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THIS ASSIGNMENT OF RENTS AND LEASES is made this 16 day of July, 1987, by LaSalle National Bank as Trustee under Trust Agreement dated May 20, 1986 and known as Trust No. 111127 ("Trust A"), American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 15, 1979 and known as Trust No. 48322 ("Trust B") and Palmolive Venture, an Illinois limited partnership ("Beneficiary"), having an office at 400 East Randolph Street, Chicago, Illinois 60601 (Trust A, Trust B and Beneficiary collectively, "Assignor") in favor of THE FIRST NATIONAL BANK OF CHICAGO, a national banking association organized and existing under the laws of the United States of America, having an office at One First National Plaza, Chicago, Illinois 60670 ("Assignee").

W I T N E S S E T H :

Assignor is indebted to Assignee in the aggregate principal sum of Thirty Three Million One Hundred Twenty Five Thousand and No/100 (\$33,125,000.00) Dollars or so much thereof as may be disbursed and outstanding from time to time pursuant to a construction loan agreement between Assignor and Assignee of even date herewith (said construction loan agreement and all modifications, renewals or extensions thereof, the "Loan Agreement") plus interest in the amount as provided in and evidenced by a promissory note from Assignor to Assignee of even date herewith in the amount of \$33,125,000.00 and payable in accordance with the terms thereof (said note and all modifications, renewals or extensions thereof, the "Note").

To secure the payment of the Note, Assignor has executed a Construction Mortgage, Personal Property Security Agreement and Assignment of Leases and Rentals to Assignee of even date herewith (the "Mortgage"), conveying the real estate legally described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

NOW, THEREFORE, as additional security to the Mortgage for (a) the payment of the indebtedness and interest thereon evidenced by the Note and any fees in connection therewith, (b) the repayment of any advances or expenses of any kind incurred by Assignee pursuant to the provisions of or on account of the Note, the Loan Agreement, the Mortgage or this Assignment (c) the repayment of future advances, if any, disbursed by Assignee to Assignor in accordance with the terms of the Mortgage or the Loan Agreement in excess of the principal amount of the Note, (d) the performance and observance of all of the terms, covenants, provisions and agreements of the Mortgage, the Loan Agreement, the Note, this Assignment and all other documents now or hereafter executed in connection with the Loan Agreement (collectively, the "Loan Documents"), all of the foregoing not to exceed the principal amount of \$40,000,000.00, Assignor states as follows:

ARTICLE I
GRANT

1.01 FOR VALUE RECEIVED, Assignor does hereby SELL, ASSIGN and TRANSFER unto the Assignee all leases, written or oral, and all agreements for use or occupancy of any portion of the Real Estate together with buildings and improvements thereon (the "Premises"), which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by Assignee under the powers herein granted, including, but not limited to, the leases identified in the "Schedule of Leases" marked Exhibit B attached hereto and made a part hereof;

TOGETHER with all extensions and renewals thereof and all further leases, lettings or agreements (including subleases thereof and tenancies following attornment) upon or covering use or occupancy of all or any part of the Premises (all such leases, agreements, subleases and tenancies and all such extensions and renewals thereof, the leases);

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TOGETHER with all guarantees of lessee's performance under any of the leases;

TOGETHER with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues, profits and security or other deposits now due or which may become due or to which Assignor may now or hereafter (including the period of redemption, if any) become entitled or may demand or claim, arising or issuing from the leases or from the Premises or any part thereof, including, but not limited to, minimum rents, additional rents, percentage rents, parking maintenance, tax and insurance contributions, deficiency rents and liquidated damages following default, the premium payable by any lessee upon the exercise of a cancellation privilege originally provided in any lease, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Premises; and

TOGETHER with all rights and claims of any kind which Assignor may have against any lessee under the leases or any subtenants or occupants of the Premises (all such moneys, rights and claims, the "Rents");

SUBJECT, however, to a license hereby granted to Assignor by Assignee, but limited as hereinafter provided, to collect and receive all of the Rents and further subject to an Assignment of Rents and Leases recorded as Document #25339756 and assigned to Aetna Life Insurance Company by Assignment recorded as Document 26061910 (the "Prior Assignment").

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

ARTICLE II REPRESENTATIONS

2.01 Assignor represents and warrants that:

(a) Assignor, collectively, is the owner of the Premises and has good title to the leases and rents hereby assigned and good right to assign the same, and no other person, firm or corporation has any right, title or interest therein;

(b) Assignor has duly and punctually performed all the terms, covenants, conditions and warranties of the existing leases on Assignor's part to be kept, observed and performed;

(c) Assignor has not previously sold, assigned, transferred, mortgaged or pledged the Rents from the Premises, whether now due or hereafter to become due except the prior assignment to Aetna Life Insurance Company;

(d) any of the Rents due and issuing from the Premises or any part thereof for any period subsequent to the date hereof have not been collected and payment of any of the same has not otherwise been anticipated, waived, released, discounted, set-off or otherwise discharged or compromised;

(e) Assignor has not received any funds or deposits from any lessee in excess of two months for Rent which has not yet accrued; and

(f) the lessee under any existing lease is not in default of any of the terms thereof.

ARTICLE III COVENANTS

3.01 Assignor covenants and agrees:

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(a) to observe, perform and discharge, duly and punctually, all the obligations, terms, covenants, conditions and warranties of the existing leases and of all future leases affecting the Premises, on the part of the Assignor to be kept, observed and performed, and to give prompt notice to Assignee of any failure on part of Assignor to observe, perform and discharge the same;

(b) to notify and direct in writing each and every present or future lessee or occupant of the Premises or of any part thereof that any security deposit or other deposits heretofore delivered to Assignor have been retained by Assignor or assigned and delivered to Assignee, as the case may be;

(c) to enforce or secure in the name of Assignee the performance of every provision in the leases by any lessee to be performed;

(d) to appear in and defend any action or proceeding arising under, occurring out of, or in any manner connected with the leases or the obligations, duties or liabilities of the Assignor and any lessee thereunder, and, upon request by Assignee, to do so in the name and behalf of Assignee, but at the expense of Assignor, and to pay all costs and expenses of Assignee, including attorney's fees in a reasonable sum in any action or proceeding in which the Assignee may appear; and

(e) to deliver to Assignee executed original copies of all leases relating to or affecting the Premises and to transfer and assign to Assignee, upon the same terms and conditions as herein contained, such other and future leases and to execute and deliver to Assignee upon demand and at any time, all assignments and other instruments sufficient for the purpose or that Assignee may deem to be advisable for carrying out the true purposes and intent of this Assignment.

3.02. Assignor further covenants and agrees that it will not, without the prior written consent of the Assignee:

(a) receive or collect any Rents from any present or future lessee of the Premises or any part thereof for a period of more than two months in advance (whether in cash or by promissory note), nor pledge, transfer, mortgage or otherwise encumber or assign future payments of the Rents;

(b) waive, excuse, condone, discount, set-off, compromise, or in any manner release or discharge any lessee thereunder, of and from any obligations, covenants, conditions and agreements by such lessee to be kept, observed and performed, including the obligations to pay the Rents thereunder in the manner and at the place and time specified therein; and

(c) cancel, terminate or consent to any surrender of any lease, nor modify, or in any way alter the terms thereof.

ARTICLE IV LICENSE

4.01 So long as there shall exist no event of default hereunder by Assignor, Assignor shall have the right under a license granted hereby (but limited as provided in the following Article) to collect upon, but not prior to accrual as aforesaid, all of the Rents arising from the leases or from the Premises or any part thereof, and Assignor shall receive such Rents, and shall hold same, as a trust fund to be applied, and Assignor hereby covenants to so apply same, first to the payment of taxes and assessments upon the Premises before penalty or interest are due thereon, secondly to the cost of such insurance and of such maintenance and repairs as is required by the terms of the Mortgage and the Loan Agreement and thirdly to the payment of interest and principal becoming due under the Note and the other Loan Documents, before using any part of the same for any other purposes.

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ARTICLE IV DEFAULTS

5.01 Assignee, at its option, shall have the complete right, power and authority hereunder to exercise and enforce any or all of the rights and remedies set forth in Section 5.02, subject to the Prior Assignment in favor of Aetna Life Insurance Company, if any one or more of the following events of default shall occur:

(a) any representation or warranty made by Assignor hereunder shall be or become false.

(b) failure of Assignor to observe or perform any of the covenants or conditions by Assignor to be performed hereunder, and failure of Assignor to cure such default within the shorter of (i) 30 days after the date of occurrence thereof and (ii) any applicable cure or grace period provided in the Loan Agreement.

(c) any default shall occur as defined in the Loan Agreement.

Any cure or grace period provided herein shall run concurrently with any such period provided in the Loan Agreement.

