW ALL MEN BY THESE PRESENTS, that CITICORP INDUSTRIAL CREDIT, INC., a Delaware corporation ("Citicorp"), for and in consideration of the payment of the indebtedness evidenced by the Secured Promissory Note dated July 2, 1986 in the original principal amount of \$25,000,000 (the "Note"), which Note is secured by the First Illinois Mortgage, First Assignment of Leases and First Assignment of Rents hereinafter mentioned, and the cancellation of the Note thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto CHICAGO SUN-TIMES, INC., a Delaware corporation (formerly known as CST ACQUISITION COMPANY, a Delaware corporation), its successors and assigns, all the right, title, interest, claim or demand whatsoever Citicorp may have acquired in, through or by the following:

- (1) First Illinois Mortgage, bearing date the 2nd day of July, 1986, and recorded in the office of the Recorder of Deeds of Cook County, in the State of Illinois, as Document No. 86273219.
- (2) First Assignment of Leases, bearing date the 2nd day of July, 1986, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 86273220.
- (3) First Assignment of Rents, bearing date the 2nd day of July, 1986, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 86273221.

to the premises therein described, situated in the County of Cook, State of Illinois, and more particularly described as follows:

See attached Exhibits A, B and C which are made a part hereof by reference hereto.

This document prepared by and should be mailed to

James L. Marovitz  
Sidley & Austin  
One First National Plaza  
Chicago, Illinois 60603

BOX 333 - HV

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COOK COUNTY ILLINOIS

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together with all the appurtenances and privileges there-  
unto belonging or appertaining.

IN TESTIMONY WHEREOF, the said Citicorp has caused  
these presents to be signed by its Vice President, and  
attested by its Senior Account Officer and its seal to  
be hereto affixed, this 19<sup>th</sup> day of October,  
1987.

CITICORP INDUSTRIAL CREDIT, INC.

By: Deborah P. Baker  
Vice President

ATTEST: Jan S. Maland

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2025/08/07

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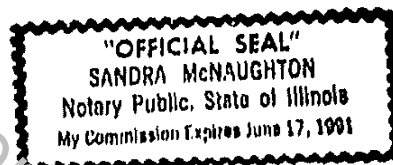
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, SANDRA McNAUGHTON, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Deborah P. Baker, personally known to me to be the Vice president of CITICORP INDUSTRIAL CREDIT, INC., a Delaware corporation, and Ira L. Moreland, personally known to me to be the a Senior Account Officer of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Senior Account Officer they signed and delivered the said instrument as Vice President and Senior Account Officer of said corporation and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 seal this 19th day of October, 1987.

Sandra McNaughton  
Notary Public

My commission expires: June 17, 1991



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EXHIBIT A

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## LEGAL DESCRIPTION - WABASH

### PARCEL 1

A tract of land in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, comprising parts of Water Lots 6, 7, 8 and 16 and all of Water Lots 9 to 15 (both inclusive) with accretions in Kinzie's Addition to Chicago together with vacated "Ferry Street" and a portion of East North Water Street lying Northwesterly of and adjoining thereto and a part of Lot 14 in Block 2 in said Kinzie's Addition and certain parts of the highways known as East Kinzie Street and North Water Street, which parts of public highways were conveyed by the City of Chicago to the Chicago and Northwestern Railway Company by a quit claim deed recorded in the Recorder's Office of Cook County, Illinois, as Document Number 10774448, and which are denoted as Parcels 16 and 17 in an ordinance "providing for the construction of a bridge across the main branch of the Chicago River at North Wabash Avenue" passed by the Chicago City Council July 29, 1930, excepting from certain of said Water Lots those parts thereof lying Southerly of the Northerly dock line of said river, which tract of land is more particularly bounded and described as follows:

Beginning at the point of intersection of the South line of East North Water Street with the West line of North Rush Street as established by ordinance passed May 27, 1955;

Thence South 78 degrees 25 minutes 00 seconds West along the South line of East North Water Street and along the Northerly line of said Parcel 17 a distance of 272.18 feet;

