

ASSIGNMENT OF GROUND AND BUILDING LEASE,
RIDER, AND EXTENSION AGREEMENT

AGREEMENT made the 30th day of August, 1991, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS formerly known as Mt. Prospect State Bank, not individually but solely as Trustee under Trust Agreement dated March 16, 1971 and known as Trust Number 181 (hereinafter referred to as "Assignor"), and FIRST NATIONAL BANK OF NILES, not individually but solely as Trustee under Trust Agreement dated July 19, 1991, and known as Trust Number 683 (hereinafter referred to as "Assignee").

WHEREAS, by that certain Ground and Building Lease dated February 15, 1985, with Rider dated November 25, 1985, and Extension Agreement dated March 21, 1988, made between the Assignor and the Black Ram, Inc., an Illinois corporation, the Assignor granted a lease to the Black Ram, Inc. for the premises commonly known as 1414 Oakton Street, Des Plaines, Illinois, which term ends February 28, 2015, and it was agreed that the said lease should contain the covenants, conditions and stipulations as specified in the said Ground and Building Lease, Rider, and Extension Agreement.

It is agreed as follows:

1. Assignment. The Assignor assigns to the Assignee the said recited Ground and Building Lease, Rider, and Extension Agreement, and all the benefit thereof, subject to the performance of said covenants, conditions, and stipulations.

2. Assignor's Covenant Against Incumbrances. The Assignor covenants with the Assignee that the Assignor has not done or

UNOFFICIAL COPY

Property of Cook County Clerk's Office

knowingly suffered any act whereby it is prevented from assigning the said Ground and Building Lease, Rider, and Extension Agreement.

3. Assignee's Covenant of Indemnity. The Assignee, with the object and intention of affording to the Assignor and its successors, a full and sufficient indemnity, covenants with the Assignor to perform all the covenants, conditions, and stipulations in the said Ground and Building Lease, Rider, and Extension Agreement on the part of the Assignor to be performed.

4. Trustees' Exculpation. This Assignment of Ground and Building Lease, Rider and Extension Agreement is executed by FIRST CHICAGO TRUST COMPANY OF ILLINOIS and FIRST NATIONAL BANK OF NILES, not personally but solely as Trustees as aforesaid, in the exercise of the power and authority conferred upon and vested in each of them as such Trustee (and each of said Trustees hereby warrants that it possesses full power and authority to execute this Assignment). It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties, and agreements herein made on the part of either Trustee while in form purporting to be representations, covenants, undertakings, warranties and agreements of either of said Trustees are nevertheless made and intended not as personal representations, covenants, undertakings, warranties and agreements by the Trustees or for the purpose or with the intention of binding the Trustees personally but are made and intended for the purpose of binding only the trust property, and this Assignment is executed and delivered by the said Trustees not

350990

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

in its own right, but solely in the exercise of the power conferred upon it as Trustee; and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against said Trustees on account of this Assignment or on account of any representations, covenants, undertakings, warranties or agreements of said Trustees in this Assignment contained either express or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, this Assignment has been executed the day and year first written above.

ASSIGNOR:

FIRST CHICAGO TRUST COMPANY OF CHICAGO formerly known as Mt. Prospect State Bank, as Trustee under Trust Agreement dated March 16, 1971, and known as Trust Number 181

ASSIGNEE:

FIRST NATIONAL BANK OF NILES, as Trustee under Trust Agreement dated July 19, 1991, and known as Trust Number 683

By: Peter F. Walter
Senior Vice President

By: Kenneth A. Allen, ATO

ATTEST: Robert A. Dolan
Assistant Secretary

By: Margaret L. Usher, A.V.P.

02505976

Of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 1 3 9 9 7 0

LEGAL DESCRIPTION

Lot 1 in Mundas Resubdivision of Lots 9, 10, 12, 13 and 14 in Block 16 of Arthur T. McIntosh and Company's Addition to Des Plaines Heights being a Subdivision of that part East of Railroad of the South 1/2 of the South East 1/4 of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian and of that part West of Des Plaines Road of the South 1/2 of the South West 1/4 of (except the 4 acres in the North East corner thereof) of Section 21, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1414 Oakton Street, Des Plaines, Illinois

P.I.N. 09-20-417-039.

DEPT-01 RECORDING \$15.29
T#4444 TRAM 4253 09/27/91 15:38:00
#1580 # D *-91-504970
COOK COUNTY RECORDER

91504970

PREPARED BY: Nicholas S. Peppers, Esq., Storino, Ramello & Durkin,
9501 West Devon Avenue, Rosemont, IL 60018

MAIL TO: Nicholas S. Peppers, Esq., Storino, Ramello & Durkin, 9501 West
Devon Avenue, Rosemont, IL 60018.

UNOFFICIAL COPY

Property of Cook County Clerk's Office