

88412707

MEMORANDUM OF LEASE

This Memorandum of Lease dated as of August 31, 1988 by and between Chicago Title and Trust Company, not personally but solely as Trustee under Trust Agreement dated April 16, 1985 and known as Trust No. 1086781 (hereinafter referred to as "Landlord"), and Morton Thiokol, Inc., a Delaware corporation (hereinafter called "Tenant").

WITNESSETH:

That by lease (hereinafter called "Lease") made as of August 31, 1988, Landlord has demised and leased to Tenant, and Tenant has leased from Landlord the Premises ("Premises") commonly known as the 25th through 36th floors in the building (the "Building") constructed on the land legally described on Exhibit "1" attached hereto and made an integral part hereof, and commonly known as 100 North Riverside in the City of Chicago, Cook County, Illinois, together with all appurtenances thereto, commencing on the completion of certain improvements to be installed in the Premises, for an initial term of sixty-five (65) years as to a portion thereof.

This Memorandum of Lease is made and recorded to give notice of the existence of the tenancy created by the Lease. The Lease grants to Tenant certain rights to expand the Premises, and certain rights to extend the term of the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be duly executed and sealed as of the day and year first above written.

LANDLORD:

CHICAGO TITLE AND TRUST COMPANY,
not personally but as Trustee
aforesaid

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Chicago Title and Trust Company, on account of its instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Chicago Title and Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid and not personally,

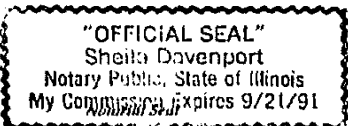
By: [Signature] ASSISTANT VICE-PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

Corporate Seal

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 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 this SEP - 2 1988 day of , 19
Sheila Davenport
Notary Public



NF86-1

17-09-335-001

BOX 15

FTIC 240850 (Accord) @ AMB-SID

88412707

UNOFFICIAL COPY

80415443

80415443

Property of Cook County Clerk's Office

80415443

80415443

J-1

Street Address of Property:
All of vacated West Water
Street south of Randolph
Street and north of
Washington Street,
Chicago, Illinois
P.I.N. 17-09-334-002
17-09-335-001

This document was prepared by
[and when recorded return to]:
8300 Sears Tower
Keck, Mahin & Cate
233 South Wacker Drive
Chicago, Illinois 60606
Attention: Dennis M. Wilson

88412707

(CORPORATE SEAL)

TENANT:
MORTON THIKOL, INC., a Delaware
corporation
BY: [Signature] Title: President

ATTEST: [Signature] Title: Secretary

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771C 210850 (Accty) @ JMS-SD

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF COOK
STATE OF ILLINOIS

IN RE: THE ESTATE OF
JAMES EARL RAY, DECEASED
COURT NO. 03-1-00000-00000
FILED FOR RECORD

Property of Cook County Clerk's Office

03/15/88

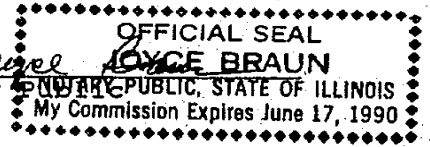
03/15/88

03/15/88

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me
this 2nd day of September, 1988 by JOHN R. BOWEN
and P. MICHAEL PHELPS, the VICE PRESIDENT
and SECRETARY respectively of Morton Thiokol,
Inc.



Joyce Braun
Notary Public

My Commission Expires: 6-17-90

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me
this _____ day of _____, by _____
and _____, the _____
and _____ respectively of Chicago Title
and Trust Company, as Trustee aforesaid.

Notary Public

My Commission Expires: _____

(1362/G)

DEPT-01 \$14.00
T#1111 TRAN 6546 09/09/88 15:15:00
#367 # A * 88-412707
COOK COUNTY RECORDER

88412707

14-

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Property of Cook County Clerk's Office

2013/01

UNOFFICIAL COPY 7

EXHIBIT 1 TO MEMORANDUM OF LEASE FOR
MORTON THIOKOL BUILDING
100 NORTH RIVERSIDE

LEGAL DESCRIPTION OF LAND

PARCEL 1 (THE FEE PARCEL):

ALL OF WEST WATER STREET LYING SOUTH OF THE SOUTH LINE OF RANDOLPH STREET, LYING NORTH OF THE NORTH LINE OF WASHINGTON STREET, LYING WEST OF AND ADJOINING WHARFING LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK "O" IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING EAST OF A DIRECT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 9 IN BLOCK 44 IN ORIGINAL TOWN OF CHICAGO, 41.87 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 9, TO A POINT ON THE NORTH LINE OF LOT 1 IN SAID BLOCK 44, 85.70 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 1, AS SHOWN AND LOCATED ON THE PLAT RECORDED AUGUST 18, 1855, AS DOCUMENT NUMBER 62008 IN COOK COUNTY, ILLINOIS.

PARCEL 2 (THE GROUND LEASE PARCEL):

THAT PART OF LOTS 1, 4, 5, 8 AND 9 LYING WEST OF A DIRECT LINE DRAWN FROM THE POINT OF INTERSECTION OF THE WEST LINE OF WEST WATER STREET AND THE SOUTH LINE OF SAID LOT 9, BEING A POINT ON THE SOUTH LINE OF LOT 9 APPROXIMATELY 41.87 FEET EAST OF THE SOUTH WEST CORNER OF LOT 9, TO THE POINT OF INTERSECTION OF THE WEST LINE OF WEST WATER STREET AND THE NORTH LINE OF LOT 1, BEING APPROXIMATELY 85.70 FEET EAST OF THE NORTH WEST CORNER OF LOT 1 IN BLOCK 44 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF THE TOWN OF CHICAGO BY JAMES THOMPSON DATED AUGUST 4, 1830 AND FILED FOR RECORD MAY 29, 1837 AND RECORDED JULY 6, 1837 IN BOOK H OF MAPS, PAGE 298 AS DOCUMENT 5060 IN COOK COUNTY, ILLINOIS.

(1362/G)

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2011/11/28

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