

88031682

RATIFICATION AGREEMENT

WHEREAS, by lease (hereinafter called "said lease") dated September 15, 1987, between AMALGAMATED TRUST AND SAVINGS BANK T/U/T dated August 21, 1987, and Known as Trust No. 5303, Landlord and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, Tenant, Landlord leased to Tenant certain premises in the City of South Holland, State of Illinois, legally described in Exhibit "A" hereto attached, together with all improvements, appurtenances, easements and privileges belonging thereto; and

WHEREAS, the undersigned at the time of execution of said lease was not the owner in fee simple of the property abovedescribed; and

WHEREAS, fee simple to the entire premises described in Exhibit "A" hereto was conveyed to the undersigned as of October 28, 1987; and

WHEREAS, Bond Drug Company of Illinois has requested, pursuant to said lease, that the undersigned now ratify and adopt said lease;

NOW, THEREFORE, in consideration of the premises, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements in said lease contained by the Landlord thereunder as if the undersigned owned said property at the date of its execution of said lease.

This indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of Bond Drug Company of Illinois, its successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Indenture this 14th day of December, 1987.

AMALGAMATED TRUST AND SAVINGS BANK,
as Trustee, as aforesaid,

By _____
SEE ATTACHED RIDER FOR
EXECUTION BY TRUSTEE

Attest:

Witnesses:

(This Instrument Prepared by A. M. Resnick, 200 Wilnot Road, Deerfield, Illinois 60015)

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PROPERTY TO:
BY REC - Law Dept.
of Bond
ILL 60015

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PROPERTY

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

Rider attached to Ratification Agreement

Dated: 14 December 1987

This instrument is executed by AMALGAMATED TRUST & SAVINGS BANK, not in its individual corporate capacity, but as Trustee as aforesaid, and it is expressly agreed that nothing herein contained shall be construed as creating any liability on said AMALGAMATED TRUST & SAVINGS BANK in its individual corporate capacity with respect to any warranty or representation contained in this instrument, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right or interest hereunder, and the parties hereto and such other persons shall accept this instrument upon the express condition that no duty shall rest upon said AMALGAMATED TRUST & SAVINGS BANK, either in its individual corporate capacity, or as said Trustee, to collect, receive, sequester or retain for any purpose the rents, issues and profits arising from the property hereinabove described or the property or funds at any time subject to said Trust Agreement, or the proceeds arising from the sale or other disposition of any such property, or to continue as such Trustee, or to retain any right, title or interest in or to the property hereinabove described or in or to any part of all of the property or funds at any time subject to said Trust Agreement.

AMALGAMATED TRUST & SAVINGS BANK,
not individually, but as Trustee
under Trust No. 5303

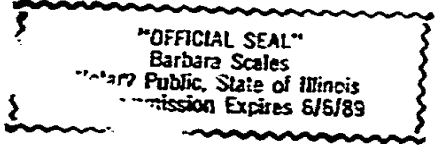
By: Edward C. Swergard
Vice President

ATTEST:
Sally Doubet King
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, BARBARA JEAN SCALES, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that Edward C. Swergard Vice President of AMALGAMATED TRUST & SAVINGS BANK, and Sally Doubet King Assistant Secretary of said banking corporation, 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 acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said banking association, did affix the said corporate seal of said banking corporation to said instrument as her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

GIVEN under by hand and Notarial Seal
This 30th day of December, 1987



Barbara J. Scales
Notary Public

MY COMMISSION EXPIRES: _____

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Property of Cook County Clerk's Office

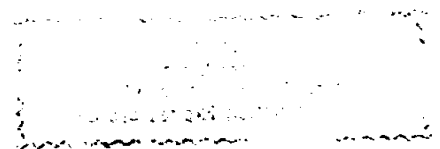


EXHIBIT A

PARCEL 1:

LOT 2 IN DEYOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1957 AS DOCUMENT 16821944, IN COOK COUNTY, ILLINOIS, ALSO (EXCEPTING THEREFROM THE EAST 6 FEET OF LOT 2 AS CONDEMNED IN CASE NUMBER 82L12148);

PARCEL 2:

THE EAST 1/2 OF THE HERETOFORE VACATED 16 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING AFORESAID LOT 2 IN THE DE YOUNG'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

Street Address: 16224 S. Park Avenue, South Holland, Illinois
Permanent Index Number: 29-22-106-007-0000

PARCEL 3:

LOT 1 AND LOT 7 IN DEYOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1957 AS DOCUMENT 16821944 (EXCEPTING FROM SAID LOT 1 THAT PART THEREOF DESCRIBED AS: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 13 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT OF INTERSECTION WITH A LINE LYING 6 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, SAID POINT LYING 18 FEET SOUTH OF SAID NORTH EAST CORNER OF LOT 1 (AS MEASURED ALONG SAID EAST LINE OF LOT 1); THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 146.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 6 FEET TO THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 164.15 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 4:

THE EAST 1/2 OF THE HERETOFORE VACATED 16 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING AFORESAID LOT 1 AND TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE HERETOFORE VACATED 16 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING AFORESAID LOT 7 IN DEYOUNG'S SUBDIVISION IN COOK COUNTY, ILLINOIS.

Street Address: Southwest Corner, 162nd Street and South Park Avenue, South Holland, Illinois

Permanent Index Number: 29-22-106-003-0000 and 29-22-106-006-0000

lot 7

lot 1

DAO

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