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## SECOND AMENDMENT TO AND MEMORANDUM OF SECOND AMENDMENT TO GROUND LEASE

THIS SECOND AMENDMENT TO AND MEMORANDUM OF SECOND AMENDMENT TO GROUND LEASE ("Amendment") is entered into this 24th day of March, 1988, by and between LaSalle National Bank, not individually but as Trustee under a Trust Agreement dated April 1, 1981 and known as Trust No. 103828 ("Landlord") and LaSalle National Bank, not individually but as Trustee under a Trust Agreement dated March 26, 1984 and known as Trust No. 107822 ("Tenant").

### RECITALS:

A. Landlord and Tenant entered into a Ground Lease dated March 26, 1984 (the "Ground Lease") pursuant to which Landlord leased to Tenant and Tenant accepted from Landlord the property described in Exhibit A attached hereto.

B. In order to memorialize the Ground Lease, Landlord and Tenant executed a certain Memorandum of Ground Lease dated March 26, 1984 and recorded on July 10, 1984 as Document No. 27166710 in the office of the Cook County Recorder of Deeds ("Recorder's Office").

C. Landlord and Tenant entered into an Amendment to Ground Lease dated December 26, 1984 (the "First Amendment") pursuant to which the Ground Lease was amended by the addition to the property leased thereby of the property described in Exhibit B attached hereto (the Ground Lease as amended by the First Amendment is hereinafter referred to as the "Ground Lease") (the property described on attached Exhibit A and Exhibit B is hereinafter collectively referred to as the "Demised Premises").

D. In order to memorialize the First Amendment, Landlord and Tenant executed a certain Memorandum of Amendment to Ground Lease dated December 26, 1984 and recorded on January 17, 1985 as Document No. 27409057 in the Recorder's Office.

E. Landlord and Tenant now desire to further amend the Ground Lease as hereinafter set forth but not otherwise.

In consideration of the sum of One Dollar (\$1.00) paid by Tenant to Landlord, the receipt of which is hereby acknowledged, and other good and valuable consideration, the parties hereby agree as follows:

1. Capitalized terms used herein without definition or reference to an exhibit shall have the meanings given to such terms in the Ground Lease.

2. Section 44 of the Ground Lease is hereby amended to provide that Tenant may exercise the Option from time to time upon notice to Landlord with respect to any one or more of Parcel 1, Parcel 2, Parcel 3, Parcel 4 and/or Parcel 5 as defined and

THIS INSTRUMENT PREPARED BY,  
AND AFTER RECORDING RETURN TO:

Alan D. Lev  
Goldberg, Kohn, Bell, Black,  
Rosenbloom & Moritz, Ltd.  
55 East Monroe Street  
Suite 3900  
Chicago, Illinois 60603

607-21 032388jo

Box 15

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legally described on attached Exhibit C for a purchase price of \$1,520,000 for each such Parcel.

3. Effective as of the Closing of the purchase of each Parcel, (a) such Parcel shall be deemed to be deleted from the Demised Premises, (b) the Net Rent shall be decreased by the sum of \$115,200 per annum (\$9,600 per month) for each such Parcel, (c) the amount to be received by Landlord pursuant to Section 21.1.2 of the Ground Lease shall be decreased by the sum of \$1,520,000 for each such Parcel, and (d) notwithstanding the provisions of Section 40 of the Ground Lease, upon the recording of a release of the First Mortgage and Fee Mortgage, if any, as to such Parcel, the Ground Lease shall terminate as to, and Tenant's interest in the Ground Lease shall merge with, the fee estate of each such Parcel.

4. Tenant hereby notifies Landlord of Tenant's intention to exercise the Option as to Parcel 1 and Parcel 2 for a closing to occur on or about April 7, 1988 at Ticor Title Insurance Company of California, Chicago, Illinois, and Landlord hereby waives the notice requirements of Section 44.1 of the Ground Lease for such exercise of the Option.

5. Except as herein modified, the Ground Lease shall remain in full force and effect in accordance with its terms.

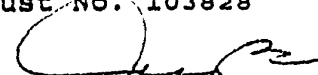
6. The exculpatory provisions set forth in Sections 42 and 43 of the Ground Lease are hereby incorporated herein with respect to execution of this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first above written.