5.02 Assignee's rights and remedies upon an event of default hereunder are as follows:

(a) to terminate the license granted hereunder to Assignor to collect the Rents, and then and thereafter, without taking possession, in Assignee's own name, to demand, collect, receive, sue for, attach and levy the Rents, to give proper receipts, releases and acquittances therefor, and after deducting all necessary and proper costs and expenses of collection, as determined by Assignee, including reasonable attorney's fees, to apply the net proceeds thereof, together with any funds of Assignor deposited with Assignee, upon any indebtedness secured hereby and in such order as Assignee may determine;

(b) to declare all sums secured hereby immediately due and payable and, at its option, exercise all of the rights and remedies contained in any other Loan Document;

(c) to exercise any other remedy now or hereafter existing in equity, at law, by virtue of statute or otherwise; and

(d) without regard to the adequacy of the security, with or without any action or proceeding, through any person or agent, or by a receiver and irrespective of Assignor's possession, then or thereafter, to (i) enter upon, take possession of, manage and operate the Premises or any part thereof; (ii) take possession of the documents, books, records, papers and accounts of Assignor, (iii) make, modify, enforce, cancel or accept surrender of any lease of the Premises or any part thereof; (iv) remove and evict any lessee; (v) increase or reduce Rents; (vi) decorate, clean and make repairs and alterations; (vii) and otherwise do any act or incur any cost or expense as Assignee shall deem proper to protect the security hereof, as fully and to the same extent as Assignor could do if in possession, and in such event to apply the Rents so collected to the operation and management of the Premises in such order and such manner as Assignee shall deem proper, including, but not limited to, payment of reasonable management, brokerage and attorney's fees or a reserve for replacement and/or to the payment of the indebtedness under the Note or any other Loan Document;

Provided, however, that the acceptance by Assignee of this Assignment, with all of the rights, powers, privileges and authority so created, shall not, prior to entry upon and taking of possession of the Premises by Assignee, be deemed or construed to constitute Assignee a mortgagee in possession nor thereafter or at any time or in any event obligate the Assignee to appear in or defend any action or proceeding relating to the leases or to the Premises, or to take any

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action hereunder, or to expend any money or incur any expenses or perform or discharge any obligation, duty or liability under the leases, or to assume any obligation or responsibility for any security deposits or other deposits delivered to Assignor by any lessee thereunder and not assigned and delivered to Assignee, nor shall Assignee be liable in any way for any injury or damage to person or property substained by any person or persons, firm or corporation in or about the Premises;

And provided further that the collection of the Rents and application as aforesaid and/or the entry upon and taking possession of the Premises shall not cure or waive any event of default or waive, modify or affect any notice or default under any Loan Document to invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by Assignee, once exercised, shall continue for so long as Assignee shall elect, notwithstanding that the collection and application aforesaid of such Rents may have cured temporarily the original default. If Assignee shall thereafter elect to discontinue the exercise of any such right or remedy, the same or any other right or remedy hereunder may be reasserted at any time and from time to time following any subsequent default.

5.03 Assignor hereby agrees to indemnify and hold the Assignee harmless of and from any and all liability, loss, damage or expense which it may or might incur under or by reason of this Assignment, or for any action taken by Assignee hereunder, or by reason or in defense of any and all claims and demands whatsoever which may be asserted against Assignee arising out of the leases, including, but not limited to, any claim by any lessee of credit for Rents paid to and received by Assignor, but not delivered to Assignee; should the Assignee incur any such liability, loss, damage or expense, the amount thereof (including reasonable attorney's fees) with interest thereon at the default rate set forth in the Note shall be payable by Assignor immediately without demand, and shall be secured hereby and by the Mortgage and any other security document executed in connection with the Note.

ARTICLE VI MISCELLANEOUS

6.01 Upon payment in full of all of the indebtedness evidenced and secured by the Loan Documents, this Assignment shall become and be void and of no effect, but the affidavit, certificate, letter or statement of any officer of Assignee showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this Assignment, and any person, firm or corporation, may and is hereby authorized to rely thereon. A demand on any lessee made by Assignee for payment of Rents by reason of any event of default hereunder claimed by Assignee shall be sufficient warrant to such lessee to make future payments of Rents to Assignee without the necessity for further consent by Assignor.

6.02 Any notice required or permitted to be given under this Assignment shall be deemed given when personally delivered or when deposited in the United States mail, registered mail, postage prepaid, or when transmitted by telegraph or telex, charges prepaid, addressed to Assignee or Assignor at the addresses set forth above or to such other addresses as Assignee or Assignor may from time to time designate to the other by written notice given as herein required. Any notice from the Assignor to the Assignee shall be sufficient if such notice is given by either one of them.