Thence South 32 degrees 10 minutes 50 seconds West along the Northwesterly line of Parcels 16 and 17 a distance of 268.13 feet to a point which is 44.84 feet bearing North 32 degrees 10 minutes 50 seconds East of the corner common to Parcels 9, 14 and 16 of said ordinance;

Thence South 49 degrees 05 minutes 40 seconds West a distance of 22.82 feet;

Thence Southwesterly along a curved line to which the last described course is tangent, convex to the Southeast and having a radius of 922.92 feet a distance of 36.73 feet to a point of compound curve;

Thence continuing Southwesterly along a curved line, convex to the Southeast and having a radius of 727.94 feet a distance of 98.91 feet to an intersection with the Northwesterly extension of the Southwesterly lines of said Parcel 9 at a point

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on said extension which is North 22 degrees 24 minutes 30 seconds West a distance of 29.38 feet from the most Westerly corner of said Parcel 9;

Thence South 22 degrees 24 minutes 30 seconds East along said Northwesterly extension and along said Southwesterly line of said Parcel 9 a distance of 46.97 feet to another corner of said Parcel 9;

Thence North 67 degrees 35 minutes 30 seconds East along the Southeasterly line of said Parcel 9 a distance of 105.06 feet to a corner common to said Parcels 9 and 5 of said ordinance;

Thence South 39 degrees 30 minutes 25 seconds East along the Northeasterly line of Parcel 5 described in said ordinance a distance of 46.62 feet to the most Easterly corner of said Parcel 5 on the Northerly dock line of the Chicago River;

Thence North 48 degrees 44 minutes 55 seconds East along said Northerly dock line as the same is defined by the Office of the Harbor Master of Chicago a distance of 401.26 feet to its intersection with the Northeasterly line of said Water Lot 14;

Thence North 62 degrees 25 minutes 37 seconds East along the present dock line a distance of 100.64 feet to the intersection with the West line of North Rush Street as established by ordinance passed May 27, 1955;

Thence North 00 degrees 17 minutes 40 seconds East along the West line of said Rush Street a distance of 104.51 feet to the point of beginning.

#### PARCEL 2

A tract of land in Section 10, Township 19 North, Range 14 East of the Third Principal Meridian, comprising parts of Lots 8 to 14 (both inclusive) in Block 2 in Kinzie's Addition to Chicago, together with part of new East North Water Street, old North Water Street and East Kinzie Street, all of which are also parts of variously numbered parcels which are described in an ordinance "providing for the construction of a bridge across the main branch of the Chicago River at North Wabash Avenue" passed by the City Council of the City of Chicago July 29, 1930 and recorded in the Office of the Recorder of Deeds in and for Cook County, Illinois as Document Number 10774446 bounded and described as follows:

Beginning at a point in the Northwesterly line of Parcel 17 (being also the easterly line of Parcel 18) of the

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aforesaid "ordinance" which is 22.623 feet Southwesterly of the most Northerly corner of said Parcel 18;

Thence South 32 degrees 10 minutes 50 seconds West along the Northwesterly line of said Parcel 17, across said Lot 14 in Block 2 and along the Southeasterly line of Parcel 14 of the aforesaid ordinance and the Northwesterly line of Parcel 16 of the aforesaid ordinance a distance of 245.51 feet to the point which is North 32 degrees 10 minutes 50 seconds East distant 44.84 feet from the most Westerly corner of said Parcel 16;

Thence South 49 degrees 05 minutes 40 seconds West a distance of 22.82 feet;

Thence Southwestwardly along a curved line to which the last described course is tangent convex to the Southeast and having a radius of 922.92 feet a distance of 36.73 feet to a point of compound curve;

Thence continuing Southwestwardly along a curved line convex to the Southeast; and having a radius of 727.94 feet a distance of 98.91 feet to an intersection with a Northwesterly extension of the Southwesterly line of Parcel 9 of the aforesaid "ordinance" at a point on said extension which is North 22 degrees 24 minutes 30 seconds West distant 29.38 feet from the most Westerly corner of said Parcel 9;

Thence North 22 degrees 24 minutes 30 seconds West along the said Northwesterly extension of the Southwesterly line of said Parcel 9 and along the Southwesterly line of Parcel 10 of the aforesaid ordinance a distance of 72.674 feet to a corner of said Parcel 10;

Thence North 32 degrees 10 minutes 50 seconds East along the Northwesterly line of said Parcel 10 a distance of 30.005 feet to a point;

Thence North 53 degrees 26 minutes 39 seconds East a distance of 8.210 feet to the Southwesterly corner of an existing steel column with following bearings and distances all measured between the respective Southwesterly corners of existing steel columns;

Thence North 53 degrees 26 minutes 39 seconds East a distance of 37.266 feet;

Thence North 49 degrees 16 minutes 46 seconds East a distance of 43.939 feet;

Thence North 47 degrees 48 minutes 32 seconds East a distance of 42.497 feet;

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Thence North 47 degrees 00 minutes 54 seconds East a distance of 2.028 feet;

Thence North 47 degrees 37 minutes 29 seconds East a distance of 51.473 feet;

Thence North 49 degrees 32 minutes 01 second East a distance of 32.526 feet;

Thence North 52 degrees 21 minutes 58 seconds east a distance of 32.323 feet;

Thence North 55 degrees 51 minutes 35 seconds East a distance of 43.953 feet;

Thence North 60 degrees 01 minute 51 seconds East a distance of 31.717 feet;

Thence North 60 degrees 01 minute 51 seconds East a distance of 3.973 feet to the point of beginning, except from the aforesaid Parcels 1 and 2 the following property described as Parcel "A" and Parcel "B":

## PARCEL "A"

All that certain parcel of land consisting of a part of Lot 8 and a part of Lot 9 in Block 2 together with a part of vacated North Water Street adjoining said Block 2, all in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, said parcel of land being bounded and described as follows:

Commencing at the point of intersection of the East line of North State Street as recognized in the Wabash Avenue Bridge Ordinance passed by the City Council of the City of Chicago on July 29, 1930 with the present Northerly dock line of the Chicago River, as recognized in said ordinance, said point being South 00 degrees 09 minutes 40 seconds West 473.69 feet from the Northwest corner of said Block 2 of Kinzie's Addition to Chicago;

Thence North 63 degrees 02 minutes 40 seconds East along said Northerly dock line, 177.70 feet;

Thence North 22 degrees 24 minutes 30 seconds West 68.58 feet;

Thence North 67 degrees 35 minutes 30 seconds East 18.75 feet;

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Thence North 22 degrees 24 minutes 30 seconds West 4.23 feet;

Thence North 67 degrees 35 minutes 30 seconds East 1.62 feet;

Thence North 22 degrees 24 minutes 30 seconds West 45.38 feet to a point 131.61 feet (measured perpendicularly) East from said East line of North State Street for a place of beginning at the most southerly corner of said hereinafter described parcel of land;

Thence continuing North 22 degrees 24 minutes 30 seconds West, a distance of 74.26 feet;

Thence North 32 degrees 10 minutes 50 seconds East, a distance of 20.005 feet;

Thence North 53 degrees 26 minutes 39 seconds East, a distance of 3.210 feet to the Southwesterly corner of an existing steel column;

Thence continuing North 53 degrees 26 minutes 39 seconds East, a distance of 7.50 feet;

Thence South 00 degrees 09 minutes 40 seconds West parallel with the aforesaid East line of North State Street, a distance of 103.41 feet to the place of beginning in Cook County, Illinois.