ATTEST:

  
Its ASSISTANT SECRETARY

LASALLE NATIONAL BANK, not  
individually but as Trustee  
under Trust No. 103828

By   
Its ASSISTANT VICE PRESIDENT

ATTEST:

  
Its ASSISTANT SECRETARY

LASALLE NATIONAL BANK, not  
individually but as Trustee  
under Trust No. 107822

By   
Its ASSISTANT VICE PRESIDENT

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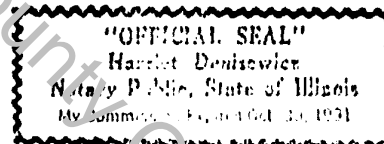
## ACKNOWLEDGMENT

STATE OF ILLINOIS     )  
                              )  
COUNTY OF C O O K    )     SS.

I, HARNIET DENISEWICZ, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Marlene Bok and William W. Miller the Assistant Vice President and Assistant Secretary of LASALLE NATIONAL BANK, not individually but as Trustee under Trust Nos. 103828 and 107822, 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, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said bank; and the said Assistant Secretary acknowledged that       , as custodian of the corporate seal of said bank, did affix said corporate seal to said instrument as        own free and voluntary act and as the free and voluntary act of said bank for said uses and purposes.

April, 1988. GIVEN under my hand and notarial seal this 11<sup>th</sup> day of

Harniet Denisewicz  
Notary Public  
My Commission Expires: \_\_\_\_\_



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

The West 1/2 of the North East 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part bounded and described as follows: Beginning at the North West corner of the North East 1/4 of the North East 1/4 of Section 30; thence East along the North line of the North East 1/4 of Section 30, a distance of 661.70 feet to the North East corner of the East 1/2 of the West 1/2 of the North East 1/4 of the North East 1/4 of said Section 30; thence south along the East line of the East 1/2 of the West 1/2 of the North East 1/4 of the North East 1/4 of said Section 30, a distance of 55.82 feet to a point; thence West in a straight line a distance of 661.70 feet to a point in the West line of the North East 1/4 of the North East 1/4 of said Section 30, a distance of 54.88 feet South of the North West corner thereof; thence North along the West line of the North East 1/4 of the North East 1/4 of said Section 30, a distance of 54.88 feet to the point of beginning, in Cook County, Illinois.

#### PARCEL 2:

The South 330 feet of the North 635 feet (except the South 100 feet of the East 175 feet of the said South 330 feet of the North 635 feet) of the East 1/2 of the North East 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 3:

The South 100 feet of the North 635 feet of the East 175 feet of the East 1/2 of the North East 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 4:

The South 165 feet of the North 800 feet of the East 1/2 of the North East 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, and that part of the East 1/2 of the North East 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, lying south of the North 800 feet thereof and West of the East 363 feet thereof, in Cook County, Illinois.

#### PARCEL 5:

The North 1/2 of the East 1/2 of the East 1/4 of the North West 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part of the land described as follows: That part of the East 1/2 of the East 1/4 of the North West 1/4 of the North East 1/4 of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, bounded and described as follows, to-wit:

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Beginning at the North West corner of the East  $\frac{1}{2}$  of the East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of said Section 30, distance 1157.97 feet East of the North West corner of the North East  $\frac{1}{4}$  of the said Section 30; thence East along the North line of the North East  $\frac{1}{4}$  of said Section 30 a distance of 165.43 feet to the North East corner of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of said Section 30; thence South along the East line of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of said Section 30, distance of 54.88 feet to a point; thence West in a straight line a distance of 165.43 feet to a point in the West line of the East  $\frac{1}{2}$  of the East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of said Section 30, distance 54.64 feet South of the North West corner thereof; thence North along the West line of the East  $\frac{1}{2}$  of the East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of said Section 30 a distance of 54.64 feet to the place of beginning (excepting that part thereof now used or dedicated for Cermak Road), in Cook County, Illinois.