6.03 This Assignment shall be construed, interpreted and governed by the laws of the State of Illinois.

6.04 No offset or claim that Assignor now has or may have in the future against Assignee shall relieve Assignor from paying any amounts due under the Note or hereunder or from performing any other obligations contained in the Loan Documents.

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6.05 The rights of Assignee arising under the provisions and covenants contained in this Assignment, the Note and the other Loan Documents or any part thereof shall be separate, distinct and cumulative and none of them shall be in exclusion of the others, and this Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents and leases contained in the Mortgage or any other Loan Documents. No act of Mortgagee shall be construed as an election to proceed under any one provision, anything herein or otherwise to the contrary notwithstanding.

6.06 A waiver in one or more instances of any of the terms, covenants, conditions or provisions hereof, or of the Note or any other Loan Documents, or any part thereof, shall apply to the particular instance or instances and at the particular time or times only, and no such waiver shall be deemed a continuing waiver but all of the terms, covenants, conditions and other provisions of this Assignment and of the other Loan Documents shall survive and continue to remain in full force and effect. No waiver shall be asserted against Assignee unless in writing signed by Assignee.

6.07 No change, amendment, modification, cancellation or discharge hereof, or any part hereof, shall be valid unless in writing and signed by the parties hereto or their respective successors and assigns.

6.08 If one or more of the provisions of this Assignment shall be invalid, illegal or unenforceable in any respect, such provision shall be deemed to be severed from this Assignment and the validity, legality and enforceability of the remaining provisions contained herein, shall not in any way be affected or impaired thereby. Without limiting the generality of the foregoing, any provision herein, or in the Note to the contrary notwithstanding, Assignee shall in no event be entitled to receive or collect, nor shall or may amounts received hereunder be credited, so that Assignee shall be paid, as interest, a sum greater than the maximum amount permitted by law. If any construction of this Assignment or the Note indicates a different right given to Assignee to ask for, demand or receive any larger sum, as interest, such as a mistake in calculation or in wording, which this clause shall override and control, and proper adjustment shall automatically be made accordingly.

6.09 If any action or proceeding shall be instituted to evict Assignor or recover possession of the Premises or any part thereof, or for any other purpose affecting the Premises or this Assignment, or if any notice relating to a proceeding or a default is served on Assignor, Assignor will immediately, upon service thereof on or by Assignor, deliver to Assignee a true copy of each notice, petition, or other paper or pleading, however designated.

6.10 This Assignment and all the provisions hereof shall be binding upon and inure to the benefit of the parties hereto, and except as herein otherwise specifically provided, their respective successors and assigns, subject at all times nevertheless to all agreements and restrictions herein contained.

6.11 This Assignment is executed by by LaSalle National Bank, not personally but as Trustee under Trust No. 111127 in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this Assignment) and it is expressly understood and agreed that nothing contained herein or in the Note, or in any other Loan Document, shall be construed as creating any liability on the part of said Trustee personally to pay the Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being hereby expressly waived by Assignee, any legal owner or holder of the Note and every person now or hereafter claiming any right or security hereunder; and that so far as said Trustee personally is concerned, any legal holder

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of the Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the Premises for the payment thereof, by the enforcement of the lien created in the manner herein and in the Note provided or by action to enforce the personal liability of the guarantors of the Note or as otherwise provided in any other Loan Document.

6.12 This Assignment is executed by American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust No. 48322 in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this Assignment) and it is expressly understood and agreed that nothing contained herein or in the Note, or in any other Loan Document, shall be construed as creating any liability on the part of said Trustee personally to pay the Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being hereby expressly waived by Assignee, any legal owner or holder of the Note and every person now or hereafter claiming any right or security hereunder; and that so far as said Trustee personally is concerned, any legal holder of the Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the Premises for the payment thereof, by the enforcement of the lien created in the manner herein and in the Note provided or by action to enforce the personal liability of the guarantors of the Note or as otherwise provided in any other Loan Document.

6.13 The partners of the Beneficiary shall have no personal liability hereunder, provided, however, nothing herein shall limit the right of Assignee to recover from any partner of the Beneficiary for any loss suffered by Assignee resulting from a tortious act by such partner or a misrepresentation or breach of warranty by such partner.

IN WITNESS WHEREOF, this Assignment has been duly executed by Assignor as of the day and year first above written.