## PARCEL "B"

All that certain parcel of land consisting of a part of Lot 8 and part of Lot 9 in Block 2 together with part of vacated North Water Street adjoining said Block 2, all in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, said parcel of land being bounded and described as follows:

Commencing at the point of intersection of the East line of North State Street as recognized in the Wabash Avenue Bridge Ordinance passed by the City Council of the City of Chicago on July 29, 1930 with the present northerly dock line of the Chicago River, as recognized in said ordinance, said point being South 00 degrees 09 minutes 40 seconds West 475.69 feet from the Northwest corner of said Block 2 of Kinzie's Addition to Chicago;

Thence North 63 degrees 02 minutes 40 seconds East along said northerly dock line, 177.70 feet;

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Thence North 22 degrees 24 minutes 30 seconds West,  
68.58 feet;

Thence North 67 degrees 35 minutes 30 seconds East,  
13.75 feet;

Thence North 22 degrees 24 minutes 30 seconds West,  
4.25 feet;

Thence North 67 degrees 35 minutes 30 seconds East,  
1.62 feet;

Thence North 22 degrees 24 minutes 30 seconds West,  
45.38 feet for a place of beginning;

Thence North 00 degrees 09 minutes 40 seconds East,  
103.41 feet;

Thence North 53 degrees 26 minutes 39 seconds East,  
5.22 feet;

Thence South 00 degrees 09 minutes 40 seconds West  
along a line parallel with and 135.80 feet (by rectangular  
measurement) East of the aforesaid East line of North State  
Street, 116.60 feet;

Thence North 22 degrees 24 minutes 30 seconds West,  
10.91 feet to the place of beginning, in Cook County, Illinois.

Property Address: 401 North Wabash Avenue  
Chicago, IL

Permanent Index Numbers: 17-10-135-025 and  
17-10-136-008

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EXHIBIT <sup>B</sup>7A 5 6 2 6 2 4

## LEGAL DESCRIPTION - WABASH - LEASEHOLD

A portion of the property and space lying within the basement level of the building commonly known as "One IBM Plaza", being a part of a tract of land in Section 10, Township 19 North, Range 14 East of the Third Principal Meridian, comprised of those parts of Block 2 and Water Lots 3 to 6, both inclusive, in Kinzie's Addition to Chicago; vacated Carroll Avenue (formerly known as new North Water Street); and vacated North Water Street; said portion of the property and space lies above a horizontal plane at 5.25 feet above Chicago City Datum (being the upper surface of the concrete floor) and below a horizontal plane at 24.00 feet above said Chicago City Datum, and said part of the tract of land is bounded and described as follows:

Beginning at the point of intersection of the East line of North State Street, as recognized in the Wabash Avenue Bridge Ordinance passed by the City Council of the City of Chicago on July 29, 1930, with the present Northerly dock line of the Chicago River, as recognized in said ordinance, said point being South 0 degrees 9 minutes 40 seconds west, 475.69 feet from the Northwest corner of said Block 2 in Kinzie's Addition to Chicago;

Thence North 63 degrees 2 minutes 40 seconds East, along the said Northerly dock line, 177.70 feet;

Thence North 22 degrees 24 minutes 30 seconds West, 68.58 feet;

Thence North 67 degrees 35 minutes 30 seconds East, 18.75 feet;

Thence North 22 degrees 24 minutes 30 seconds West, 4.25 feet;

Thence North 67 degrees 35 minutes 30 seconds East, 1.62 feet;

Thence North 22 degrees 24 minutes 30 seconds West, 29.64 feet to an intersection with the South face of a concrete block wall;

Thence along the face of said concrete block wall the following courses and distances;

West 50.98 feet;

North 0.83 of a foot;

West 36.82 feet;

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South 0.33 of a foot;

West 49.85 feet to a point on the aforesaid East line of North State Street, and

Thence South along said East line of North State Street, 183.44 feet to the point of beginning (except therefrom any space therein occupied by columns, caissons, foundations, beams, gussets and other supporting structures; elevator pits, stairwells and the like; and space devoted to a minimum dockage facility on the Chicago River); in Cook County, Illinois.