The South  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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## EXHIBIT B

### PARCEL 1:

The North 155.51 feet of the South 528.41 feet of the East 363 feet of the North 1/2 of the Northeast 1/4 (measured on the East line thereof) of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

### PARCEL 2:

That part of the North 1/2 of the Northeast 1/4 of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of the North 1/2 of the Northeast 1/4 of said Section 30, and thence running West 363 feet; thence North 372.9 feet; thence East 363 feet; thence South 372.9 feet to the place of beginning.

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EXHIBIT C

PARCEL 1:

THAT PART OF LOT 1 IN WESTBROOK CORPORATE CENTER P.U.D. BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°-50'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 1,443.755 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°-14'-30" WEST ALONG THE WEST LINE OF SAID LOT 1, 1,270.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°-55'-02" EAST ALONG THE NORTH LINE OF SAID LOT 1 SAID NORTH LINE ALSO BEING THE SOUTH LINE OF CERMAK ROAD 235.746 FEET TO THE PLACE OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE CONTINUING SOUTH 89°-55'-02" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID CERMAK ROAD 592.578 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 00°-18'-40" EAST ALONG AN EAST LINE OF SAID LOT 1, 249.18 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 00°-00'-00" WEST 26.16 FEET; THENCE SOUTH 30°04'-58" WEST, 280.95 FEET; THENCE NORTH 89°-55'-02" WEST, 134.15 FEET; THENCE SOUTH 60°-04'-58" WEST, 141.66 FEET; THENCE NORTH 89°-55'-02" WEST, 170.83 FEET; THENCE NORTH 00°-04'-58" EAST 563.35 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN WESTBROOK CORPORATE CENTER P.U.D., BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°-50'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 1,443.755 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°-14'-30" WEST ALONG THE WEST LINE OF SAID LOT 1, 451.676 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTH 00°14'30" WEST ALONG THE WEST LINE OF SAID LOT 1, 818.364 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°-55'-02" EAST ALONG THE NORTH LINE OF SAID LOT 1 SAID NORTH LINE ALSO BEING THE SOUTH LINE OF CERMAK ROAD, 235.746 FEET; THENCE SOUTH 00°-04'-58" WEST, 563.35 FEET; THENCE SOUTH 89°-55'-02" EAST, 170.83 FEET; THENCE NORTH 60°-04'-58" EAST, 141.66 FEET; THENCE SOUTH 89°-55'-02" EAST, 127.63 FEET; THENCE SOUTH 00°-04'-58" WEST, 113.84 FEET; THENCE SOUTH 29°-55'-02" EAST, 46.57 FEET; THENCE SOUTH 30°04'-58" WEST, 46.57 FEET; THENCE SOUTH 89°55'-02" EAST 52.80 FEET; THENCE SOUTH 00°-04'-58" WEST, 63.28 FEET; THENCE NORTH 89°55'-02" WEST 208.97 FEET; THENCE NORTH 29°-55'-02" WEST 54.21 FEET; THENCE NORTH 89°-55'-02" WEST, 319.37 FEET; THENCE SOUTH 00°-04'-58" WEST, 113.0 FEET; THENCE NORTH 89°-55'-02" WEST, 149.61 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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COOK COUNTY RECORDER

