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ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, That:

A. PETER D. FALCON, THOMAS D. FALCON, WILLIAM D. FALCON, DAVID B. DYCHE, JR., ERIKA DYCHE, and DANIEL S. DYCHE (collectively referred to herein as "Assignor"), are successors in interest to David R. Dyche under a certain Indenture of Lease (the "Original Lease") dated August 20, 1889, and recorded August 30, 1889, as Document No. 1149356, between L. C. Faine Freer, as Lessor, and David R. Dyche, as Lessee, amended by letters from the First National Bank of Chicago dated May 5, 1975 and May 17, 1976, and by a letter dated September 29, 1988 (a copy of which is attached as Exhibit B) renewing the term of the Original Lease for an additional 50 years, covering the premises commonly known as 6 West Randolph Street, Chicago, Illinois (the "Premises") which Premises are more fully described in Exhibit "A" attached hereto and incorporated as a part hereof. The Original Lease as amended by the three letters from First National Bank of Chicago is hereinafter referred to as the "Lease".

B. Assignor desires to assign all of its right, title, interest and obligation in and to the Lease to D&J Associates, an Illinois general partnership (the Assignee").

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NOW, THEREFORE, in consideration of the sum of ten and no/100 dollars (\$10.00) to the Assignor in hand paid by Assignee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned agree as follows:

1. Assignor does hereby assign, transfer, and convey to Assignee, effective as of February 1, 1989, all of the right, title, interest and obligations of Assignor in and to the Lease.

2. Assignee does hereby accept the above assignment, transfer, and conveyance, effective as of February 1, 1989, of all the right, title, interest and obligations of the Assignor under the Lease.

3. Assignee accepts and assumes all the terms, covenants and conditions of the Lease and will comply with and be bound by those terms, covenants and conditions.

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IN WITNESS WHEREOF, the undersigned have executed this
Instrument as of the 27th day of January, 1989.

ASSIGNOR:

David B. Dyche, Jr.

Erika Dyche

Daniel S. Dyche
Daniel S. Dyche

Peter D. Falcon

Thomas D. Falcon

William D. Falcon

ASSIGNEE:

D&J ASSOCIATES, an
Illinois general partnership

By *Mark J. J...*
One of its General Partners

MZM8D43A

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

Donald
Fogel

I, Michael Z Margolis, a Notary Public in and for said County, on the State of Illinois, do hereby certify that ~~David D. Dyche, Jr.~~, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act in his individual capacity and as attorney in fact as therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of February, 1989.

My commission expires:

12/31/89

Michael Z Margolis
Notary Public

STATE OF _____)
)
COUNTY OF _____) ss.

I, _____, a Notary Public in and for said County, in the State of _____, do hereby certify that Erika Dyche, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as her free and voluntary act in her individual capacity and as attorney in fact as therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 1989.

My commission expires:

Notary Public

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STATE OF Florida)
COUNTY OF Orange) SS.

I, Mary Susan Price, a Notary Public in and for said County, in the State of Florida, do hereby certify that **Daniel S. Dyche**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act in his individual capacity and as attorney in fact as therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of January, 1989.

My commission expires:
Notary Public, State of Florida
My Comm. Exp. Expires Nov. 17, 1992

Mary Susan Price
Notary Public

STATE OF _____)
COUNTY OF _____) SS.

I, _____, a Notary Public in and for said County, in the State of _____, do hereby certify that **Peter D. Falcon**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act in his individual capacity and as attorney in fact as therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 1989.

My commission expires:

Notary Public

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STATE OF _____)
)
COUNTY OF _____) ss.

I, _____, a Notary Public in and for said County, in the State of _____, do hereby certify that **Thomas D. Falcon**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act in his individual capacity and as attorney in fact as therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 1989.

My commission expires:

Notary Public

STATE OF _____)
)
COUNTY OF _____) ss.

I, _____, a Notary Public in and for said County, in the State of _____, do hereby certify that **William D. Falcon**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act in his individual capacity and as attorney in fact as therein set forth for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 1989.

My commission expires:

Notary Public

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EXHIBIT "A"

The south 52.37 feet of sub lot 15, and all of sub lot 16 in the Assessor's Division of Lots 5, 6, and 8 in Block 36 in the Original Town of Chicago, and all that property lying east of and adjoining sub lot 16 in the Assessor's Division of lots 5, 6, and 8 in Block 36 in the Original Town of Chicago and west of the west line of State Street as defined by an Act of the Legislature in 1845, all in Cook County, Illinois.

Street Address: 6 West Randolph Street
Chicago, Illinois

PIN: 17-09-439-012-0000

This instrument prepared by:
B. Franco Laterza, Esq.
JENNER & BLOCK
One IBM Plaza
Chicago, Illinois 60611

After Recording Return to:

Marc Z. Samotny
Levenfeld, Eisenberg, Janger,
Glassberg & Samotny
33 West Monroe Street
21st Floor
Chicago, IL 60603

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Exhibit "B"

First Chicago
Investment Advisors

Ma. Suite 0119
Chicago Illinois 60670-0119
Telephone (312) 732-4186

Seymour R. Zilberstein
Vice President

September 29, 1988

Mr. Michael Z. Margolies
Jenner & Block
One IBM Plaza
Chicago, IL 60611

. DEPT-01 RECORDING \$18.25
. T42222 TRAN 4031 02/06/89 15:28:00
. 48148 # B *-89-056889
. COOK COUNTY RECORDER

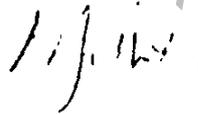
RE: 6 West Randolph Street

Dear Mr. Margolies:

Ted Minorini has asked that I follow up with you on the renewal of the lease for subject property. After a further review of this matter, we believe that it would be more appropriate to renew the existing lease as is for the remaining 50-year period.

Therefore, by this letter, First Chicago, as Trustee, hereby assents to the renewal of the Lease Indenture dated August 20, 1889. The 50-year period shall begin on September 1, 1988 and end on August 30, 2038. The new rental rate is \$666.67 per month. All other provisions in the lease shall remain the same. We apologize for any undue delay in processing this item.

Very truly yours,



Seymour R. Zilberstein
Real Estate Division

/ava

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WHEN RECORDED RETURN TO:

Marc Z. Samotny
Levenfeld, Eisenberg, Janger, Glassberg, Samotny & Halper
33 W. Monroe St.
21st Floor
Chicago, IL 60603

Property of Cook County Clerk's Office