Property Address:

One IBM Plaza  
Chicago, IL

Permanent Index Numbers:

17-10-135-013,  
17-10-135-023 and  
17-10-135-024

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EXHIBIT 47562624

## LEGAL DESCRIPTION - ELSTON

### PARCEL 1

Lot 29 (except the Northwesterly 16 feet thereof), Lots 30 to 33, both inclusive, and Lots 35 to 41, both inclusive, all in Block 11 in Fullerton's Addition to Chicago, a Subdivision in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 2

The vacated alley running in a Northeasterly direction Southeasterly of and adjoining the Southeasterly line of Lot 33 and adjoining the Southeasterly line of Lot 33 produced Northwesterly 16 feet, also the vacated public alley running in a Northwesterly direction Northeasterly of and adjoining the Northeasterly line of Lot 29 (except the Northwesterly 16 feet thereof) and Lots 30 to 33, both inclusive, all in Block 11 in Fullerton's Addition to Chicago, a Subdivision in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 3

That part of Lot 34 lying Southeasterly of a line described as follows: Commencing at the Southwest corner of Lot 1 in Block 11, said corner being 160 feet South of the Northwest corner of said Lot 1; thence Southeasterly along the Northeasterly line of a 16 foot alley 195.06 feet for a point of beginning; thence Northeasterly at a right angle to said alley line 159.83 feet to the Southeast corner of said Lot 1 and the Northeast corner of said Lot 34, all in Block 11 in Fullerton's Addition to Chicago in the Northeast 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

EXCEPTING from Parcels 1 and 2 aforesaid, that is from the above part of Lots 29 and 30 in Block 11 in Fullerton's Addition to Chicago, a Subdivision in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, and part of a vacated alley vacated as per Document Number 4624286 running in a Northwesterly direction lying Northeasterly of and adjoining the Northeasterly line of said Lots 29 and 30, bounded and described as follows:

Beginning at a point in the Southwesterly line of said Lot 29 16.00 feet Southeasterly of the Northwesterly corner of said Lot 29; thence Northeasterly along a line 16.00 feet Southeasterly of and parallel with the Northwesterly line of said Lot

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29 and its Northeasterly extension a distance of 141.00 feet to the Southwesterly line of Lot 34 in said Block 11; thence Southeasterly along the Southwesterly line of said Lot 34 a distance of 12.20 feet; thence Southwesterly along a line 28.20 feet Southeasterly of and parallel with the Northwesterly line of said Lot 29 and its Northeasterly extension a distance of 40.79 feet; thence Southwesterly along a line a distance of 53.27 feet to a point 21.00 feet Southeasterly of the Northwesterly line of said Lot 29; thence Southwesterly along a line 21.00 feet Southeasterly of and parallel with the Northwesterly line of said Lot 29 a distance of 47.43 feet to a point in the Southwesterly line of said Lot 29; thence Northwesterly along the Southwesterly line of said Lot 29 a distance of 5.00 feet to the point of beginning, in Cook County, Illinois.

Property Address:

2315 N. Elston Avenue  
Chicago, IL

Permanent Index Numbers:

14-31-501-010 and  
14-31-200-047

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ASSESSOR

LEGAL DESCRIPTION - RACINEPARCEL 1

Lots 25, 26, 27, 28 and 29 in Rees and Rucker's Subdivision of Block 16 in Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2

Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Junge's Subdivision of Lot 60 in Rees and Rucker's Subdivision of Block 16 in Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3

Lots 54, 55, 56, 57, 58 and 59 in Rees and Rucker's Subdivision of Block 16 in Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 4

A strip of land, formerly a private alley West of and adjoining Lots 1 and 2 and East of and adjoining Lots 3, 4, 5, 6, 7 and 8 all in Junge's Subdivision of Lot 60 in Rees and Rucker's Subdivision of Block 16 in Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Property Address:

215-25 South Throop Street  
Chicago, IL

Permanent Index Numbers:

17-17-113-027,  
17-17-113-028,  
17-17-113-029 and  
17-17-113-030

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WA: 11-11-11  
ID: 11-11-11  
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