LA SALLE NATIONAL BANK, not personally but as Trustee as aforesaid

Attest:

[Signature]

ASSISTANT SECRETARY

By: [Signature]

Its: ASSISTANT VICE PRESIDENT

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee as aforesaid

Attest:

[Signature]

By: [Signature]

Its: _____

PALMOLIVE VENTURE

By: [Signature]

Jerrold Wekler
Its General Partner

By: [Signature]

Edward W. Ross
Its General Partner

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named RAYMOND J. CRAVENS and WILLIAM J. CRAVENS of the THE FIRST NATIONAL BANK, 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 Bank, as Trustee as aforesaid, for the uses and purposes herein set forth; and the said ASSISTANT VICE PRESIDENT and ASSISTANT SECRETARY then and there acknowledged that said SECRETARY, as custodian of the corporate seal, did affix the corporate seal of said Bank to said instrument as said SECRETARY'S own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of JAN, ~~1986~~ 1987

Mark A. Friedman
Notary Public

My Commission Expires: 4-28-90

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named J. MICHAEL WHELAN and SUZANNE G. BAKER of the American National Bank and Trust Company of Chicago, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 Bank, as Trustee as aforesaid, for the uses and purposes herein set forth; and the said VICE PRESIDENT and ASSISTANT SECRETARY then and there acknowledged that said SECRETARY, as custodian of the corporate seal, did affix the corporate seal of said Bank to said instrument as said SECRETARY'S own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this JAN 20 day of 1987, 1986.

Karen E. Burns
Notary Public

My Commission Expires: _____



This instrument prepared by and mail to:
Richard J. Cravens
The First National Bank of Chicago
One First National Plaza, Suite 0801
Chicago, Illinois 60670

COOK COUNTY, ILLINOIS
FILED FOR RECORD

BOX 333

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, [Signature], a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerrold Wexler and Edward W. Ross, General Partners of Palmolive Venture, an Illinois Limited Partnership, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and they did appear before me this day in person and acknowledged that they as General Partners as aforesaid, signed and delivered the said instrument as their own free and voluntary acts for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of January, 1987.

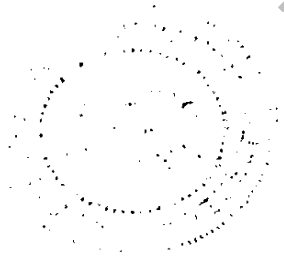
Commission Expires: [Signature]

[Signature]
Notary Public

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EXHIBIT A to

Assignment of Rents and Leases dated _____, 1986 among The First National Bank of Chicago, LaSalle National Bank as Trustee under Trust Agreement dated May 20, 1986 and known as Trust No. 111127 (Trust A), American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 15, 1979 and known as Trust No. 48322 (Trust B, Trust A and Beneficiary collectively Assignor) and Palmolive Venture

PARCEL 1:

THE NORTH 1/2 OF THE 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 CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR LIGHT, AIR AND VIEW FOR THE BENEFIT OF PARCEL 1 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 1, 62 FEET EAST OF THE WESTERLY LINE OF SAID PARCEL 1; 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 1 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 1, A DISTANCE OF 88 FEET EAST 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 1; THENCE WEST ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 88 FEET TO THE PLACE OF BEGINNING, AS CREATED BY AGREEMENT BETWEEN THE PALMOLIVE PEST COMPANY, A CORPORATION OF DELAWARE, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 25, 1927 AND KNOWN AS TRUST NUMBER 19104, DATED MARCH 31, 1928 AND RECORDED APRIL 30, 1928 AS DOCUMENT 10005790, AND ALSO RECORDED 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, IN COOK COUNTY, ILLINOIS.

A fee simple as to the land and a leasehold estate created by the lease executed by The Prudential Insurance Company of America, a New Jersey corporation to 2000 Corporation, an Illinois corporation, as lessee, dated December 26, 1958, a memorandum of which lease was recorded December 26, 1958 as Document 17413313, as amended by agreement between The Prudential Insurance Company of America and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated October 8, 1959 and known as Trust Number 14758, dated November 30, 1961 and recorded December 7, 1961 as Document 18349717 as amended by instrument recorded June 1, 1983 as Document 26626015; which lease demises the land for a term of years beginning December 15, 1958 at 12:00 Noon and ending December 14, 2029.

Real Estate Tax Identification No. 17-03-213-001-0000

Address of Property:
919 North Michigan Avenue
Chicago, IL

20A11FH6

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EXHIBIT B

SCHEDULE OF LEASES

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