1282888

SO 12 14 8 14 1.

TORE OF A PRINCE NO

NOW THEREFORE, in consideration of the coverance contained in the Option Agreement and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner, Venture and CIC agree as follows:

WHEREAS, Owner, Venture and CIC have agreed to enter into this Memorandum of Option to Purchase for the purpose of giving notice of said option to purchase.

WHEREAS, pursuant to that certain Option to Purchase (the "Option Agreement") dated as of an even date herewith, among Owner, Venture and CIC, Owner has agreed to grant to each Venture and CIC an option to purchase the Real Estate subject to the terms and conditions set forth in the Option Agreement; and

WHEREAS, Owner is the owner of the fee interest in that certain land described or Exhibit A attached hereto and made a part hareof (the "Real Estate");

MILNEZZELH

and entered into as of the lat day of July, 1989, by and among HARRIS of the lat day of July, 1989, by and among HARRIS of the lat day of July, 1989, but as Trustee under that certain Trust Agreement dated June 30, 1989, and known as Trust Number 94590 ("Owner"), ASSOCIATION BUILDING VENTURE, an Illinois joint venture ("Venture") and C.I.C. REALTY, INC., an Illinois Corporation ("CIC").

MEMORANDUM OF OPTION TO PURCHASE

reark W. Parkinson, Esq. Skadden, Arps, Slate, 333 West Wacker Drive Suite 2100

This document was prepared by Th. S.B. The and should be returned to. Frank W. Parkinson, Esq. Skadden, Arps. Slat.

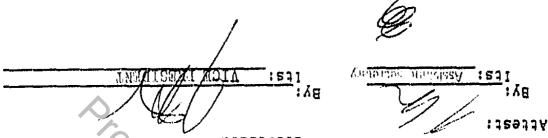
882338AT

39532871

70-15-992/1207664 Kennein

00°900

7



HARRIS TRUST AND SAVINGS BANK, not personally, but an Prustee aforesaid

IN WITNESS WHEREOF, the rarties hereto have executed this Memorandum of Option to Purchase as of the date and year first above written.

executed by Harris Trust And Savings Bank, not personally, but solely as trustee under the trust agreement described barein in the exercise of the power and suchority
conferred upch and vested in it as such trustee. All the
terms, provisions, stipulations, covenants and conditions
to be performed hereunder (whether or not the same are
expressed in the terms of covenants, promises or agreeexpressed in the terms of covenants, promises or agreetrust sgreement and not individually and no personal
liability shall be asserted or enforceable against it by
liability shall be asserted or enforceable against it by
covenants and conditions contained in this Memorandum of
covenants and conditions contained in this Memorandum of
covenants of purchase.

not intended to, and does not and shall not, amend, modify, diminish or affect in any way the Option Agreement or
the construction or interpretation thereof or any rights
or obligations of any of the parties thereto. The sole
purpose of this Memorandum of Option to Purchase is to
gave notice of said option to purchase.

1, Owner grants to each of Venture and CIC the option to purchase all of Owner's right, title and interest and to the Real Estate subject to the terms and conditions set forth in the Option Agreement.

By: Ronald Berger

MI-RO INVESTORS,
partnership,
structship,
structship,

SHIP, an illinois limited partnership, as joint venturer

BY: ASSOCIATION BUILDING PARTNER-

By its: Paris And Andrew Ry; Esti

By: WACKBORN FINANCIAL, INC., an Illinois corporation, as joint venturer

ASSOCIATION BUILDING
VENTURE, an illinois joint
venture

John J. Market 1831 146

C.I.C. REALTY, INC., an Illinois Corporațion 1631 V D 1631

yrrear:

H9532871

ASSOCIATION BUILDING PARTNERSHIP The sole general partners of

The sold general partners of 19 so. LA SALLE STREET VENTURE

าอักชาอุต 1ธายกอย ธ partnership, an Illinois general

19 SO. LA SALLE STREET VEUTURE,

PM PARTNERSHIP The sole general partners of

Eric D. Mayer

Norman Perimutter

partnership, a general partner

an Illinois general

PARTNERSHIP,

County Clarks Office

HYE

þ

ASSOCIATION BUILDING PARTNERSHIP The sole general puriners of

The sole deneral partners of 19 so. LA SALLE STREET VENTURE

Edward G. Proctor

Don H. Reuben

e deveret barther partnership,

an Illinois general

19 SO. LA SALLE STREET VENTURE,

PM PARTNERSHIP The sole general partners of

Office Office Norman Perlimutter IVE

> a general partner partnership, an Illinois general

PM PARTNERSHIP, 1148

UNOFFICIAL₅GQBY₁

9

My Commission Expues 811190 Metary Public, Siste of Minois patricia fl. Varidellinden "OFFICIAL SEAL"

