



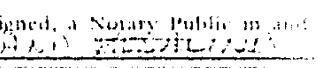
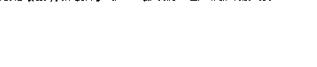
# UNOFFICIAL COPY

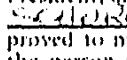
RECEIVED  
COURT CLERK'S OFFICE  
LOS ANGELES COUNTY, CALIFORNIA

CAT. NO. NN00737  
TO 1046 CA (B--84)  
(Corporation)

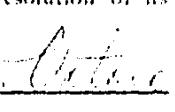
 TICOR TITLE INSURANCE

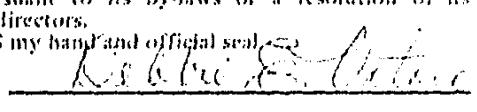
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } ss.

On DECEMBER 27th 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared MARK A. SIEGEL, JR.,  personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and ROBERT W. SCOTT, 

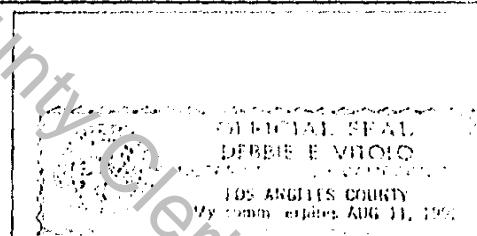
 personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation

that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal 

Signature 

STAPLE HERE  
→



(This area for official notarial seal)

**UNOFFICIAL COPY**

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF  
REAL PROPERTY**

**PARCEL 1:**

Lots 19 through 23 inclusive and Lot 24 (except that part thereof conveyed to Clarence Buckingham by deed dated September 17, 1895 and recorded October 7, 1895 as Document No. 2,288,080 in Book 5532, Page 148) and Lot 27 in Block 1 in Bergman and Others Sub-division of the West 3/4 of Block 9 in Canal Trustee's Subdivi-  
sion of the East 1/2 of Section 29, Township 40 North, Range 14,  
East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2:**

Lots 28 and 29 in Bergman and Others Subdivision of the West 3/4 of Block 9 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**AND**

Lots 1 and 2 in Edson's Subdivision of the East 1/2 of Blocks 10 and 13 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Numbers: 14-29-404-001 Volume: 490  
(Affects Lot 1/2)

14-29-404-002  
(Affects Lot 20)

14-29-404-003  
(Affects Lot 21)

14-29-404-004  
(Affects Lot 22)

14-29-404-004  
(Affects Lot 22)

14-29-404-005  
(Affects Lot 23)

14-29-404-006  
(Affects Lot 24 except part conveyed  
to Buckingham)

14-29-403-007  
(Affects Lot 27)

14-29-404-008  
(Affects Lot 28 and 29)

14-29-403-003  
(Affects Lots 1 and 2)

**Commonly known as:** Diversey/Sheffield  
**Chicago, Illinois**

933-1003 W. Diversey Parkway  
Chicago, Illinois

# EXHIBIT A UNOFFICIAL COPY

Permitted Exceptions

## Diversity

1. General taxes not due and payable as of date of closing.
2. A mortgage to secure an indebtedness of the amount stated herein.

Mortagor: Socalco, Inc.

Mortgagee: MONY Pension Insurance Corporation

Dated : February 27, 1984

Amount : \$1,275,000.00

Recorded : March 9, 1984

Document: 27,000,232

As modified by Modification Agreement recorded March 16, 1984 as Document 27,008,341; and as assigned by document referred to in Item 9 below.

3. A collateral assignment of leases.

Assignor: Socalco, Inc.

Assignee: MONY Pension Insurance Corporation

Recorded: March 9, 1984

Document: 27,000,233

As modified by Modification Agreement recorded March 16, 1984 as Document 27,008,341; and as assigned by document referred to in Item 9 below.

4. Rights of parties in possession under the following unrecorded leases:

- 1) Fabricare Chicago
- 2) U.S. Post Office
- 3) Copy Shop
- 4) Angelo's Beef N Dogs II
- 5) Remco-Alphanomics
- 6) Peaches Records & Tapes
- 7) Computerland
- 8) Happi Sushi Delight

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TH1111 TRAN 8607 12/30/88 09:09:00  
H473R # 1A 96-438-600237  
COOK COUNTY RECORDER

5. Acts by, through or under Purchaser.

6. Memorandum of lease affecting the land, executed by and between the following parties for the term and upon the terms, covenants and conditions therein provided.

Lessor : Oaklawn Promenade

Lessee : Trak Auto East Corporation

Dated : March 14, 1986 Term : Not given

Recorded : April 22, 1986 Document : 86,156,256

7. Non-disturbance, Attornment and Subordination Agreement entered into between Trak Auto East Corporation, Oaklawn Promenade and Southern California Savings and Loan Association recorded April 22, 1986 as Document 86,156,257.

8. Non-disturbance, Attornment and Subordination Agreement entered into between Trak Auto East Corporation, Oaklawn Promenade and Land of Lincoln Savings and Loan recorded February 18, 1987 as Document 87,094,475.

9. Assignment of Mortgage and Other Loan Documents

Assignor: Mony Pension Insurance Corporation

Assignee: Mutual Life Insurance Company of New York

Recorded: November 9, 1988

Document: 88,518,914

88600237