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**PARCEL 3:**

THAT PART OF LOT 1 IN WESTBROOK CORPORATE CENTER P.U.D. BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH-EAST CORNER OF SAID LOT 1; THENCE NORTH 89°-50'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 1,443.755 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°-14'-30" WEST ALONG THE WEST LINE OF SAID LOT 1, 1270.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°-55'-02" EAST ALONG THE NORTH LINE OF SAID LOT 1 SAID NORTH LINE ALSO BEING THE SOUTH LINE OF CERMAK ROAD, 828.124 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 00°-18'-40" EAST ALONG AN EAST LINE OF SAID LOT 1, 249.18 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE NORTH 90°-00'-00" WEST, 26.16 FEET; THENCE SOUTH 30°-04'-58" WEST, 280.95 FEET; THENCE NORTH 89°-55'-02" WEST, 6.72 FEET; THENCE SOUTH 00°-04'-58" WEST, 113.84 FEET; THENCE SOUTH 29°-55'-02" EAST 46.57 FEET; THENCE SOUTH 30°-04'-58" WEST, 46.57 FEET; THENCE SOUTH 89°-55'-02" EAST 52.80 FEET; THENCE SOUTH 00°-04'-58" WEST, 63.28 FEET; THENCE SOUTH 89°-55'-02" EAST, 208.97 FEET; THENCE NORTH 30°-04'-58" EAST 46.57 FEET; THENCE SOUTH 89°-55'-02" EAST, 108.27 FEET; THENCE SOUTH 29°-55'-02" EAST, 184.83 FEET; THENCE SOUTH 89°-55'-02" EAST 294.18 FEET TO AN EAST LINE OF SAID LOT 1 SAID EAST LINE ALSO BEING THE WEST LINE OF WOLF ROAD AS DEDICATED BY DOCUMENT NUMBER 87550952; THENCE NORTH 00°-22'-00" WEST ALONG SAID EAST LINE OF LOT 1 AND THE WEST LINE OF SAID WOLF ROAD 253.93 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 90°-00'-00" EAST ALONG AN EAST AND WEST LINE OF SAID LOT 1, 11.0 FEET TO THE EAST LINE OF SAID LOT 1, SAID EAST ALSO BEING THE WEST LINE OF WOLF ROAD AS DEDICATED BY DOCUMENT NUMBER 13089378; THENCE NORTH 00°-22'-00" WEST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID WOLF ROAD 367.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 90°-00'-00" WEST ALONG AN EAST AND WEST LINE OF SAID LOT 1, 612.90 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF LOT 1 IN WESTBROOK CORPORATE CENTER P.U.D. BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-EAST CORNER OF SAID LOT 1; THENCE NORTH 89°-50'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 741.276 FEET; THENCE NORTH 00°-04'-58" EAST, 520.56 FEET; THENCE SOUTH 89°-55'-02" EAST, 208.97 FEET; THENCE NORTH 30°-04'-58" EAST 46.57 FEET; THENCE SOUTH 89°-55'-02" EAST 108.27 FEET; THENCE SOUTH 29°-55'-02" EAST, 184.83 FEET; THENCE SOUTH 89°-55'-02" EAST, 294.18 FEET TO AN EAST LINE OF SAID LOT 1 SAID EAST LINE ALSO BEING THE WEST LINE OF WOLF ROAD AS DEDICATED BY DOCUMENT NUMBER 87-550952; THENCE SOUTH 00°-22'-00" EAST ALONG SAID EAST LINE OF LOT 1 AND THE WEST LINE OF WOLF ROAD 86.07 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 90°-00'-00" EAST ALONG AN EAST AND WEST LINE OF SAID LOT 1, 11.0 FEET TO THE EAST LINE OF SAID LOT 1 SAID EAST LINE ALSO BEING THE WEST LINE OF WOLF ROAD AS CONDEMNED BY CONDEMNATION NO. 85 L 50163; THENCE SOUTH 00°-22'-00" EAST ALONG THE EASTLINE OF SAID LOT 1 AND THE WEST LINE OF WOLF ROAD 315.67 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

THAT PART OF LOT 1 IN WESTBROOK CORPORATE CENTER P.U.D. BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°-50'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 741.276 FEET; TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTH 89°-50'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 702.479 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°-14'-30" WEST ALONG THE WEST LINE OF SAID LOT 1, 451.674 FEET; THENCE SOUTH 89°-55'-02" EAST, 149.61 FEET; THENCE NORTH 00°-04'-58" EAST, 115.0 FEET; THENCE SOUTH 89°-55'-02" EAST, 319.37 FEET; THENCE SOUTH 29°-55'-02" EAST 54.312 FEET; THENCE SOUTH 89°-55'-02" EAST, 208.97 FEET; THENCE SOUTH 00°-04'-58" WEST 520.56 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PRAL 15-30-200-007      15-30-200-026  
 15-30-200-008      15-30-200-027

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Westchester, IL 60153

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