My commission expires

Notary

(1-144-430) 7361

day of

GIVEN under my hand and Notarial Seal this ASSA

Trustee as aforesaid for the uses and purposes therein set and as the free and voluntary act of said Association, as tion to said instriment as his own free and voluntary act association, (id affix the corporate seal of said associaedged that her as custodian of the corporate seal of said then and there acknowl-Sies edt bne Week least as aforestid, for the uses and purposes therein set forth; the free and voluntary act of said association, as Trustee sald instrument as their own free and voluntary act and as person and acknowledged that they signed and delivered the arsociation, respectively, appeared before me this day in This contact and A pue gersons whose names are subscribed to the foregoing instru-SAVINGS BANK who are personally known to me to be the same for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES J. PRINCING MENDING OF HARRIS TRUST AND I Packers it Verter in indens Notary Public in and

> AGON TO YTHUOD STATE OF // LINGS

1661,15,NAL	973	NOISSIN	WA COM
SIDNITH 40 33			
1101	110 O	PAUL	
273	S IN	DITHO	

My commission expires 1/21/84

Given under my hand and official seal, this 20th day of October Motary Public

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 at he free and voluntary as Trustee as free and voluntary act of haid Association, as Trustee as aforesaid, for the uses and purposes therein set forth.

purposes therein set forth. voluntary act and deed of such corporation, for the uses and ration, as their free and voluntary act and as the free and seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of such corporate and delivered the said instrument and caused the corporate they signed pue in person and severally acknowledged that as such sitts an evoled beareage, appeared before me this known to me to be the same persons whose names are subof, C.T.C. REALTY, INC., and personally tor said County in the State atoresaid to HEREBY CERTIFY that All Long Greek and State Jenum Gress and Day known to me to be the Jenumal and Long a personala Motary Public in and COUNTY OF COM TATE OF LLINGI

Property of County Clerk's Office

STATE OF ILLIAN'S
COUNTY OF LOOK
I, AO , Notary Public in and for the county and Staye aforesaid, DO HEREBY CERTIFY that found and found foods personally known to me to be the foods and food personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such food and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of such corporation, as their free and voluntary act and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and official seal, this 20H, day of Others, 1989. My commission expires: //21/47

OPPICIAL SEAL
PAUL D. DINCIN
NOTARY PUBLIC STATE OP ILLINOIS
MY COMMISSION EXP. JAN.21,1992

Property of Cook County Clark's Office

STATE OF TILINOIS)	SS
COUNTY OF COOK	Ś	50

I, START C. KATZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Miles Berger, a general partner of MI-RO INVESTORS, a partnership, which in turn is a general partner of ASSOCIATION BUILDING PARTNERSHIP personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnerships, for the uses and purposas therein set forth.

		GIVEN	under my	hand	and	Notarial	Seal	this	19th
day	of	()Ctown	1029			71/			

Notary Public

My Commission expires:

STUANT C. KATZ

Notary Public, thate of Illinois
My Commission Expires Oct. 19, 1992

STATE OF ILLINOIS)
COUNTY OF COOK) SS)

I, STUPPETC. CATZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Berger, a general partner of MI-RO INVESTORS, a partnership, which in turn is a general partner of ASSOCIATION BUILDING PARTNERSHIP personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnerships, for the uses and purposes therein set forth.

day of October, 1989.

Notary Public

My Commission expires:_

STUART C. KATZ
Notary Public. State of Illinois
My Commission Expires Oct. 19, 1992

COUNTY OF COOK)))	SS		
for said County, in the State at that Norman Perlmutter, a general partnership, which in turn is ATION BUILDING PARTNERSHIP personance person whose name is subsestivated as such general partnership in person and acknowledged the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes therein set for the said instrument as his own the free and voluntary act of suses and purposes the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the free and the said instrument as his own the said instru	aforral sona scrib scrib tha fresaid fort	resaid, DO HERE partner of PM general partne ally known to mode to the fore appeared beforat he signed and ee and voluntaring, th.	PARTNERSHIP OF ASSOCIATION OF THE TOTAL ASSOCIATION OF THE THE TOTAL ASSOCIATION OF THE	P, I- e
day of Couber, Jacq.	the	antolas	this 9"	•
My Commission expires:	19/	92		
	Motory	CFFICIAL SEAL" STUAPT C. KATZ y Public, State of Illinois nmission Expire Oct. 19, 1992		89532871
			S. Co	

UNOFFICIAL GORY

STATE OF JUNOS SS COUNTY OF COOK

I, STUART C. KATZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric D. Mayer, a general partner of PM PARTNERSHIP, a partnership, which in turn is a general partner of ASSOCIA-TION BUILDING PARTNERSHIP personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnerships, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th

day of (Ctober

My Commission expires:

OFFICIAL SEAL" STUART C. KATZ Notary Public State of Illinois My Commission Expires Oct. 19, 1992

)15. CO

STATE OF <u>FLUNOIS</u> COUNTY OF <u>COOK</u>))	SS					
for said County, in the State that Don H. Reuben, a general STREET VENTURE, a partnership partner of ASSOCIATION BUILDI to me to be the same person w foregoing instrument as such fore me this day in person and delivered the said instrutary act and as the free and ships, for the uses and purpo	, wn: NG PA hose genea d ack ment volur	RTNE RATNE R	RSHII RSHII e is s artno edgeo is ov	rn is pers subscr er, ap l that yn fre of sa	a gen onall ibed peare he s e and id pa	eral y know to the d be- igned volun	•
day of October, wind.	and	Nota	urial	Seal	this	19-14	
My Commission expires:	19/0	ry P	ublie	\$		ſ	<u>ק</u>
	N M	olary (*) Commis	FICIAL PART G. Public, Sta	KATZ te of tillno coct. 18, 19	is 92		スピンとへのこと

STATE OF TLINOIS SS COUNTY OF COOK

I, STIART C. LATZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward G. Proctor, a general partner of 19 SO. LASALLE STREET VENTURE, a partnership, which in turn is a general partner of ASSOCIATION BUILDING PARTNERSHIP personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partner-ships, for the uses and purposes therein set forth.

day of Other, 1999.

