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SECOND ASSIGNMENT OF LEASES

FOR VALUE RECEIVED, the undersigned, Chicago Sun-Times, Inc., a Delaware corporation (hereinafter called the "Assignor"), hereby assigns, transfers and sets over to WILMINGTON TRUST COMPANY, a Delaware corporation, and WILLIAM J. WADE, c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890, not in their individual capacities but solely as Trustee ("Assignee") under that certain Collateral Trust Agreement (the "Collateral Trust Agreement") dated as of November 6, 1990, by and among Assignor, Assignee, The Sun-Times Company ("S-T"), Pioneer Newspapers Inc., Star Publications, Inc., Chicago Sun-Times Features, Inc., and Sun-Times Distribution Systems, Inc., all interest of the undersigned in the leases (or extensions or renewals thereof) described in the Schedule, attached hereto, between the Assignor (or its predecessor) as lessor, and the lessees named in said Schedule, demising and leasing all or portions of the premises legally described as follows:

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See Attached Exhibits A, B and C which are made a part hereof by reference hereto.

together with all rents payable under the said leases and all benefits and advantages to be derived therefrom, to hold and receive them unto the Assignee, and together with all rights against guarantors, if any, of lessee's obligations under said leases.

The Assignor does hereby empower the Assignee, its agents or attorneys, to collect, sue for, settle, compromise and give acquittances for all of the rents that may become due under said leases and avail itself of and pursue all remedies for the enforcement of said leases and Assignor's rights in and under said leases as the Assignor might have pursued but for this assignment.

Prepared by: and mail to:

James L. Marovitz  
Sidley & Austin  
One First National Plaza  
Chicago, Illinois 60603

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The Assignor warrants that said leases are in full force and effect, that it has not heretofore assigned or pledged the same or any interest therein (except the Assignment of Rents and Leases, dated October 5, 1987, made by Assignor to Metropolitan Life Insurance Company), and no default exists on the part of any of the lessees or the Assignor, as lessor, in the performance on the part of either, of the terms, covenants, provisions or agreements in said leases contained; that no rent has been paid by any of the lessees for more than one installment in advance, and that the payment of none of the rents to accrue under said lease has been waived, released, reduced, discounted or otherwise discharged or compromised by the Assignor; and that no security deposits have been made by any of the lessees under said leases, except as shown on the Schedule hereto.

The Assignor agrees:

(a) that said leases shall remain in full force and effect irrespective of any merger of the interest of the lessor and lessee thereunder; and that it will not transfer or convey the fee title to said premises to any of the lessees without requiring such lessees, in writing, to assume and agree to pay the Liabilities (as defined in the Mortgage hereinafter described) secured hereby in accordance with the terms, covenants and conditions of the Security Documents (hereinafter described);

(b) not to terminate, modify or amend any Major Leases or any of the terms thereof, or to grant any concessions in connection therewith, either orally or in writing, or to accept a surrender thereof without the written consent of the Assignee and that any attempted termination, modification or amendment of said leases, or any of them, without such written consent shall be null and void;

(c) except for collection of advance rental deposits of two months' rent or less upon execution of a lease, collection of operating expense and tax escrows, collection of rent paid by a tenant less than thirty days in advance of the date on which such rent is due and payable, and collection of other rent, income and profits in advance

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incidental to the customs of the industry, not to collect any of the rent, income and profits arising or accruing under any of said leases in advance of the time when the same become due under the terms thereof;

(d) except in the case of a default by the lessee under a lease, in connection with which Assignor is negotiating a settlement of the balance of the term of the lease, not to discount any future accruing rents, and then in such event, only to the extent such discount is commercially acceptable in Assignee's judgment, reasonably applied;

(e) not to execute any other assignments of said leases or any interest therein or any of the rents thereunder except, subject hereto, to a purchaser of the mortgaged premises;

(f) to perform all of Assignor's covenants and agreements as lessor under said leases, the non-performance of which would result in a right in the lessee thereunder to terminate the lease, and not to suffer or permit to occur any release of liability of the lessees, or any of them, or any right to the lessees, or any of them, to withhold payment of rent; and to give prompt notice to the Assignee of any notice of default on the part of Assignor with respect to said leases received from the lessees thereunder, or any of them, and to furnish Assignee with complete copies of said notices;

(g) if so requested by Assignee, to enforce the Major Leases and all remedies available to the Assignor against the lessees, in case of default under said leases by the lessees;

(h) that none of the rights or remedies of the Assignee under the Mortgage shall be delayed or in any way prejudiced by this assignment;

(i) that notwithstanding any variation of the terms of the Mortgage or any extension of time for payment thereunder or any release of part or parts of the lands conveyed

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thereunder, the leases and benefits hereby assigned shall continue as additional security in accordance with the terms hereof;

(j) not to alter, modify or change the terms of any guarantees of said leases or to cancel or terminate such guarantees without the prior written consent of the Assignee;

(k) not to consent to any assignments of any Major Leases, or any subletting thereunder, whether or not in accordance with their terms, without the prior written consent of the Assignee; and

(l) not to request, consent to, agree to or accept a subordination of said leases, or any of them, to any mortgage or other encumbrance now or hereafter affecting the premises.

For purposes of this Assignment, a "Major Lease" is a lease which demises 5,000 square feet or more of space for a term, including extension and renewal terms and options, of five years or more at an average annual rental, excluding operating expense and tax pass-throughs, of \$50,000 per annum.

This Assignment is given as additional security for the payment and fulfillment of the Secured Debt, including the obligations of Assignor to Assignee under the Collateral Trust Agreement and the Security Documents (as defined therein) (jointly hereinafter referred to as the "Security Documents"), dated as of November 6, 1990, and all other Liabilities (as defined therein) secured by the Second Mortgage (hereinafter referred to as the "Mortgage"), executed as of November 6, 1990, from the Assignor to Assignee, as Mortgagee, conveying premises of which those demised in said leases form all or a part. The security of this Assignment is and shall be primary and on a parity with the real estate conveyed by the Mortgage and not secondary. All amounts collected hereunder shall be distributed in accordance with and pursuant to the provisions of the Collateral Trust Agreement. Nothing herein contained shall be construed as constituting Assignee a trustee or mortgagee in possession.

Upon issuance of a deed or deeds pursuant to foreclosure of the Mortgage, all right, title and interest of the Assignor in and to said leases shall, by virtue of this instrument, thereupon vest in and become the absolute property of the grantee or grantees in such deed or deeds without any further

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act or assignment by the Assignor. Assignor hereby irrevocably appoints Assignee and its successors and assigns, as its agent and attorney in fact, to execute all instruments of assignment of further assurance in favor of such grantee or grantees in such deed or deeds, as may be necessary or desirable for such purposes.

In the exercise of the powers herein granted the Assignee, no liability shall be asserted or enforced against the Assignee, all such liability being hereby expressly waived and released by the Assignor. The Assignee shall not be obligated to perform or discharge any obligation, duty or liability under said leases, or under or by reason of this Assignment, and the Assignor shall and does hereby agree to indemnify the Assignee for and to hold it harmless from any and all liability, loss or damage which it may or might incur under said leases, or any of them, or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases. Should the Assignee incur any such liability, loss or damage under said leases, or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and the Assignor shall reimburse the Assignee therefor immediately upon demand.

Although it is the intention of the parties that this instrument shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the Assignee shall not exercise any of the rights or powers herein conferred upon it until a default shall occur under the terms and provisions of this Assignment or of the Security Documents, but upon the occurrence of any such default, the Assignee shall be entitled, upon notice to the Lessee, to all rents and other amounts then due under the leases and thereafter accruing, and this Assignment shall constitute a direction to and full authority to the lessees to pay all such amounts to the Assignee without proof of the default relied upon. The lessees are hereby irrevocably authorized to rely upon and comply with (and shall be fully protected in so doing) any notice or demand by the Assignee for the payment to the Assignee of any rental or other sums which may thereafter become due under the leases, or for the performance of any of lessees' undertakings under the leases and shall have no right or duty to inquire as to whether any default under the Mortgage has actually occurred or is then existing.



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This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents to secure said indebtedness contained in the Mortgage or in any other document.

This Assignment shall include any extensions and renewals of the leases, and any reference herein to the said leases shall be construed as including any such extensions and renewals.

This instrument shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The words "Assignor," "Assignee," and "lessee," wherever used herein, shall include the persons named herein and designated as such and their respective successors and assigns, and all words and phrases shall be taken to include the singular or plural and masculine, feminine or neuter gender, as may fit the case. Terms not otherwise defined herein shall have the same meaning as set forth in the Collateral Trust Agreement.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the 6th day of November, 1990.

CHICAGO SUN-TIMES, INC.

By: Joseph P. Gorman  
Vice President

Attest:

Charles Price  
Assistant Secretary

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STATE OF ILLINOIS  
COUNTY OF COOK

IN SENATE  
JANUARY 11, 1900

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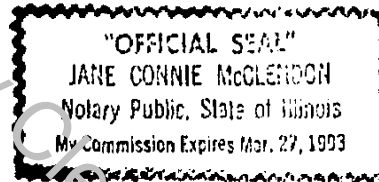
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STATE OF ILLINOIS     )  
                                  )     SS.  
COUNTY OF C O O K    )

I, J<sup>ane</sup> Connie McClendon, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Joseph P. Gaynor III, Vice President of Chicago Sun-Times, Inc., a Delaware corporation, and Charles T. Price, Assistant Secretary of said <sup>Corporation</sup> Company, personally known to me to be the same persons whose names are subscribed to the foregoing instruments 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 act of said <sup>Corporation</sup> Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 6th day of November, 1990.

*Jane Connie McClendon*  
\_\_\_\_\_  
Notary Public



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## EXHIBIT A

### Legal Descriptions

#### PARCEL 1:

A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF WATER LOTS 6, 7, 8 AND 16 AND ALL OF WATER LOTS 9 TO 13, (BOTH INCLUSIVE), WITH ACCRETIONS IN KINZIE'S ADDITION TO CHICAGO TOGETHER WITH VACATED "FERRY STREET" AND A PORTION OF EAST NORTH WATER STREET LYING NORTHWESTERLY OF AND ADJOINING THERETO AND A PART OF LOT 14 IN BLOCK 2 IN SAID KINZIE'S ADDITION AND CERTAIN PARTS OF THE HIGHWAYS KNOWN AS EAST KINZIE STREET AND NORTH WATER STREET WHICH PARTS OF PUBLIC HIGHWAYS WERE CONVEYED BY THE CITY OF CHICAGO TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY A QUIT CLAIM DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 10774448, AND WHICH ARE DENOTED AS PARCELS 16 AND 17 IN AN ORDINANCE "PROVIDING FOR THE CONSTRUCTION OF A BRIDGE ACROSS THE MAIN BRANCH OF THE CHICAGO RIVER AT NORTH WABASH AVENUE" PASSED BY THE CHICAGO CITY COUNCIL JULY 25, 1930, EXCEPTING FROM CERTAIN OF SAID WATER LOTS THOSE PARTS THEREOF LYING SOUTHERLY OF THE NORTHERLY DOCK LINE OF SAID RIVER, WHICH TRACT OF LAND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST NORTH WATER STREET WITH THE WEST LINE OF NORTH WABASH STREET AS ESTABLISHED BY ORDINANCE PASSED MAY 27, 1935, THENCE SOUTH 78 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF EAST NORTH WATER STREET AND ALONG THE NORTHERLY LINE OF SAID PARCEL 17 A DISTANCE OF 272.18 FEET THENCE SOUTH 32 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF PARCELS 16 AND 17 A DISTANCE OF 268.13 FEET TO A POINT WHICH IS 44.84 FEET BEARING NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST OF THE CORNER COMMON TO PARCELS 9, 14 AND 16 OF SAID ORDINANCE, THENCE SOUTH 49 DEGREES 05 MINUTES 40 SECONDS WEST A DISTANCE OF 22.82 FEET, THENCE SOUTHWESTERLY ALONG A CURVED LINE TO WHICH THE LAST DESCRIBED COURSE IS TANGENT, CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 922.92 FEET A DISTANCE OF 36.73 FEET TO A POINT OF COMPOUND CURVE, THENCE CONTINUING SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 727.94 FEET A DISTANCE OF 98.91 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 9 AT A POINT ON SAID EXTENSION WHICH IS NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST A DISTANCE OF 29.38 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 9, THENCE SOUTH 22 DEGREES 24 MINUTES 30 SECONDS EAST ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL 9 A DISTANCE OF 46.97 FEET TO ANOTHER CORNER OF SAID PARCEL 9, THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 9 A DISTANCE OF 105.06 FEET TO A CORNER COMMON TO SAID PARCELS 9 AND 5 OF SAID ORDINANCE, THENCE SOUTH 39 DEGREES 30 MINUTES 25 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF PARCEL 5 DESCRIBED IN SAID ORDINANCE A DISTANCE OF 46.62 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 5 ON THE NORTHERLY DOCK LINE OF THE

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Page 2 of 6

## EXHIBIT A

### Legal Descriptions

CHICAGO RIVER, THENCE NORTH 48 DEGREES 44 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY DOCK LINE AS THE SAME IS DEFINED BY THE OFFICE OF THE HARBOR MASTER OF CHICAGO A DISTANCE OF 401.26 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID WATER LOT 14, THENCE NORTH 62 DEGREES 25 MINUTES 37 SECONDS EAST ALONG THE PRESENT DOCK LINE A DISTANCE OF 100.64 FEET TO THE INTERSECTION WITH THE WEST LINE OF NORTH RUSH STREET AS ESTABLISHED BY ORDINANCE PASSED MAY 27, 1955, THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID RUSH STREET A DISTANCE OF 104.51 FEET TO THE POINT OF BEGINNING

#### PARCEL 2:

A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 8 TO 14 (BOTH INCLUSIVE), IN BLOCK 2 IN KINZIE'S ADDITION TO CHICAGO, TOGETHER WITH PART OF NEW EAST NORTH WATER STREET, OLD NORTH WATER STREET AND EAST KINZIE STREET ALL OF WHICH ARE ALSO PARTS OF VARIOUSLY NUMBERED PARCELS WHICH ARE DESCRIBED IN AN ORDINANCE "PROVIDING FOR THE CONSTRUCTION OF A BRIDGE ACROSS THE MAIN BRANCH OF THE CHICAGO RIVER AT NORTH WABASH AVENUE" PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO JULY 29, 1930 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS AS DOCUMENT 10774446 SOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF PARCEL 17 (BEING ALSO THE EASTERLY LINE OF PARCEL 18) OF THE AFORESAID ORDINANCE WHICH IS 22.623 FEET SOUTHWESTERLY OF THE MOST NORTHERLY CORNER OF SAID PARCEL 18; THENCE SOUTH 32 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 17, ACROSS SAID LOT 14 IN BLOCK 2 AND ALONG THE SOUTHEASTERLY LINE OF PARCEL 14 OF THE AFORESAID ORDINANCE AND THE NORTHWESTERLY LINE OF PARCEL 16 OF THE AFORESAID ORDINANCE A DISTANCE OF 245.51 FEET TO THE POINT WHICH IS NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST DISTANT 44.84 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 16; THENCE SOUTH 49 DEGREES 05 MINUTES 40 SECONDS WEST A DISTANCE OF 22.82 FEET; THENCE SOUTHWESTWARDLY ALONG A CURVED LINE TO WHICH THE LAST DESCRIBED COURSE IS TANGENT CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 922.92 FEET A DISTANCE OF 36.73 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHWESTWARDLY ALONG A CURVED LINE CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 727.94 FEET A DISTANCE OF 98.91 FEET TO AN INTERSECTION WITH A NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF PARCEL 9 OF THE AFORESAID ORDINANCE AT A POINT ON SAID EXTENSION WHICH IS NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST DISTANT 29.38 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 9; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST ALONG THE SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 9 AND ALONG THE SOUTHWESTERLY LINE OF PARCEL 10 OF THE AFORESAID ORDINANCE A DISTANCE OF 72.674 FEET TO A CORNER OF SAID PARCEL 10; THENCE NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST ALONG THE

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**EXHIBIT A**

**Legal Descriptions**

NORTHWESTERLY LINE OF SAID PARCEL 10, A DISTANCE OF 30.005 FEET TO A POINT; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 8.210 FEET TO THE SOUTHWESTERLY CORNER OF AN EXISTING STEEL COLUMN WITH FOLLOWING BEARINGS AND DISTANCES ALL MEASURED BETWEEN THE RESPECTIVE SOUTHWESTERLY CORNERS OF EXISTING STEEL COLUMNS; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 37.266 FEET; THENCE NORTH 49 DEGREES 16 MINUTES 46 SECONDS EAST A DISTANCE OF 43.939 FEET; THENCE NORTH 47 DEGREES 48 MINUTES 32 SECONDS EAST A DISTANCE OF 42.497 FEET; THENCE NORTH 47 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 2.028 FEET; THENCE NORTH 47 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 51.673 FEET; THENCE NORTH 49 DEGREES 32 MINUTES 01 SECOND EAST A DISTANCE OF 32.526 FEET; THENCE NORTH 52 DEGREES 21 MINUTES 58 SECONDS EAST A DISTANCE OF 32.823 FEET; THENCE NORTH 55 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 43.853 FEET; THENCE NORTH 60 DEGREES 01 MINUTE 51 SECONDS EAST A DISTANCE OF 43.717 FEET; THENCE NORTH 60 DEGREES 01 MINUTE 51 SECONDS EAST A DISTANCE OF 3.973 FEET; TO THE POINT OF BEGINNING, (EXCEPT FROM THE AFORESAID PARCELS 1 AND 2 THE FOLLOWING PROPERTY DESCRIBED AS PARCEL "A" AND PARCEL "B":

**PARCEL A:**

ALL THAT CERTAIN PARCEL OF LAND CONSISTING OF A PART OF LOT 8 AND A PART OF LOT 9 IN BLOCK 2 TOGETHER WITH A PART OF VACATED NORTH WATER STREET ADJOINING SAID BLOCK 2, ALL IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STATE STREET AS RECOGNIZED IN THE WABASH AVENUE BRIDGE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 29, 1910 WITH THE PRESENT NORTHERLY DOCK LINE OF THE CHICAGO RIVER, AS RECOGNIZED IN SAID ORDINANCE, SAID POINT BEING SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST 475.69 FEET FROM THE NORTH WEST CORNER OF SAID BLOCK 2 OF KINZIE'S ADDITION TO CHICAGO; THENCE NORTH 63 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY DOCK LINE, 177.70 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 68.58 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST 18.75 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 4.25 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST 1.62 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 45.38 FEET TO A POINT 131.61 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID EAST LINE OF NORTH STATE STREET FOR A PLACE OF BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF 74.26 FEET; THENCE NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST, A DISTANCE OF 30.005 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 39

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Page 4 of 6

## EXHIBIT A

### Legal Descriptions

SECONDS EAST, A DISTANCE OF 8.210 FEET TO THE SOUTHWESTERLY CORNER OF AN EXISTING STEEL COLUMN; THENCE CONTINUING NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST PARALLEL WITH THE AFORESAID EAST LINE OF NORTH STATE STREET, A DISTANCE OF 103.41 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

#### PARCEL #1

ALL THAT CERTAIN PARCEL OF LAND CONSISTING OF A PART OF LOT 8 AND PART OF LOT 9 IN BLOCK 2 TOGETHER WITH PART OF VACATED NORTH WATER STREET ADJOINING SAID BLOCK 2, ALL IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STATE STREET AS RECOGNIZED IN THE WABASH AVENUE BRIDGE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 29, 1930 WITH THE PRESENT NORTHERLY DOCK LINE OF THE CHICAGO RIVER, AS RECOGNIZED IN SAID ORDINANCE, SAID POINT BEING SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST 475.69 FEET FROM THE NORTH WEST CORNER OF SAID BLOCK 2 OF KINZIE'S ADDITION TO CHICAGO; THENCE NORTH 63 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY DOCK LINE, 177.70 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 68.38 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST, 18.73 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, 4.25 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST, 1.62 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, 45.38 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 40 SECONDS EAST, 103.41 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST, 5.22 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST ALONG A LINE PARALLEL WITH AND 135.80 FEET (BY RECTANGULAR MEASUREMENT) EAST OF THE AFORESAID EAST LINE OF NORTH STATE STREET, 116.60 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, 10.91 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS

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STATE OF ILLINOIS  
JAN 15 2011

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## EXHIBIT A

### Legal Descriptions

#### PARCEL 3:

THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, AS AMENDED BY THE INSTRUMENT HEREIN REFERRED TO AS THE AMENDMENT, BOTH EXECUTED THEREBY:

INTERNATIONAL BUSINESS MACHINES CORPORATION, A CORPORATION OF NEW YORK, AS LESSOR, AND FIELD ENTERPRISES, INC., A CORPORATION OF DELAWARE, AS LESSEE; WHICH LEASE WAS DATED OCTOBER 30, 1967 AND A MEMORANDUM THEREOF RECORDED OCTOBER 30, 1967 AS DOCUMENT 20305689 AND AMENDED BY AMENDMENT TO LEASE DATED AS OF JULY 1, 1968 AND RECORDED AUGUST 12, 1968 AS DOCUMENT 20581276, AND AMENDED BY SECOND AMENDMENT, DATED OCTOBER 20, 1970 AND A MEMORANDUM THEREOF RECORDED DECEMBER 11, 1970 AS DOCUMENT 21341825 AND AMENDED BY THIRD AMENDMENT TO LEASE RECORDED MAY 4, 1984 AS DOCUMENT 27071721; AND ASSIGNED BY ASSIGNMENT OF LEASE DATED JANUARY 9, 1984 AND RECORDED MAY 4, 1984 AS DOCUMENT 27071722; AND ASSIGNED BY ASSIGNMENT OF LEASE DATED JULY 2, 1986 AND RECORDED JULY 2, 1986 AS DOCUMENT 86273218; WHICH LEASE GRANTSES THE LAND FOR A TERM OF YEARS BEGINNING FEBRUARY 7, 1972 AND TERMINATING FEBRUARY 6, 2072, UNLESS SOONER TERMINATED AS IN SAID LEASE PROVIDED:

#### THE LAND:

A PORTION OF THE PROPERTY AND SPACE, LYING WITHIN THE BASEMENT LEVEL OF THE BUILDING COMMONLY KNOWN AS ONE IBM PLAZA, BEING A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISED OF THOSE PARTS OF BLOCK 2 AND WATER LOTS 3 TO 6, BOTH INCLUSIVE, IN KINZIE'S ADDITION TO CHICAGO; VACATED CARROLL AVENUE (FORMERLY KNOWN AS NEW NORTH WATER STREET); AND VACATED NORTH WATER STREET; SAID PORTION OF PROPERTY AND SPACE LIES ABOVE A HORIZONTAL PLANE AT 5.25 FEET ABOVE CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE AT 24.00 FEET ABOVE CHICAGO CITY DATUM; AND SAID PART OF THE TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS:

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2025/08/20

## EXHIBIT A

### Legal Descriptions

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STATE STREET, AS RECOGNIZED IN THE WABASH AVENUE BRIDGE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 29, 1930 WITH THE PRESENT NORTHERLY DOCK LINE OF THE CHICAGO RIVER AS RECOGNIZED IN SAID ORDINANCE, SAID POINT BEING SOUTH 0 DEGREES, 9 MINUTES, 40 SECONDS WEST, 475.69 FEET FROM THE NORTH WEST CORNER OF SAID BLOCK 2 IN KINZIE'S ADDITION TO CHICAGO; THENCE NORTH 63 DEGREES, 2 MINUTES 40 SECONDS EAST, ALONG THE SAID NORTHERLY DOCK LINE, 177.70 FEET; THENCE NORTH 22 DEGREES, 24 MINUTES, 30 SECONDS WEST, 68.58 FEET; THENCE NORTH 67 DEGREES, 35 MINUTES, 30 SECONDS EAST, 18.75 FEET; THENCE NORTH 22 DEGREES, 24 MINUTES, 30 SECONDS WEST, 4.25 FEET; THENCE NORTH 67 DEGREES, 35 MINUTES, 30 SECONDS EAST, 1.62 FEET; THENCE NORTH 22 DEGREES, 24 MINUTES, 30 SECONDS WEST, 29.64 FEET TO AN INTERSECTION WITH THE SOUTH FACE OF A CONCRETE BLOCK WALL; THENCE ALONG THE FACE OF SAID CONCRETE BLOCK WALL, THE FOLLOWING COURSES AND DISTANCES:

WEST 50.98 FEET; NORTH 0.83 OF A FOOT; WEST 36.82 FEET; SOUTH 0.83 OF A FOOT; WEST 49.85 FEET TO A POINT ON THE AFORESAID EAST LINE OF NORTH STATE STREET, AND THENCE SOUTH ALONG SAID EAST LINE OF NORTH STATE STREET, 183.44 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM ANY SPACE THEREIN OCCUPIED BY COLUMNS, CAISSONS, FOUNDATIONS, BEAMS, GUSSETS AND OTHER SUPPORTING STRUCTURES; ELEVATOR PITS, STAIRWELLS AND THE LIKE; AND SPACE DEVOTED TO A MINIMUM DOCKING FACILITY ON THE CHICAGO RIVER), IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-10-136-008-0000  
17-10-135-025-0000  
17-10-135-013-0000

Address: 401 N. Wabash Ave., Chicago, Illinois

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Superior Court

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## EXHIBIT B

### Legal Descriptions

**PARCEL 1:**

LOTS 25, 26, 27, 28, AND 29 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JUNGE'S SUBDIVISION OF LOT 60 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOTS 54, 55, 56, 57, 58 AND 59 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

A STRIP OF LAND, FORMERLY A PRIVATE ALLEY WEST OF AND ADJOINING LOTS 1 AND 2, AND EAST OF AND ADJOINING LOTS 3, 4, 5, 6, 7 AND 8 ALL IN JUNGE'S SUBDIVISION OF LOT 60 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-17-113-029-0000  
17-17-113-030-0000  
17-17-113-027-0000  
17-17-113-028-0000

Address: Racine Avenue and Jackson Blvd., Chicago, Illinois

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PAGE 1 OF 2

## EXHIBIT C

### Legal Descriptions

#### PARCEL 1:

LOT 29 (EXCEPT THE NORTHWESTERLY 16 FEET THEREOF) LOTS 30 TO 33, BOTH INCLUSIVE, AND LOTS 35 TO 41, BOTH INCLUSIVE, ALL IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE VACATED ALLEY RUNNING IN A NORTHEASTERLY DIRECTION SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 33 AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 33 PRODUCED NORTHEASTERLY 16 FEET ALSO THE VACATED PUBLIC ALLEY RUNNING IN A NORTHWESTERLY DIRECTION NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 29 (EXCEPT THE NORTHWESTERLY 16 FEET THEREOF) AND LOTS 30 TO 33, BOTH INCLUSIVE, ALL IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF LOT 34 LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF LOT 1 IN BLOCK 11, SAID CORNER BEING 164 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF A 16 FOOT ALLEY 195.06 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT A RIGHT ANGLE TO SAID ALLEY LINE 159.83 FEET TO THE SOUTH EAST CORNER OF SAID LOT 1 AND THE NORTH EAST CORNER OF SAID LOT 34, ALL IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM PARCELS 3 AND 4 AFORESAID, THAT IS FROM THE ABOVE PART OF LOTS 29 AND 30 IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO A SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF A VACATED ALLEY VACATED AS PER DOCUMENT NUMBER 4624286, RUNNING IN A NORTHWESTERLY DIRECTION LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF SAID LOTS 29 AND 30 BOUNDED AND DESCRIBED AS FOLLOWS:

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PAGE 2 OF 2

## EXHIBIT C

### Legal Descriptions

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 29, 16.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 29; THENCE NORTHEASTERLY ALONG A LINE 16.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 29 AND ITS NORTHEASTERLY EXTENSION A DISTANCE OF 141.00 FEET TO THE SOUTHWESTERLY LINE OF LOT 34 IN SAID BLOCK 11; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 34 A DISTANCE OF 12.20 FEET; THENCE SOUTHWESTERLY ALONG A LINE 28.20 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 29 AND ITS NORTHEASTERLY EXTENSION A DISTANCE OF 40.79 FEET; THENCE SOUTHWESTERLY ALONG A LINE A DISTANCE OF 53.27 FEET TO A POINT 21.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 29; THENCE SOUTHWESTERLY ALONG A LINE 21.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 29 A DISTANCE OF 47.43 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 29; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-31-200-247-0000  
14-31-200-248-0000  
501-010

Address: Elston and Weber Avenues, Chicago, Illinois

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## SCHEDULE TO SECOND ASSIGNMENT OF LEASES

1. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office
- Date of Lease: May 27, 1980
- Lessor: Field Enterprises Realty Corp.
- Lessee: Preble Associates
- Term: Lease expired 3/31/88. Month-to-month  
tenancy.
- Premises: Suite 519
- Security  
Deposit: \$760.00
2. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office
- Date of Lease: Lease dated August 5, 1983 with Field  
Enterprises Realty Corp; Extension  
Agreement dated August 1, 1986 with Chicago  
Sun-Times, Inc.; Extension Agreement dated  
August 1, 1988 with Chicago Sun-Times Inc.
- Lessee: The Washington Post
- Term: Lease expired 8/7/90. Month-to-month  
tenancy.
- Premises: Suite 519 A
- Security  
Deposit: None
3. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office

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Date of Lease: Lease dated September 27, 1985 with News Group Chicago, Inc.; Extension Agreement dated March 28, 1990 with Chicago Sun-Times, Inc.

Lessee: Murdoch Publications

Term: 12/1/85 to 11/30/90 and 12/1/90 to 6/30/92

Premises: Approximately 5,412 sq. ft. on the 7th floor plus Suite 740

Security Deposit: None

4. Location: 401 N. Wabash Avenue, Chicago, Illinois

Facility: General Office

Date of Lease: April 25, 1986

Lessor: News Group Chicago, Inc.

Lessee: M. Myers Properties, Inc.

Term: 6/1/86 to 5/31/96

Premises: Approximately 8,253 sq. ft. on the 7th Floor

Security Deposit: \$11,746.13

5. Location: 401 N. Wabash Avenue, Chicago, Illinois

Facility: General Office

Date of Lease: January 1, 1987

Lessor: Chicago Sun-Times, Incorporated

Lessee: Institute of International Education

Term: 1/1/87 to 12/31/91

Premises: Approximately 2,406 sq. ft. on the 7th Floor

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- Security Deposit: None
6. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office
- Date of Lease: September 16, 1980
- Lessor: Field Enterprises Realty Corp.
- Lessee: Synectics Group, Inc.
- Term: 9/16/80 to 12/31/90
- Premises: Approximately 3,880 sq. ft. on the 5th  
Floor
- Security Deposit: \$3,557.00
7. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office
- Date of Lease: January 14, 1986
- Lessor: News Group Chicago, Inc.
- Lessee: AM International, Inc.
- Term: 5/1/86 to 4/30/91
- Premises: 4,664 sq. ft. on the 5th Floor
- Security Deposit: \$6,121.50
8. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office
- Date of Lease: Lease dated June 21, 1985 with Comtrac,  
Inc., as tenant; Assignment dated July 1,  
1987 from Comtrac to First Chicago Building  
Corporation

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- Lessor: News Group Chicago, Inc.
- Lessee: First Chicago Building Corporation (by assignment from Comtrac, Inc.)
- Term: 6/21/85 to 6/30/95
- Premises: Approximately 19,347 sq. ft. on the 6th Floor
- Security Deposit: None
9. Location: 401 N. Wabash Avenue, Chicago, Illinois
- Facility: School of Commercial Art, Fashion and Design
- Date of Lease: Lease dated March 19, 1985; First Amendment to Lease dated January 30, 1986
- Lessor: News Group Chicago, Inc.
- Lessee: Ray College of Design, Ltd.
- Term: 7/1/85 to 6/30/95
- Premises: Approximately 30,057 sq. ft. on the 6th Floor
- Security Deposit: None
10. Location: 401 N. Wabash Avenue, Chicago, Illinois
- Facility: Small operator satellite earth station antenna
- Date of Lease: November 1, 1983
- Lessor: Field Enterprises, Inc.
- Lessee: Associated Press
- Term: Lease expired 11/15/87. New Lease to be negotiated.
- Premises: A portion of the roof
- Security

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[City, State, Zip]  
[Phone Number]

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- Deposit: None
11. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: Photographic layout
- Date of Lease: Letter Agreement dated June 1, 1982
- Lessor: LaSalle Partners Incorporation, as agent  
for Field Enterprises, Inc.
- Lessee: John White
- Term: Month-to-month beginning June 1, 1982
- Premises: Approximately 196 sq. ft. on the 8th Floor
- Security Deposit: None
12. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: General Office
- Date of Lease: October 10, 1986
- Lessor: Chicago Sun-Times, Incorporated
- Lessee: North American Bear Company
- Term: 10/10/86 to 12/31/96
- Premises: Approximately 5,822 sq. ft. on the 5th  
Floor
- Security Deposit: \$6,549.75
13. Location: 401 N. Wabash Avenue,  
Chicago, Illinois
- Facility: Operation of a communications tower, radio  
equipment and antennas and installation,  
maintenance and repair of equipment and  
related uses
- Date of Lease: October 31, 1988

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Lessee: Rogers Radiocall, Inc.

Term: 10/31/88 to 10/30/98

Premises: New Equipment Room (approximately 280 sq. ft.) and antennas mounted on the North Elevator Penthouse

Security Deposit: None

14. Location: 2315 and 2241 Elston Avenue, Chicago, Illinois

Facility: Retail/wholesale catalogue and mail order business

Date of Lease: Lease dated January 1, 1982 with Field Enterprises, Inc.; Extension Agreement dated July 1, 1980 with Field Enterprises, Inc.; Extension Agreement dated July 1, 1981 with Field Enterprises, Inc.; Extension Agreement dated November 1, 1981 with Field Enterprises, Inc.; Extension Agreement dated January 20, 1983 with Field Enterprises, Inc.; Extension Agreement dated January 20, 1984 with News Group Chicago, Inc.; Extension Agreement dated January 1, 1985 with News Group Chicago, Inc.; Extension Agreement dated May 10, 1986 with News Group Chicago, Inc.; Extension Agreement dated November 17, 1987 with Chicago Sun-Times, Incorporated; Extension Agreement dated February 2, 1990 with Chicago Sun-Times, Inc.; Extension Agreement dated October 24, 1990 with Chicago Sun-Times, Inc.

Lessee: Lands' End Yacht Stores, Inc.

Term: 2/1/90 to 1/31/91 and 2/1/91 to 1/31/93

Premises: 1,550 sq. ft. of Building No. 3 at 2241 N. Elston Avenue; and Building No. 5 at 2315 N. Elston Avenue

Security Deposit: None

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15. Location: 2241 N. Elston Avenue  
Chicago, Illinois
- Facility: Manufacture, sale and repair of sails and activities incidental thereto
- Date of Lease: Lease dated December 1, 1981 with Field Enterprises, Inc.; Extension Agreement dated October 24, 1980 with Field Enterprises, Inc.; Extension Agreement dated December 1, 1982 with Field Enterprises Inc.; Extension Agreement dated December 1, 1983 with Field Enterprises, Inc.; Extension Agreement dated October 10, 1984 with Chicago Sun-Times, Inc.; Extension Agreement Dated September 20, 1985 with News Group Chicago, Inc.; Extension Agreement dated August 25, 1988 with Chicago Sun-Times, Incorporated; Extension Agreement dated February 2, 1990 with Chicago Sun-Times, Inc.; Extension Agreement dated October 5, 1990, with Chicago Sun-Times, Inc.
- Lessee: Stearns Sailmakers (formerly Sobstad Sailmakers)
- Term: 12/1/89 to 11/30/90 and 12/1/90 to 11/30/91
- Premises: 7,714 sq. ft. of Building No. 3 at 2241 N. Elston Avenue
- Security Deposit: None
16. Location: 2265 N. Elston Avenue,  
Chicago, Illinois
- Facility: Office and related product warehouse/distribution purposes
- Date of Lease: Lease dated December 1, 1981 with Field Enterprises, Inc.; Amendment of Lease dated October 28, 1985 with News Group Chicago, Inc.; Extension Agreement dated February 28, 1990 with Chicago Sun-Times, Inc.
- Lessee: World Book, Inc.
- Term: 1/1/86 to 12/31/90 and 1/1/91 to 12/31/91

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Premises: 55,259 sq. ft. of Building No. 1 at 2265 N. Elston Avenue

Security Deposit: None

17. Location: 2315 N. Elston Avenue, Chicago, Illinois

Facility: Industrial

Date of Lease: Undated

Lessor: Chicago Sun-Times, Inc.

Lessee: Illinois Tool Manufacturing, Inc.

Term: 3/1/87 to 2/28/92

Premises: Building No. 6 at 2315 N. Elston Avenue

Security Deposit: None

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