My Commission expires:

"CIFICIAL SEAL" STUAPT C. KATZ Notary Public, State of Illinois My Commission Expires Oct. 19, 1992

EXHIBIT A

Logal Description

PARCEL 11

THOSE PARTS OF ORIGINAL LOTS 2 AND 3 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL HERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF THE WEST 1/2 OF SAID ORIGINAL LOT 3; THENCE NORTH TO A POINT 100 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE WEST CROSSING THE WEST 1/2 OF SAID LOT 3, AND ALONG THE SOUTH LINES OF SUB-LOTS 1 TO 3 IN THE CHICAGO HYDRAULIC COMPANY'S SUBDIVISION OF CRIGINAL LOTS 1 AND 2 IN SAID BLOCK 118, TO THE SOUTH WEST CORNER OF SAID SUB-LOT 3; THENCE SOUTH TO THE SOUTH LINE OF SAID ORIGINAL LOT 2; THENCE EAST TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF LYING NORTH OF THE SOUTH LINES OF SUB-LOTS 1 TO 3

AFORESAID, EXTENDED EAST ACROSS THE WEST 1/2 OF THE ORIGINAL LOT 3 AFORESAID; ALSO EXCEPTING THAT PART THEREOF FALLING IN ARCADE PLACE AS NOW LOCATED) IN GOOK COUNTY, ILLINOIS;

PARCEL 2:

LOT 2 AND THE BOUTH 2 FEET IN WIDTH OF LOT 1 IN MAJOR'S SUBDIVISION OF SUB-LOTS 4 TO 6, SUB-LOT 8 AND THE WEST 15 FEET OF SUB-LOT 9 (EXCEPT THOSE PARTS OF SAID SUB-LOTS 6 AND 6 TAKEN FOR THE OPENING OF LASALLE STREET) IN THE CHICAGO HYDRAULIC COMPANY'S SUBJIVISION OF ORIGINAL LOTS 1 AND 2 IN BLOCK 118, WITH THE PROPORTIONATE SURPLUS OF THE BLOCK, IN THE BCHOOL SECTION ADDITION TO CHICAGO, SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL HERIDIAN, ACCORDING TO THE PLAT OF SAID MAJOR'S SUBDIVISION RECORDED MAY 23, 1867, IN BOOK 164 OF MAPS, PAGE 194, IN COOK COUNTY ILLINOIS;

ADDRESS OF PROPERTY: 19 SOUTH LA SALLE STREET, CHICAGO, ILLINOIS

REAL ESTATE PERMANENT INDEX NUMBER: 17-16-204-030-0000

PARCEL 3:

THAT PART OF ORIGINAL LOT 1 IN BLOCK 118 LYING WEST OF THE WEST LINE OF LOT 2 AND THE SOUTH 2 FEET IN WIDTH OF LOT 1 IN HAJOR'S SUBDIVISION OF SUB-LOTS 4, 5, 6 AND 8 AND THE WEST 15 FEET OF SUB-LOT 9 (EXCEPT THAT PART OF SUB-LOTS 6 AND 8 TAKEN BY THE OPENING OF LASALLE STREET) IN THE CHICAGO HYDRAULIC COMPANY'S SUBDIVISION OF ORIGINAL LOTS 1 AND 2 IN SAID GLOCK 118 AND LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTH AND SCOTH LINES OF AFORESAID LOT 2 AND THE SOUTH 2 FEET IN WIDTH OF LOT 1 IN MAJOR'S SUBDIVISION AFORESAID, ALL IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD FRING FAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

ALL OF THAT PART OF ARCACE PLACE LYING SOUTH OF THE NORTH LINE OF ARCADE PLACE, AS SAID NORTH LINE WAS ESTABLISHED BY ORDINANCE DATED MARCH 16, 1868, LYING WEST OF THE EAST LINE AND THE EAST LINE EXTENDED SOUTH OF THE WEST 1/2 OF SAID CRIGINAL LOT 3 IN BLOCK 118, SCHOOL SECTION ADDITION AFORESAID AND LYING EAST OF EAST LINE OF LASALLE STREET AS NOW LOCATED (EXCEPTING THEREFROM THE SOUTH 1/2 THEREOF WHICH IS NORTH OF AND ADJOINING LOTS 30, 31 AND 32 IN ASSESSOR'S DIVISION OF BLOCK 116 IN SCHOOL SECTION ADDITION AFORESAID) IN SECTION 16, TOWNBHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS