

B. Travelers, Mortgagor and Beneficiary are parties to a certain extension and modification agreement dated November 20, 1990 ("Extension and Modification Agreement") by the provisions of which the "Maturity Date" (as defined in the Note) was extended, certain of the terms, covenants, conditions and agreements contained in the Note and Security Documents were modified and "Transfer Documents" and "Travelers Covenant" were to be deposited in escrow pursuant to the terms and conditions of "Escrow Agreement" (as such terms are defined in the Extension and

A. Travelers is the legal owner and holder of Note dated April 29, 1985 ("Note"), executed and delivered by Mortgagor to Travelers in the original principal amount of SIXTY-FIVE MILLION AND NO/100 DOLLARS (\$65,000,000.00) ("Note"). The Note is secured by mortgage and security agreement of even date with the Note, recorded in the Office of the Recorder of Cook County, Illinois as Document Number 27529063 ("Mortgage") encumbering the land and improvements commonly identified as 20 North Wacker Drive, Chicago, Illinois and legally described on Exhibit "A" attached hereto and made a part hereof ("Land and Improvements") and "Other Loan Documents" (as defined in the Mortgage) (Mortgage and Other Loan Documents collectively "Security Documents").

RECORDING

DEPT-01 RECORDING : \$121.00
14111 TRAM 6657 01/29/91 16:12:00
43830 + *-91-044370 :
COOK COUNTY RECORDER :

THIS AMENDMENT TO EXTENSION AND MODIFICATION AGREEMENT made this 25th day of January, 1991 among THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation ("Travelers"), CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation, not personally but solely as trustee pursuant to Trust Agreement dated April 15, 1983 and known as Trust Number 182500 ("Mortgagor"), and DINO J. D'ANGELO, the owner of one hundred per cent (100%) of the beneficial interest in Mortgagor ("Beneficiary")

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AMENDMENT TO EXTENSION AND MODIFICATION AGREEMENT

TIC Loan No. 502152-6
Address: 20 North Wacker Drive Chicago, Illinois 60606
Tax No. 17-09-452-001

PREPARED BY: STEPHEN A. MALATO, Esq.
222 North LaSalle Street
Chicago, Illinois 60601

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the Letter of Credit to the Issuer thereof
Travelers shall have the right to deliver
are extinguished PROVIDED HOWEVER that
liabilities of Beneficiary under Guaranty
and effect and all duties, obligations and
the Guaranty is cancelled and of no force

(11)

Transfer Documents in the form of Transfer
Documents set forth on Exhibit "F1" to
Mortgagor and Beneficiary shall deliver
Travelers;

(1)

Travelers shall deliver Travelers covenant
in the form of Travelers covenant set
forth on Exhibit "F1" attached hereto and
made a part hereof to Mortgagor and
Beneficiary;

(1)

a) all references to the Escrow Agreement, Transfer
Documents, Travelers Covenant and the deposit of
Transfer Documents and Travelers Covenant with the
Title Company are hereby deleted and concurrently
with the execution hereof:

2. SPECIFIC AMENDMENTS, Notwithstanding any of the terms,
conditions and agreements contained in the Note,
Security Documents, Extension and Modification Agreement and Escrow
Agreement;

1. RECITALS AND DEFINED TERMS. The Recitals are made a part
of this Agreement and all initially capitalized terms not otherwise
defined herein shall have the meaning defined in the Extension and
Modification Agreement.

NOW, THEREFORE, in consideration of the performance of the
terms, covenants, conditions and agreements hereafter set forth,
and for other good and valuable consideration, the sufficiency of
which is hereby acknowledged, IT IS HEREBY AGREED that the
Extension and Modification Agreement is modified as follows:

c. Travelers, Mortgagor and Beneficiary desire to accelerate
the date for the delivery of the Transfer Documents and Travelers
Covenant and otherwise amend the Extension and Modification
Agreement.

(Modification Agreement)

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Mortgagee represents and Beneficiary warrants and represents that except for Approved Claims no contractor, subcontractor, laborer, material supplier or any other person, firm or entity has any claim for services, labor and material whether or not added to or incorporated into the land and improvements which can be the basis for a lien or claim for lien against the title to the land and improvements or against Travelers either before or following the delivery and recording of the Transfer Documents and Beneficiary shall hold and save Travelers harmless of and from any and all claims, losses and damages, demands, liabilities, actions and causes of action of every nature and extent whatsoever (including reasonable attorney's fees and court costs) arising out of or based upon services, labor or material furnished to or for the benefit of or added to or incorporated into the land and improvements (other than claims made on account of Approved Claims) whether or not such services, labor or material are or may be the basis for a lien or claim for lien against the title to the land and

c)

Beneficiary has caused to be delivered to Travelers Sworn Contractors Statements of the Lake Development Construction Company, an Illinois corporation ("Lake Construction") prepared in conformity with the laws of the State of Illinois, which identify the subcontractors and material suppliers who or which have provided services, labor or material which has been added to or incorporated into the land and improvements from and after February 1, 1989 and who or which have not been paid in full and the balance due to each ("Approved Claims"), copies of which are attached hereto and made a part hereof as Exhibit "B" ("Sworn Statements").

b)

("Issuer") and apply the amounts received on account of the Principal Amount and, FURTHER PROVIDED, in the event the Issuer shall fail or refuse to pay part or all of the amount due thereunder, the Beneficiary shall be personally liable for the amount not paid to Travelers and such liability shall be upon the terms and conditions of the Guaranty.

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a) notwithstanding the terms and conditions of the

agrees as follows: The CIVIC CENTER FOR PERFORMING ARTS ("CCPA"), the lessee of the part of the Land and Improvements identified in and pursuant to lease agreement dated June 2, 1986 for a lease term expiring June 30, 1991 ("Theatre Lease") by its Joinder to this Amendment as provided hereafter

3. CIVIC CENTER FOR PERFORMING ARTS: The CIVIC CENTER FOR PERFORMING ARTS shall, at any time hereafter, specific or additional documents of assignment or transfer shall be required to cause any such refund payment to be made to Travelers, Mortgage and Beneficiary shall execute and deliver such assignments or other agreements as required by law or as Travelers may reasonably require.

9) by reason of the Tax Advance, Mortgage and Beneficiary confirm that all right, title and interest of Mortgage and Beneficiary in and to any refund ordered to be paid by the circuit court of Cook County, Illinois with respect to 1986 Real Estate Tax certificate of error, Number 05049, and any other claim for refund of taxes applicable to Land and Improvements vests in Travelers and it, at any time hereafter, specific or additional documents of assignment or transfer shall be required to cause any such refund payment to be made to Travelers, Mortgage and Beneficiary shall execute and deliver such assignments or other agreements as required by law or as Travelers may reasonably require.

10) It requested by Travelers, Beneficiary shall, without compensation, furnish such consulting services with respect to occupancy tenants, leases, New Leases and the general operation of the Land and Improvements as Travelers or its agents or employees may reasonably require;

11) Travelers shall in the ordinary course of business pay all approved claims PROVIDED THAT payment to each contractor, subcontractor, laborer, or material supplier identified in the sworn statement shall be subject to the procedures specified in Paragraph 9 (a), (f) and (g) of the Extension and Modification Agreement;

Improvements;

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1) prior to the Termination Date, as between Travelers and CCPA, (y) Travelers' sole obligation pursuant to the Lyric Lease is limited to delivery of possession of the Lyric Premises to Lyric; to provide heat and air conditioning required pursuant to the Lyric Lease and the Theatre Lease; to maintain in good condition and working order, and make all necessary repairs to the property of the "Lessor" (as defined in the Lyric Lease), located within the Lyric Premises and the obligation of the Lessor specified in section 7 C, 7 D, 7 F, and 7 G, and Paragraph 14 of the Lyric Lease and (z) CCPA shall, at its sole cost, perform all other obligations required of CCPA and the Lessor under the Lyric Lease;

CCPA hereby sells, assigns, transfers and sets over to Travelers all interest of CCPA in lease agreement dated July 1, 1984 between CHICAGO TITLE AND TRUST COMPANY, as Trustee under Trust Agreement dated April 15, 1983 and known as Trust No. 1082500, as Landlord and LYRIC OPERA COMPANY OF CHICAGO ("Lyric") as tenant ("Lyric Lease") for that part of Land and Improvements defined therein as "Premises" and hereafter defined as "Lyric Premises", PROVIDED THAT:

Theatre Lease or any other agreement or understanding, whether oral or written, among CCPA, Mortgagee and Beneficiary, individually, the Theatre Lease, including all rights and options to extend the term thereof, shall terminate on June 30, 1991 without further action or notice by or from Mortgagee, Beneficiary or Travelers ("Termination Date") and CCPA shall on or before Termination Date surrender possession of the "Premises" (as defined in the Theatre Lease and hereafter defined as "Theatre Premises") and title to all personal property identified on Exhibits B attached to the Extension and Modification Agreement and Exhibit "B1" hereof which is in its possession;

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Travelers a statement of all revenue received ("Revenues") and expenses and other costs paid or incurred ("Expenses") by CCPA in the conduct of its business activities with respect to the Lyric Lease, Theatre Lease and Performance Agreements for the period commencing July 1, 1990 and ending December 31, 1990 and on or before the twentieth (20th) day of February, March, April, May and June, 1991, shall furnish to Travelers interim statements of Revenues and Expenses for the immediately preceding calendar month respectively and on or before July 30, 1991 CCPA shall furnish to Travelers a final statement, in form and substance satisfactory to Travelers, of all Revenues and Expenses for the period commencing July 1, 1990 to and including Termination Date. The statements delivered herewith and each monthly statement shall be certified by Beneficiary to be true and correct in all material respects and the

d)

CCPA and Beneficiary warrant and represent that the only outstanding short term lease agreements, long term lease agreements, special event contracts and production agreements ("Performance Agreements") with respect to the Theatre premises are identified on Exhibit "G" hereto and CCPA shall not, without the written consent of Travelers, enter into any additional Performance Agreements. CCPA shall be entitled to all payments due pursuant to Performance Agreements whether paid prior or subsequent to the Termination Date and CCPA shall be obligated to perform all obligations specified in the Performance Agreements at CCPA's cost and without reimbursement from Travelers.

c)

prior to the Termination Date, CCPA shall be entitled to the monthly rentals and other amounts payable pursuant to the Lyric Lease including "Adjusted Rent" (as defined in the Lyric Lease) payable for the "Lease Year" (as defined in the Lyric Lease) ending February 5, 1991 and, from and after February 5, 1991, all rents and other amounts due and payable pursuant to the Lyric Lease shall be paid to Travelers;

11)

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statement to be delivered on July 30, 1991 shall be audited and certified by a certified public accountant reasonably acceptable by travelers. Any expenses exceeding revenues for said fiscal period shall be paid by CCPA and/or Beneficiary without reimbursement from travelers and CCPA and/or Beneficiary shall pay to travelers a sum equal to the amount that revenues exceed expenses for said fiscal period as rental due under the Theatre Lease;

CCPA and Beneficiary shall indemnify and hold travelers harmless of, from and against all losses, damage and claims which may be made against or sustained by travelers by reason of the conduct of the business activities of CCPA in or adjacent to the land and improvements in the performance of its obligations pursuant to the Lyric Lease, performance Agreements, the Theatre Lease and as herein provided;

CCPA and Beneficiary warrant and represent that there are no other agreements, oral or written, with Lyric other than the Lyric Lease and the joint ownership of certain property situated in or affixed to the Land and Improvements and more fully described on Exhibit "B1";

CCPA and Beneficiary shall provide travelers with satisfactory evidence of the existence of public liability, property damage, casualty, product liability, workmen's compensation and other insurance policies, insuring such perils, casualties, damages, claims, losses and liabilities as are required pursuant to Lyric Lease, Theatre Lease and Performance Agreements and as travelers may otherwise require;

by reason of the Tax Advance, CCPA confirms that all right, title and interest of CCPA in and to any refund ordered to be paid by the circuit court of Cook County, Illinois with respect to 1986 Real Estate Tax Certificate of Error, Number 05049, and any other claim for refund of taxes applicable to Land and Improvements, vests in travelers and if, at any time hereafter, specific or additional documents of assignment or transfer shall be

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required to cause any such refund payment to be made to Travelers, CPA shall execute and deliver such assignments or other agreements as required by law or as Travelers may reasonably require.

4. LAKE DEVELOPMENT CONSTRUCTION COMPANY: Lake construction by its Joinder to this Amendment as provided hereafter does hereby:

a) agree that no person, firm or corporation has been employed by or contracted with to provide services, labor and material at, to or for Land and improvements which are not identified on sworn Statements;

b) agree to concurrently herewith, deliver to Travelers its full, complete and final waiver of Lien waiving all claims for payment and Lien claims Lake Development now has or hereafter may have on account of services, labor and material added to or incorporated into Land and improvements;

c) agree that with respect to any tenant improvements or capital improvements presently under construction, Lake construction shall provide, at Travelers' request and without cost or expense to Travelers, such consulting and construction supervision services as Travelers may reasonably request;

d) agree to waive any claim for profit and overhead and "general conditions" now due or at any time hereafter which may become due by reason of any construction, service, labor and material added to or incorporated into the Land and improvements by Lake construction or by any subcontractor or material supplier at the request of Lake construction and concurrently with the execution hereof shall deliver its final waiver of Lien in form and substance satisfactory to Travelers PROVIDED THAT in the event that Lake Development is retained to provide the labor and material necessary and required pursuant to the work letter added to and made a part of the Insurance Business Services Lease Agreement for the 40th floor, profit, overhead and general conditions and insurance requirements shall be as pursuant to separate agreement; and

a) b) c) d)

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(c) continue, by reason of Tax Advance, that all right, title and interest of Lake Management in and to any refund ordered to be paid by the circuit court of Cook county, Illinois with respect to 1986 Real Estate Tax Certificate of Error, Number 05049, and any other claim for refund of taxes applicable to Land and Improvements, vests in Travelers and it, at any time hereafter, specific or additional documents of assignment or transfer shall be required to cause any such refund payment to be made to Travelers, Lake Management shall execute and

(b) agree that it shall, without compensation, at the request of Travelers or its agents or employees furnish such consulting services with respect to occupancy, tenants, leases, new leases and the general operation of the land and improvements as Travelers or its agents or employees may reasonably require;

(a) waive all claims for services or labor or material rendered or furnished at any time prior to the date hereof as management and leasing agent of the land and improvements and concurrently with the execution hereof shall deliver to Travelers its full, complete and final water of lien in form and substance satisfactory to Travelers;

5. LAKE DEVELOPMENT LTD.; LAKE DEVELOPMENT LTD., an Illinois corporation ("Lake Management"), by its joinder to this Amendment as provided hereafter does hereby:

(e) continue, by reason of Tax Advance, that all right, title and interest of Lake Construction in and to any refund ordered to be paid by the circuit court of Cook county, Illinois with respect to 1986 Real Estate Tax Certificate of Error, Number 05049, and any other claim for refund of taxes applicable to Land and Improvements, vests in Travelers and it, at any time hereafter, specific or additional documents of assignment or transfer shall be required to cause any such refund payment to be made to Travelers, Lake Construction shall execute and deliver such assignments or other agreements as Travelers may reasonably require.

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b) be the subject of any order for relief issued under

a) file with any bankruptcy court of competent jurisdiction or be the subject of any petition under title 11 of the U.S. Code, as amended ("Bankruptcy Code");

Beneficiary shall: hereby agree, that, in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, including the execution of this amendment by Travelers, the receipt and sufficiency of which are hereby acknowledged, in the event at any time hereafter Mortgagee or Beneficiary shall:

8. RELIEF FROM STAY PROVISION: Mortgagee and Beneficiary

Management and Travelers to and including the date hereof. Between Mortgagee, Beneficiary, CPA, Lake construction, Lake sustained or which have arisen as a consequence of the transactions but not limited to, all loss or damage of any kind heretofore Extension and Modification Agreement and this amendment, including, nature and extent whatsoever on account of or in any way concern- ing, arising out of or founded upon the Note, Security Documents, the date hereof, whether presently known or unknown, or every Management may now have or claim to have against Travelers as of which Mortgagee, Beneficiary, CPA, Lake construction and Lake liabilities, obligations, actions and causes of action whatsoever in its behalf, and from all damage, loss, claims, demands, successors, assigns and all persons, firms and corporations acting officers, attorneys, branches, affiliates, subsidiaries, discharge Travelers, its agents, servants, employees, directors, construction and Lake Management hereby release and forever Mortgagee, Beneficiary and by their respective jointers, CPA, Lake of the Extension and Modification Agreement as provided herein, hereof by Travelers and the amendment to the terms and conditions 7. RELEASE: As additional consideration for the execution

and pay to Travelers any refund of prepaid insurance premiums. as of the date hereof and applicable to the Land and Improvements liability policies and so called excess coverage policies in force liability, product liability, workmen's compensation and liquor property damage and other casualty insurance and/or public (and) business day following the date hereof, cancel all prepaid 8. INSURANCE: Mortgagee and Beneficiary shall, on the third

deliver such assignments or other agreements as Travelers may reasonably require.

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9. JOINT AND SEVERAL OBLIGATIONS: Where, in this Amendment to Extension and Modification Agreement, the Mortgage, Beneficiary and, by their respective holders, CCA, Lake Construction and Lake Management are each liable or obligated, all such obligations of Mortgage, Beneficiary, CCA, Lake Construction and Lake Management shall be joint and several (except the joint liability and several liability of CCA, Lake Construction and Lake Management shall only extend to their respective failure to perform the terms, covenants and agreements required of each of them, respectively pursuant to the terms hereof) in legal proceedings without any requirement that all or any one or any group of the other jointly liable parties be joined as a party or parties defendant in such proceedings. Notwithstanding anything to the contrary contained in the Note, Security Documents or the Extension and Modification Agreement, the exclusion from personal liability specified in the

then, subject to court approval, Travelers shall thereupon be entitled to relief from any automatic stay imposed by section 362 of the Bankruptcy Code, or otherwise, on or against the exercise of the rights and remedies otherwise available to Travelers as provided in the Note, Security Documents, Extension and Modification Agreement and this Amendment and as otherwise provided by law, and Mortgage and Beneficiary hereby waive their right to object to such relief.

then, subject to court approval, Travelers shall thereupon be entitled to relief from any automatic stay imposed by section 362 of the Bankruptcy Code, or otherwise, on or against the exercise of the rights and remedies otherwise available to Travelers as provided in the Note, Security Documents, Extension and Modification Agreement and this Amendment and as otherwise provided by law, and Mortgage and Beneficiary hereby waive their right to object to such relief.

- (c) file or be the subject of any petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or other relief for debtors;
- (d) have sought or consented to or acquiesced in the appointment of any trustee, receiver, conservator, or liquidator; or
- (e) be the subject of any order, judgment, or decree entered by any court of competent jurisdiction approving a petition filed against such party for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or other relief for debtors;

the Bankruptcy Code;

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12. NOTICES: All notices to be served pursuant hereto shall be deemed properly delivered if delivered personally or by Federal Express or comparable "over-night" courier service (which shall be deemed received on the date of delivery thereof), or served by United States certified or registered mail, postage prepaid (which shall be deemed received on the third [3rd] business day following the postmark date thereof), to Mortgagor, Beneficiary and Travelers at the addresses set forth below or to such other addresses as Mortgagor, Beneficiary and Travelers may direct in writing:

11. BUSINESS ASSOCIATION: The Mortgagor, Beneficiary and, by this joinder, CCPA, Lake Construction and Lake Management are not now nor shall they or any of them be an agent of the Travelers, for any purpose (except to collect all rents, earnings, income, issues and profits resulting from the operation of Land and Improvements pursuant to the provisions of the August 29 Agreement) and Travelers is not now and shall not be construed to be a general partner, limited partner or venture partner or in any other manner associated in business with the Mortgagor, Beneficiary, CCPA, Lake Construction and Lake Management.

10. FAILURE OR DELAY: No failure by Travelers to exercise, or delay by Travelers in exercising, any right, power or privilege hereunder shall operate as a waiver thereof nor shall any single or partial exercise of any right, power or privilege hereunder preclude any other or further exercise thereof, or the exercise of any other right, power or privilege. The rights and remedies provided in this Amendment to Extension and Modification Agreement, the Extension and Modification Agreement and the Note and Security Documents, are cumulative and not exclusive of each other or of any right or remedy provided by law or in equity. No notice to or demand upon Mortgagor, Beneficiary, CCPA, Lake Construction or Lake Management, in any instance, shall, in itself, entitle them or any of them to any other or further notice or demand in similar or other circumstances or constitute a waiver of the right of Travelers to any other or further action in any circumstance without notice or demand.

Extension and Modification Agreement and particularly Paragraph 20 thereof shall not apply to the warrants and representations, indemnifications and other covenants and agreements of Beneficiary and, by their respective joinders, CCPA, Lake Construction and Lake Management contained in this Amendment. The liability, obligations and indemnities of Beneficiary, CCPA, Lake Construction and Lake Management under this Amendment shall survive the execution and delivery of the Transfer Documents and Travelers Covenant.

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15. GENDER: All words herein which are expressed in the neuter gender shall be deemed to include the masculine, feminine and neuter genders and any word herein which is expressed in the singular or plural shall be deemed, whenever appropriate in the context, to include the plural and the singular.

14. CONSTRUCTION: This Amendment to Extension and Modification Agreement shall not be construed more strictly against Travelers than against Mortgage, Beneficiary, CPA, Lake Construction or Lake Management merely by virtue of the fact that the same has been prepared by counsel for Travelers, it being recognized that Beneficiary, CPA, Lake Construction, Lake Management and Travelers have contributed substantially and materially to the preparation of this Amendment to Extension and Modification Agreement, and Mortgage, Beneficiary, CPA, Lake Construction, Lake Management and Travelers each acknowledge and waive any claim contesting the existence and the adequacy of the consideration given by the others in entering into this Amendment to Extension and Modification Agreement.

13. GOVERNING LAW: This Amendment to Extension and Modification Agreement has been negotiated, executed and delivered at Chicago, Illinois and shall be construed in accordance with the laws of the State of Illinois.

If to Travelers, at One Tower Square, Hartford, Connecticut 06183, Attn: The Travelers Realty Company, with a copy to John C. Murray, Esq., The Travelers Insurance Company, 2215 York Road, Suite 504, Oak Brook, Illinois 60521.

If to Lake Construction or Lake Management, at 20 North Wacker Drive, Chicago, Illinois 60606, with a copy thereof to James Beard, Esq., Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601;

If to Beneficiary, at 310 South Michigan Avenue, Chicago, Illinois 60604, with a copy thereof to James Beard, Esq., Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601;

If to Mortgage, at 111 West Washington Street, Chicago, Illinois 60602, Attn: Land Trust Department, with copies thereof to Beneficiary and to James Beard, Esq., Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601;

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FOR ADDITIONAL SIGNATURES, SEE PAGE FOLLOWING

Title: Regional Director

By:

George Peabody

George Peabody

THE TRAVELERS INSURANCE COMPANY, a
CONNECTICUT CORPORATION

IN WITNESS WHEREOF, Mortgagee, Beneficiary and Travelers have
executed this Amendment to Extension and Modification Agreement as
of the day and year first above written.

18. EXCULPATION OF TRUSTEE: This Amendment to Extension and
Modification Agreement is executed by Mortgagee, not personally but
solely as Trustee pursuant to the terms of the aforesaid Trust
Agreement, solely in the exercise of the power and authority con-
ferred upon and vested in it as such trustee (and Mortgagee hereby
warrants that it possesses full power and authority to execute this
instrument). It is expressly understood and agreed that nothing
herein contained shall be construed as establishing any personal
liability upon Mortgagee, its agents or employees, all such
personal liability being hereby expressly waived by Travelers,
Travelers' only recourse against Mortgagee being limited to land
and improvements and the collateral or other property given as
security for the payments due to the Travelers and evidenced and
secured by the loan papers as modified herein.

17. INTENT: Except as provided herein, this Amendment to
Extension and Modification Agreement shall be binding upon and
shall inure to the benefit of Mortgagee, Beneficiary, CCPA, Lake
Construction, Lake Management and Travelers, their respective
heirs, executors, administrators, successors, assigns, grantees and
legal representatives.

16. ENTIRE AGREEMENT: Mortgagee, Beneficiary and, by their
joinder hereto, CCPA, Lake Construction and Lake Management and
Travelers each acknowledge that there are no other agreements or
representations, either oral or written, express or implied, not
embodied in this Amendment to Extension and Modification Agreement
or the Extension and Modification Agreement, the Note and Security
Documents, August 29 Agreement, Travelers covenant and Transfer
Documents and any other documents executed pursuant hereto or
thereto, which, together, represent a complete integration of all
prior and contemporaneous agreements and understandings of
Mortgagee, Beneficiary, CCPA, Lake Construction, Lake Management
and Travelers and, except to the extent modified herein, the
provisions of the Extension and Modification Agreement, Note and
Security Documents are hereby ratified and confirmed.

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Dino J. DiAngelo
DINO J. DIANGELO

Sheila Davenport
Title: ASST. SECRETARY

ATTEST:

CHICAGO TITLE AND TRUST COMPANY, not
personally but solely as Trustee as
aforesaid
By: *Mr. J. Williams*
Title: ASST. VICE PRESIDENT

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BY: Anna M. [Signature]
Title: _____

CIVIC CENTER FOR PERFORMING ARTS

IN WITNESS WHEREOF, CCPA has executed this Joinder this 25th day of JANUARY, 1991.

In consideration of the execution of the foregoing Amendment to Extension and Modification Agreement by Travelers, Mortgage, Beneficiary and Intending to be obligated hereunder, the undersigned, CCPA, does hereby join in the execution hereof and agrees to perform all of the terms, covenants, conditions and agreements required of it hereunder.

JOINDER OF CIVIC CENTER FOR PERFORMING ARTS

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BY: [Signature]
TITLE: [Signature]

LAKE DEVELOPMENT CONSTRUCTION COMPANY, an Illinois corporation

IN WITNESS WHEREOF, Lake construction has executed this order this 25th day of January, 1991.

In consideration of the execution of the foregoing amendment to Exception and Modification Agreement by Travelers, Mortgage, Beneficiary and Intending to be obligated hereunder, the undersigned, Lake construction, does hereby join in the execution hereof and agrees to perform all of the terms, covenants, conditions and agreements required of it hereunder.

JOINDER OF LAKE DEVELOPMENT CONSTRUCTION COMPANY

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Property of Copyright Clearance Center

BY: James J. Bergin
Title: VP
LAKE DEVELOPMENT LTD., an Illinois corporation

IN WITNESS WHEREOF, Lake Development Ltd. has executed this Joinder this 25th day of January, 1991.

In consideration of the execution of the foregoing Amendment to Extension and Modification Agreement by Travelers, Mortgage, Beneficiary and Intending to be obligated hereunder, the undersigned, Lake Development Ltd., does hereby join in the execution hereof and agrees to perform all of the terms, covenants, conditions and agreements required of it hereunder.

JOINDER OF LAKE DEVELOPMENT LTD.

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MARTYN L. WEISBRODT
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 13, 1994

March 13 1994

My Commission Expires:

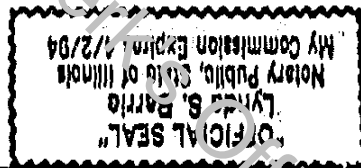
Martyn L. Weisbrodt
Notary Public
Martlyn L. Weisbrodt

The foregoing instrument was acknowledged before me this 28th day of January, 1991 by George Paras Regional Director of THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation.

DUPAGE
STATE OF ILLINOIS, COOK COUNTY ss:

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Linda S. Parrie
Notary Public

My commission expires:

The foregoing instrument was acknowledged before me this 29th day of January, 1991 by LYNDA S. PARRIE of CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation.

STATE OF ILLINOIS, COOK COUNTY SS

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My Commission Expires 04/20/04
Notary Public, State of Illinois
Lynda S. Banta
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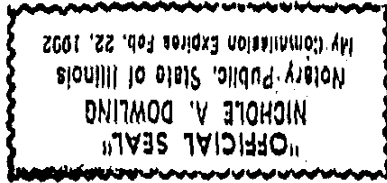
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Nichole A. Dowling

Notary Public

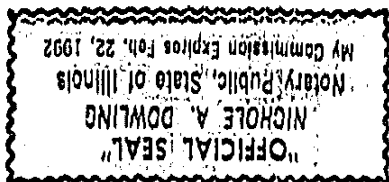
My Commission Expires: _____

The foregoing instrument was acknowledged before me this 25th day of _____, 1991 by DINO J. D'ANGELO.

STATE OF ILLINOIS, COOK COUNTY SS

91044370

Property of Cook County Clerk's Office



Nicholas A. Dowling

Notary Public

My Commission Expires: _____

The foregoing instrument was acknowledged before me this 25th day of June, 1991 by James J. Williams of LAKE DEVELOPMENT CONSTRUCTION COMPANY, an Illinois corporation.

STATE OF ILLINOIS, COOK COUNTY, ss:

UNOFFICIAL COPY

01/24/2011

Property of Cook County Clerk's Office

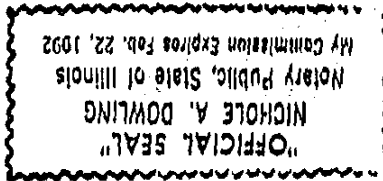
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023FE016

Property of Cook County Clerk's Office



STATE OF ILLINOIS, COOK COUNTY SS:

The foregoing instrument was acknowledged before me this 25th day of Jan, 1991 by Nichole A. Dowling of LAKE DEVELOPMENT LTD., an Illinois corporation.

My Commission Expires: _____

 Notary Public

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01/11/2011 11:30

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
11/11/2011 11:30

UNOFFICIAL COPY

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023556016

Property of Cook County Clerk

Permanent Tax Number: 17-09-452-001
Volume: 510

Lois 1 and 2 in the County Clerk's Division of Block 52, Original Town and Wharfing Privileges according to the map thereof recorded May 10, 1878, in Book 13 of plats, at Page 90, in the Recorder's Office of Cook County, Illinois, except that part lying West of the Westerly line of the property conveyed by Deed recorded August 2, 1913, as Document No. 5,237,569 (said line also being the Westerly face of the Dock or Wharf on the East Bank of the Chicago River as shown on survey made by the City of Chicago Bureau of Surveys, dated June 18, 1913), by Section 9, Township 9, North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

LEGAL DESCRIPTION

EXHIBIT 'A'

UNOFFICIAL COPY

2010-10-10 10:00:00

Property of Cook County Clerk's Office

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02354016

Property of Cook County Clerk's Office

By agreement delivered separate from document.

SWORN STATEMENTS

EXHIBIT "B"

UNOFFICIAL COPY

05/31/2016

Property of Cook County Clerk's Office

028744370

Property of Cook County

Notwithstanding the foregoing, Personalty shall include all personal property of Lake Management and Lake construction located in, on or upon or used or usable or resulting from the land and improvements unless identified on Schedules 1, 2 and 3 hereof.

Notwithstanding anything to the contrary contained in the Extension and Modification Agreement, "Personalty" shall not include (1) any property owned by tenants of the land and improvements, (2) the personal property owned by Lake Management listed on schedule 1 to this Exhibit B-1, (3) the paintings, sculptures, art work or other personal effects owned by Dino J. DiAngelo and listed on schedule 2 to this Exhibit B-1, (4) personal property owned by Lake construction and listed on schedule 3 to this Exhibit B-1, or (5) personal property owned by Lyric Opera of Chicago.

PERSONALTY

EXHIBIT B1

91044370

Property of Cook County Clerk

CARPENTER SHOP LOCATED IN BASEMENT MEZZANINE AREA:

INVENTORY OF BUILDING DEPARTMENTS
CIVIC OPERA BUILDING

Quantity Equipment Model #

1	Craftsman 3/4 H.P. Grinder	397 19350
1	Rockwell Porta Plane	126
1	Arrow H.D. Staple Gun Kit	5370-1
1	Milwaukee Magnum Hammer Drill	113 24350
1	Stanley Butt Gauge Set (Adjustable)	R 1511
1	Sears Craftsman 12" Band Saw	P.M 1501
1	Rockwell 10" Table Saw	1123
1	Dewalt Radial Arm Saw	37-315
1	Rockwell Drill Press	2684 5904
1	Rockwell 8" Jointer	79-013
1	ILCO Key Reproducing Machine "Duplex"	6747-1 (0-2500 R.P.M.)
1	Black & Decker/Rockwell Laminate	B-170
1	Milwaukee Screw Shovel	3102 HD Power Unit
1	7-1/4" Skilsaw	3101
1	Rockwell/Delta 15" Drill Press	3329
1	Westlock Boring Jig	6056
2	Rockwell Laminate Trimmer	
2	Trimmer Bases	
1	Black & Decker 1 H.P. Router(2,000 RPM)	
1	Milwaukee Grinder/Sander 9" H.D.	
1	w/accessories (3 wire brushes (1 Rubber buffing Pad (4 Grinding wheels	
2	Rockwell 3" Dustless Belt Sander	
2	Stanley Routers	
1	90098 M Motor Model	
1	25,000 RPM W/82901 Router Base	
1	Milwaukee H.D. Jigsaw	
2	Milwaukee 3/8" Variable Speed Drills	
1	Makita Cordless W/2 9.6 V Batteries	
1	1 Hour Quick Charger	

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91044370

Inventory Bldg. Depts. 11/10/80

INVENTORY BLDG. DEPTS.

ENGINEERING DEPARTMENT

Quantity	Equipment	Make
1	Arc Welder	Hobart
1	Arc Welder	Miller
2	Power Vice	Rigid
1	Pipe Machine	Rigid
1	Pipe Threader 1" to 2"	Rigid
1	Pipe Threader 3/8" - 1/2" x 3/4"	Rigid
1	Pipe Cutter	Rigid
1	Pipe Reamer	Rigid
1	Pipe Threaded 2-1/2" - 3" x 4"	Toledo
1	Drain Rod 1" x 120'	Rigid
1	Tripod Drain Rod 1/2" x 60'	Rigid
1	Drum Drain Rod 3/8" x 35'	Rigid
1	1/2" Drill	Millwaukee
1	Saws All	Millwaukee
1	Recor Saw	Skill
1	Band Saw (Portable)	Rockwell
1	Band Saw	Dayton
1	Pressure Cleaner	Dayton
1	Boiler Tube Cleaner	Goodway
1	Parts Cleaner	Grey-Wills
1	Chiller Tube Cleaner	Wilson
1	Extension Ladder	Craftsman
1	6' Aluminum Ladder	Craftsman
1	Cutting Torch	Arico
1	1/2" Socket Set	S & K
2	24" Pipe Wrench	Rigid
2	18" Pipe Wrench	Rigid
2	14" Pipe Wrench	Rigid
1	10" Pipe Wrench	Rigid
1	10" Monkey Wrench	Rigid
1	Basin Wrench	Rigid
1	Set Pipe Extractors	Rigid
1	Set Pipe Taps	Rigid
1	36" Pipe Wrench	Rigid
1	3/8" Socket Set	S & K
2	Vacuums Wet & Dry	Dayton
1	Hack Saw	Dayton
1	Set Allen Wrenches	Dayton
1	One Ton Chain Hoist	CM
1	1/2" Ton Chain Puller	Lynx
1	Set Drill Bits	Triumph
1	Ton Chain Hoist	Wright
1	Grease Gun	Plews
2	Oil Cans	Plews
1	Bearing Puller	Dayton
1	Portable Air Compressor	Ingersoll-Rand
1	Older	Rigid
2	Hammers	Plews
2	Extension Cords	Dayton
1	IBM XT-PC Computer & Printer	Dayton

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07061010

Property of Cook County Clerk's Office

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91044370

Property of Cook County Clerk's Office

SEVICE DEPARTMENT: Mens Locker Room (Day Janitors) 23rd Floor

Lockers	21
Tables	2
Bench Seats	6
Small Fridge Refrigerator about 2 Cubic Feet	1

Janitors Lunch Area (Day & Night Janitors) 23rd Floor

Tables	3
Bench Seats	5
Westinghouse Refrigerator about 10 Cubic Feet	1
3-Drawer File Cabinet	1
2-Door Supply Cabinet	1

Janitress Locker Room 23rd Floor

Lockers	40
Tables	2
Bench Seats	8

Open Area 23rd Floor

General Electric Drinking Fountain	1
------------------------------------	---

Service Department Suite 2300

Metal Desks	2
Swivel Chairs	2
4-Drawer File Cabinets	4
2-Drawer File Cabinet (wide type)	1
Large Key Cabinet 6'	1
Small Key Cabinet 2'	1
Old Royal Typewriter (manual)	1
Typewriter Stand	1
Small Metal Garbage Cans	2
Leviton Corridor Light Control System	1

Paper Supply Room

2-Door Supply Cabinet	1
4-Drawer File Cabinet	1
2-Wheel Hand Trucks	2
4-Wheel Truck	1
Metal Lobby Sign Stands	3

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03/11/2020

Property of Cook County Clerk's Office

02354370

1	5' Metal Table
2	Metal Shelf Units
5	Moving Blankets
1	2-Door Supply Cabinet
4	4-Wheel Dollies
4	Small Box Fans
1	50' Garden Hose for Flowers
1	Projection Stand on Wheels
1	Portable Chalk Board
10	10 lb. abc Fire Extinguishers
5	5 lb. abc Fire Extinguishers
1	Portable Movie Screen
1	Small Electric Heater
1	5 Gallon Gas Can
6	Janitor Winter Coats
	Various brooms, shovels, buckets, mops, dust pans, rags, cleaning fluids, etc.

Store Room West Side Across From Office Desks

1	6' Wood Ladder
1	4' Wood Ladder
1	4' Fiberglass Ladder
4	Metal Shelf Units
1	Stamex Machine & Attachments
1	2-Wheel Hand Truck
1	Old IBM Electric Typewriter
1	Manual Paper Cutter
8	Moving Blankets
2	Model M Vacuum Cleaners
1	Wet Vacuum Cleaner
3	Mop Wringers
5	Pair Rubber Boots
2	Large Metal Garbage Cans
1	4-Drawer File Cabinet
6	4-Wheel Dollies
2	Red Dollies (for desks)
2	Hand Trucks for Moving File Cabinets
2	Small 4-Wheel Trucks
2	Small Electric Heaters
1	5 Gallon Gas Can
	Various buckets, brooms, shovels, mops, dust pans, dusters, cleaning fluids, etc.

Store Room West Side Across From Paper Room

2	4-Wheel Trucks
1	300 lb. scale
2	Elevator Cords
1	10 lb. abc fire extinguisher
1	Wooden Cabinet
1	Small 4-Wheel Wooden Truck

Open Area Between Store Rooms

SERVICE DEPARTMENT (CONTD.)

INVENTORY BLDG. DEPTS.

EXHIBIT B-1

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Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

Manual Salt Spreader	1
Gasoline Self-Propelled Snow Plow with Blade	1
Gasoline Self-Propelled Snow Plow with Large Brush	1
5 Gallon Gas Can	1

Snow Plow Room

Gasoline Powered Sidewalk Vacuum	1
----------------------------------	---

7th Floor South Fan Room

Wood Podium	1
Plastic Colored Stack Chairs	38
Blue Metal & Vinyl Chairs	8
Black Metal & Cloth Chairs	4
Gold Plastic Stack Chairs	11
Large Chalk Board	1
8' Metal Folding Tables	7
6' Metal Folding Tables	3
Wood Projection Stand	1

Room 810

10' Wood Ladder	1
-----------------	---

Room 611

SERVICE DEPARTMENT (CONTD.)

INVENTORY BLDG. DEPTS.

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447213	Delta
40340	Logan
27098 B	Dayton
Y152C	OTC
—	OTC
271083	Miller
005149615	Milwaukee
7270	Craftsman
53894852	Black & Decker
10-11772	Dayton
2-50431	Dayton
EQ3833J	Colling
EQ4135J	Colling
EG9966C	Colling
EG4060H	Colling
BAK 159	C-M
275	Tugit
1167	Tugit
49148	Rockwell
952151	Craftsman
Size "0"	H-K Porter
5 T-N	H-K Porter
5 T-N	H-K Porter
No. 15	H-K Porter
25119	3-M
311532	3-M
8296	Amprobe
110833	Amprobe
17465	Executive
466590	Sencore
12503	Triplet
Knopp	Knopp
K-3	K-3
561074	Stricht
4765	Metron
2014031	Simpson
1550	Dymo
130719	Foxboro
00322-413	Amprobe

SERIAL #

MAKE

TYPE

ELEVATOR MAINTENANCE DEPARTMENT

INVENTORY BLDG. DEPTS.

43rd Floor Shop
Drill Press
Meta Lathe
Bench Grinder
17-1/2 Ton Hyd. Gear Puller
3-Jaw Gear Puller
Arc Welder
3/8" Electric Hand Drill
Socket Set 1/2" to 1-1/8" (32 pc.)
Electric Hand Drill 1/2"
3/8" Cordless Drill
1-1/2-Ton Screw Jack
1-1/2-Ton Hyd. Jack
12-Ton Hyd. Jack
6-Ton Machinery Dolly
3-Ton Hoist Chain
3-Ton Hoist Chain
3-Ton Hoist Chain
3-Ton Hoist Chain
3-Ton Hoist Chain
1-1/2-Ton Hoist Chain
1-Ton Hoist Chain
1-Ton Hoist Chain
Electric Orbital Saw
Tap & Die Set
Bolt Cutter
Cable & Bolt Cutter
Cable & Bolt Cutter
1000 Electrical MCM Cable Cutter
Small Bolt Cutter
20 FT Alum. Extension Ladder Type No. 1
Tape Machine (elevator music)
Tape Machine (elevator music)
A-C Amp. Meter
A-C Amp. Meter
Relay Tester
Tube Checker
Milli-V.O.M. Meter
Phase Sequence Tester
Dial Indicator
Hand Tachometer
Hand Tachometer
High Voltage Probe
Wibrost Insulation Test
Embessing Tool
Tachometer
Recording Amprobe
Torque Wrench

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Property of Cook County Clerk's Office

OSKAP0011

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Property of Cook County Clerk's Office

TYPE	MAKE	SERIAL #
43rd Floor Shop (CONTD.)		
Engraving Tool		
Propane Torch - w/2 - 20 lb. Tanks		
Parts Washer		
Volt Ohm Amp. Meter		
Small Hand Cable Cutters		
Metal Punch (Stud Const.)		
Tap Con Set/w Drill		
Heat Gun		
Johnson Bar		
Drill Index #1 to #60		
Drill Index 1/16" to 1/2" by 1/64		
3/8" Cordless Driver Drill		
18 ft. Ext. Ladder - Alum.		
3 ft. Step Ladder - Wood		
3 ft. Step Ladder - Wood		
3 ft. Step Ladder - Wood		
5 ft. Step Ladder - Wood		
6 ft. Step Ladder - Wood		
8 ft. Step Ladder - Wood		
Three 2-Wheel Push Trucks		
4-Wheel Push Truck		
4-Wheel Push Box Truck		
Special Steel Plate 1/2" Thick w/holes for 3/8" Crossys		
used for Cabling Cars - Called Banjo		
Table vise HI Duty Swivel		
Table vise Heavy Duty		
Table Pipe Vise Swivel		
Two Clamp on Vises 3"		
45th Floor		
3-Ton Electric Hoist Chain		
3-Ton Chain Hoist		
13th Floor Fan Room		
1-Ton Chain Hoist		
44th Floor Machine Room		
8 ft. Step Ladder - Wood		
24th Floor Machine Room		
8 ft. Step Ladder - Wood		
17th Floor Machine Room		
8 ft. Step Ladder - Wood		
1st Floor Lamp Storage Room		
8 ft. Step Ladder - Wood		

Paramo	#6 - 5"	
C-Parker	#4X	
C-Parker	#87 3-1/2"	
Cutting	155613	B-B
Wright		
Master Appliance Corp	HG 501	
Makita	8910	155108
Graymills	SN11-89	PL422A
Fluke	8020B	PC #0106MS
H-K Porter		
Dremel		

ELEVATOR MAINTENANCE DEPARTMENT

INVENTORY BLDG. DEPTS.

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Property of Cook County Clerk's Office

05/14/2024

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JLB2661 01/23/91 0815

91044370

Property of Cook County

* See attached ownership agreement

- Baldwin 7' Piano
- Stainway 7' Piano
- Backstage Paging/Monitor System
- Wireless Intercom System
- Assorted Sound Equipment
- Color Video Camera (Panasonic WV-200)
- Five Racks - Kileg Bros.
- Model R-080 SCR Dimmers
- Strand Lighting, Palette III
- Dimmers/Lighting Board Civic Theatre House Light Controls
- Stage Lights - Civic Theatre
- Winger Stage Platforms Civic Theatre
- Stage Lights - Opera House
- Stage Cycorama - Civic Theatre
- 248 Box Chairs - Opera House
- Video Monitor, VCR, Cabinet
- Upright Aerial Platform
- Model UL 387, AC
- 80 Orchestra Chairs
- Stage Drapery - Civic and Opera House
- Power Tools in Carpenter Shop
- 2 Super-Trouper Follow Spots (OH)
- Wooden Dance Floor (Civic & Opera House)
- Miscellaneous Sound Equipment in Opera Club and Civic Theatre including
- Yamaha 8-input mixer
- 2 Ice machines
- Class washer
- Trash compactor
- 2 Refrigerators
- 12 Silver coffee urns
- Opera House Organ Console

EXHIBIT B-1

073701019

02385016

1. Ownership: Lyric and CCPA shall own the property as co-tenants.
2. Maintenance & Repairs: Lyric and CCPA shall share equally in the cost of ordinary repairs and maintenance of the property. However, should the property be damaged or destroyed as a result of the gross negligence of Lyric or CCPA, then the negligent party shall assume full financial responsibility for the repair or replacement of the property.
3. Insurance: Lyric shall be responsible for insuring the property on an all risk basis for the period of its Opera House lease term while CCPA shall assume such insurance responsibility for the remainder of each year beyond the term of Lyric's Opera House lease.
4. Rentals: Before the property may be rented to a third party, the written consent of both Lyric and CCPA shall be secured. Lyric and CCPA shall share equally in net revenues derived from such rentals.
5. Disposition: The property shall not be sold, destroyed or otherwise disposed of without the written consent of Lyric and CCPA.
6. Agreement: This agreement provides for the ownership in co-tenancy of the property and does not create a joint venture or partnership of the companies; neither Lyric nor CCPA has the authority or power to bind the other to third parties without the consent of the party to be bound.
7. Force Majeure: Should either Lyric or CCPA become unable to meet any of its obligations as specified herein due to act of God, the acts and regulations of public authorities or labor unions; labor difficulties, strikes, accidents, epidemic, civil tumult, war, interruption or delay of transportation service or any cause beyond its reasonable control, the other party shall hold the company harmless and free

Grand Lighting, Light Palace III with redundant hardware,
and
four of the racks are portable, the other is permanent,
five racks of Kiegl Bros. Model R-80 RCR dimmers. Each rack contains 18 dimmers.
referred to as "the property".
This memorandum shall serve as an agreement between Lyric Opera of Chicago (Lyric) and the Civic Center for Performing Arts (CCPA). Lyric and CCPA agree as follows with respect to the property, materials or equipment described below hereinafter

OWNERSHIP AGREEMENT

EXHIBIT B-1

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

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91044370

Property of Cook County Clerk's Office

Lyric Opera of Chicago

[Signature]

AGREED TO AND ACCEPTED BY:

Civic Center for the Performing Arts

[Signature]

from the fulfillment of those obligations so prevented.

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Property of Cook County Clerk's Office

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Reception Area:
 One (1) oak free-standing coat cabinet
 One (1) red-lacquered granite top reception desk
 One (1) black-fabric secretarial swivel chair
 Four (4) red-leather reception area chairs
 One (1) smoked-glass reception area table

OFFICE OF THE BUILDING - 15TH FLOOR

General Office West of Reception Area:
 One (1) 2'-wide, 3'-drawer (each side) lateral file cabinet
 with oak top and sides
 One (1) oak desk
 One (1) red-fabric, oak side chair
 One (1) red-fabric, executive swivel chair

General Office East of Reception Area:

One (1) oak secretarial desk
 One (1) red-fabric secretarial chair
 One (1) Panasonic typewriter (Model #KX-E508)
 Two (2) red-fabric, oak side chairs

Sue Kroeger's Office:

One (1) oak secretarial desk
 One (1) oak credenza

One (1) red-fabric secretarial chair

One (1) red-fabric, oak side chair

One (1) Panasonic typewriter (Model #KX-E708)

Art Rodstrom's Office:

One (1) brown leather executive swivel chair

Frank Rosposit's Office:

Two (2) red-fabric, oak side chairs

One (1) red-fabric, executive swivel chair

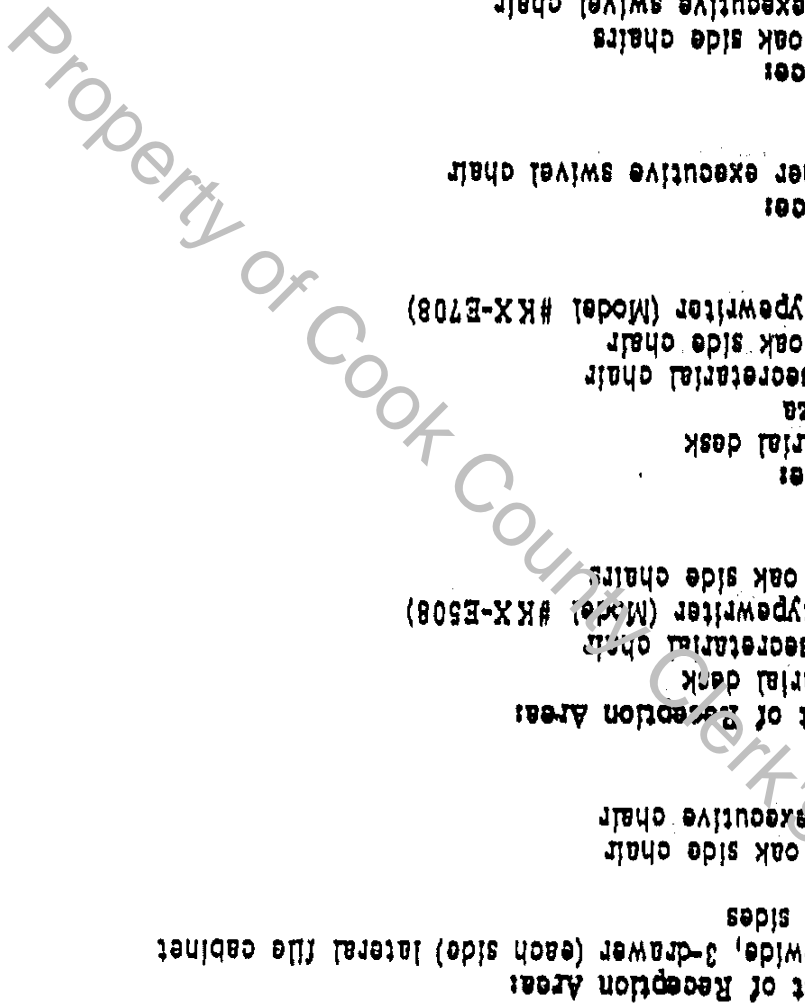
One (1) NCR computer (Workstation 300 series) Cluster Master Workstation

Computer Room:

One (1) NCR computer (Workstation 300 series) Cluster Workstation

One (1) NCR Spinwriter printer

One (1) red-fabric, executive swivel chair



UNOFFICIAL COPY

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Property of Cook County Clerk's Office

Pat Conner's Area:
 One (1) oak desk
 One (1) oak credenza
 One (1) red-fabric secretarial chair

Computer Area:
 Two (2) NCR computer (Workserver 300 series) Cluster Workstation
 One (1) NCR Splinter printer
 Two (2) red-fabric secretarial chairs

General/Reception Area:
 Three (3) oak secretarial desks

Photocopy/Storage Area:
 One (1) Lanier Model 8040 copy machine (Serial #818253)

OFFICE OF THE BUILDING - 14TH FLOOR

Conference Room:
 One (1) glass-topped, red-lacquered conference table
 Ten (10) gray-fabric, conference table chairs
 One (1) barrel-type, red lacquered table (for phone)

Kitchen/Storage Area:
 Two (2) 3'-wide, 5-drawer lateral file cabinets
 One (1) 3'-wide, 2-drawer lateral file cabinet
 Four (4) gray stack chairs

OFFICE OF THE BUILDING - 15TH FLOOR (CONTD.)

UNOFFICIAL COPY

05/21/2010

Property of Cook County Clerk's Office

Over the past few years, the County of Cook has been able to...

...

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UNOFFICIAL COPY

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Prepared: 11/28/80

- 2 French Deco Bronze sculptures and bases - one located in Insull Room and one located in Civic Theatre foyer
- 1 large Italian Oil (Head of Man) located in Civic Opera House
- 1 Italian Oil (Head of Woman) located lower level of Civic Theatre
- 2 Italian Oils (Landscapes) located in Insull Room
- 2 Korean pots located in Civic Opera House
- 1 Lithograph located in Civic Opera House lower level women's room
- 1 Oil located in Civic Opera House 2nd floor women's room

Theatres

4 Lithographs.

Panel Room (Meeting Room) - Suite 2225

- 4 Ceramic Pre-Columbian pieces
- 2 Tapestries (Balls)
- 2 Bronze pieces (Head of Horse and Cyclops)
- 1 African Female Head
- 1 Cambodian standing Buddha
- 1 4-piece private office suite
- 6 small drawings
- 2 Italian oils (Fran and Art's offices)
- 1 Sepik River bird sculpture
- 1 reception desk
- 1 set conference room furniture
- 5 large oils
- 2 small oils
- 1 Italian drawing
- 1 large Spanish oil
- 2 small American oils

Office of the Building - Suite 1560

CIVIC OPERA BUILDING

ARTWORK INVENTORY

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Property of Cook County Clerk's Office

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07354016

ITEM	MANUFACTURER	MODEL NO.	QUANTITY
3 x 8 Laminate Doors	Raco		28 Each
3 x 8 Door Jamba	Raco	RH	24 Each
3 x 8 Door Jamba	Raco	LH	9 Each
Door Headers	Raco		105 Each
Entry Lock	Schlage	A53PD	10 Each
Passage Latch	Schlage	ORB613	57 Each
Horsize Lock	Arrow	1700E VL2	30 Each
Horsize Lock	Arrow	1700E B22	21 Each
Passage Latch	Raco-Arrow	R-69C	80 Each
Lock	Arrow	7006 LH	4 Each
Door Closer	Forma	7600PVSNDDB	3 Each
Lockset	Buckwin	3310 ASA	4 Each
Door Hinges	Mckinley	80521 RH	74 1/2 PR
Door Hinges	Mckinley	80521 LH	58 1/2 PR
2 1/2" Metal Studs			3 Bundles
4" x 4" x 8'	Gypsum		16 Sheets
3/8" x 4" x 8'	Gypsum		32 Sheets
4" x 4" x 8'	Gypsum		6 Sheets
Fireproofing			15 4lb Bags
2' x 4' Light Fixture	Day Brite	151278	332 Each
2' x 2' Light Fixture	Day Brite	134835	64 Each
2' x 2' Light Fixture	Day Brite	CC-319-4	40 Boxes (2 per box)
Can Light	Lightolier	7774-QD	5 Each
Wallcovering	Vicreox	Lino Silver Lino	60 Yds.
Wallcovering	Vicreox	White Sand	30 Yds.
Wallcovering	Vicreox	Lino Clinge	55 Yds.
Wallcovering	Vicreox	Peppercorn	60 Yds.
Vinyl Base (scraight)	VPI	#326	7 Boxes
Vinyl Base (scraight)	VPI	#314	4 Boxes
Vinyl Base (cove)	VPI	#314	1 Box
Wall Base Adhesive	VPI	#600	24 Each
3 x 7 Door Jamba	Raco	LH	7 Each
Vinyl Base (scraight)	VPI	354	14 Boxes
Vinyl Base (cove)	VPI	354	5 Boxes
Sandmix	Sakrete	80LB	10 Bags
Joint Compound	USG		5 Boxes
Joint Compound	USG		4 Boxes
Setting Type	USG		7 Bags
Setting Type	USG		7 Bags
Setting Type	USG		90

LAKE DEVELOPMENT CONSTRUCTION

Schedule 3 to Exhibit B-1
(to the Amendment)

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Property of Cook County Clerk's Office

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02355016

Property of Cook County Clerk's Office

ITEM	MANUFACTURER	MODEL NO.	QUANTITY
Ceiling Grid 2' Tee	Donn		4 Boxes
Ceiling Grid 4' Tee	Donn		6 Boxes
Ceiling Grid 2' Tee	Chicago Metallic	3512-01	3 Boxes
Ceiling Grid 4' Tee	Chicago Metallic	3514-01	3 Boxes
Ceiling Grid 12' Tee	USG Interior	203544	6 Boxes
Ceiling Grid 4' Bottom Access Angle	Chicago Metallic	185	13 Boxes
Ceiling Grid 4' Top Access Angle	Chicago Metallic	182	4 Boxes
Ceiling Grid 2' Top Access Angle	Chicago Metallic	183	6 Boxes
"L" Bead Ceiling Grid			3 Boxes
Ceiling Tiles 2' x 2'	Armstrong	589	107 Boxes
Ceiling Tiles 2' x 2'	Acoustone	707-A	2 Boxes
Ceiling Tiles 1' x 1'	Acoustone	SC-137	4 Boxes
Ceiling Tiles 1' x 1'	Acoustone	701	7 Boxes

Lake Development Concr. - Inventory
January 24, 1991
Page 2

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Property of Cook County Clerk's Office

None

BUILDING MATERIALS

EXHIBIT 'C'

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05311830

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EXHIBIT D-1
(to Attachment)

ACCOUNT #	TENANT NAME	AMOUNT IN	MONTH	RENT	STORAGE	ESC-EXPENS	ESC-CPI	RATE	AREA	LEASE TERM	% FOR	BASE YR
NO.		DEFAULT							OCCUPIE	START	END	ESC FOR ESC
1001	COMMHEALTH EDISON	\$0.00		\$1485.00	\$0.00	\$0.00	\$0.00	\$3.65	4870	01/01/80	301231	NO ESC.
1002	LYRIC OPERA-BASEMENT	\$0.00		\$5000.00	\$0.00	\$0.00	\$0.00	\$6.00	10088	000801	200731	NO ESC.
1003	HIMCKLEY SCHMITT	\$0.00		\$35.00	\$0.00	\$0.00	\$0.00	\$1.00	140	12/01/69	LESTER	NO ESC.
1004	YOUNG R & O	\$0.00		\$2000.00	\$0.00	\$0.00	\$0.00	\$109.88	720	050701	050630	NO ESC.
1005	BALMAIN P:AND CO	\$233.68		\$5416.67	\$0.00	\$137.00	\$0.00	\$19.82	3288	090201	940131	0.0041 NO ESC.
1006	SHAFFER B & C	\$2437.56		\$1925.00	\$42.00	\$0.00	\$0.00	\$38.00	650	08/01/74	940731	0.0081 NO ESC.
1007	CONCRETE EXC'OR WA	\$0.00		\$2000.00	\$0.00	\$107.00	\$0.00	\$15.00	608	010101	951231	0.00075 1985
1008	LYRIC OPERA	\$191.38		\$8000.75	\$0.00	\$0.00	\$0.00	\$10.12	6479	05/01/21	200731	0.0081 1998
1009	MURRY'S SEVEN	\$0.00		\$5833.34	\$0.00	\$0.00	\$0.00	\$10.12	6920	060920	061231	0.0087 .87% RENT
1010	BYRNE BYRNE & CO	\$0.00		\$553.71	\$0.00	\$101.00	\$0.00	\$17.91	371	07/01/84	920930	0.0046 1984
1011	BYRNE BYRNE & CO	\$7302.64		\$5479.21	\$0.00	\$1003.00	\$0.00	\$21.50	514	06/01/90	930831	0.00067 1998
1012	LA MEYER SYSTEMS	\$0.00		\$956.75	\$0.00	\$0.00	\$0.00	\$19.25	743	080101	910331	0.00093 1988
1013	CHICAGO CONSULT	\$18.78		\$1191.74	\$0.00	\$45.00	\$0.00	\$21.53	751	041001	940930	0.0047 1989
1014	ADBE & MIRELESS	\$0.00		\$6728.36	\$0.00	\$156.00	\$0.00	\$20.00	439	000301	930228	0.00055 1982
1015	LAPEL SYSTEMS, INC.	\$0.00		\$731.07	\$0.00	\$0.00	\$0.00	\$21.80	2682	080401	930331	0.0034 1990
1016	TELE AND TELIOTT	\$0.00		\$4693.53	\$0.00	\$0.00	\$0.00	\$19.25	364	080501	910430	0.00046 1988
1017	WEISS HOWARD	\$0.00		\$583.84	\$0.00	\$22.00	\$0.00	\$22.10	317	000401	910331	0.00046 1988
1018	HEISEL, ELMER M	\$0.00		\$581.12	\$0.00	\$0.00	\$0.00	\$18.07	730	090401	940331	0.00091 1989
1019	DIGINET COMMUNICATE	\$7080.55		\$1147.93	\$0.00	\$38.00	\$0.00	\$21.00	359	090401	940331	0.00045 1990
1020	RHEAD CLIFTON	\$0.00		\$628.25	\$0.00	\$0.00	\$0.00	\$20.40	359	090101	931031	0.00045 1989
1021	AVIA INSURANCE AGENCY	\$9.14		\$610.30	\$0.00	\$19.00	\$0.00	\$18.40	359	091001	940930	0.00045 1989
1022	MCNEILSON, MART ASSO	\$0.00		\$575.82	\$0.00	\$46.00	\$0.00	\$19.25	359	071201	901130	0.00045 1987
1023	MCNEILSON, MART ASSO	\$0.00		\$2937.42	\$0.00	\$106.00	\$0.00	\$20.30	1736	090701	940630	0.0022 1989
1024	MCNEILSON, MART ASSO	\$5295.67		\$322.02	\$35.46	\$48.00	\$0.00	\$18.40	210	04/01/86	910331	0.00026 1986
1025	CAPITAL STRATEGY	\$0.00		\$635.25	\$0.00	\$0.00	\$0.00	\$21.00	363	090301	910331	0.00026 1986
1026	LYNER, WILLIAM INC	\$0.00		\$620.00	\$37.50	\$0.00	\$0.00	\$15.00	496	04/01/82	M TO M	0.00059 1982
1027	LYNER, WILLIAM INC	\$0.00		\$3058.34	\$0.00	\$265.00	\$0.00	\$17.59	2075	071101	921031	0.0026 1987
1028	SPHERE NETWORK	\$8169.77		\$3358.67	\$89.36	\$655.00	\$0.00	\$16.72	2411	08/01/84	941130	0.0003 1984
1029	WEST MICROWAVE	\$2851.52		\$3317.33	\$0.00	\$777.00	\$0.00	\$16.91	2354	11/01/83	931031	0.00294 \$6.25 BASE
1030	AMERICAN SHARECOM	\$0.00		\$1016.62	\$0.00	\$33.00	\$0.00	\$19.26	646	081001	910930	0.00081 1988
1031	VIDEOM	\$0.00		\$4754.36	\$0.00	\$117.00	\$0.00	\$19.03	2907	081001	930930	0.00030 1988

TERMINATED LEASES \$665.99 \$75916.22 \$204.12 \$33763.00 \$0.00 \$1276 0.05368

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Property of

02355016

DEFAULT-B
CIVIC OPERA BUILDING

TENANT NAME	AMOUNT IN	MONTH	RENT	STORAGE	ESC-EXPENSE	ESC-CPI	RATE	OCCUPIED	LEASE TERM	TOR	BASE TR
DEFAULT								RENTABLE	START	END	ESC FOR ESC
RHR INTERNATIONAL	\$61.25		\$3728.00	\$0.00	\$1621.00	\$0.00	\$17.00	1044	01/01/83	01/01/86	0.0024 1985
THEATR STAGE UNION	\$0.00		\$2470.50	\$0.00	\$0.00	\$0.00	\$18.00	1818	09/05/81	09/01/81	0.0024 1989
DIVERSE MEDICAL	\$2073.13		\$887.13	\$14.59	\$0.00	\$0.00	\$13.50	593	10/01/81	TO M	0.00071 1981
BEMIS CO	\$0.00		\$1685.85	\$0.00	\$756.00	\$0.00	\$17.17	1122	10/01/75	12/29/80	0.0013 1986
GASTINGER REES WAIRE	\$78.88		\$1632.63	\$0.00	\$134.00	\$0.00	\$18.50	1059	09/06/81	02/05/81	0.0013 1987
BERNSTEIN & BROWN	\$0.00		\$2572.37	\$115.76	\$205.00	\$0.00	\$19.10	1616	01/01/81	02/11/80	0.002 1987
VENEZUELA CONSULATE	\$2763.39		\$4980.00	\$77.18	\$0.00	\$0.00	\$18.85	1882	02/01/87	02/06/80	0.004 1987
JANOTIA BRAY	\$0.00		\$2385.64	\$0.00	\$401.00	\$0.00	\$19.25	3128	01/01/81	01/01/81	0.0018 1988
CULT, PRIESTES BOL	\$0.00		\$4847.58	\$27.87	\$875.00	\$0.00	\$18.76	3107	10/01/85	05/03/86	0.0025 1985
BUSINESS PUBLICATION	\$109.66		\$2842.87	\$51.45	\$567.00	\$0.00	\$16.00	2133	04/01/85	01/03/81	0.0027 1984
WANDER STORES, INC.	\$0.00		\$37898.45	\$758.10	\$0.00	\$0.00	\$21.00	2145	09/09/81	09/07/81	0.0021 1984
LYC OPERA	\$1498.57		\$2388.13	\$0.00	\$75.00	\$0.00	\$19.99	1638	09/05/81	09/03/80	0.0271 1980
JOINT REVIEW COMMITTEE	\$0.00		\$2415.66	\$0.00	\$457.00	\$0.00	\$17.75	5148	09/05/81	04/04/80	0.0052 1989
CLARIE NETWORK CO	\$2634.49		\$948.50	\$0.00	\$0.00	\$0.00	\$21.00	1667	12/16/86	06/12/81	0.0021 1984
MEXICO FIBER SYSTEMS	\$18538.20		\$35400.40	\$0.00	\$850.00	\$0.00	\$16.88	512	09/11/81	05/10/81	0.0006 1980
ROCKWOOD CO	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$1.40	25286	12/01/82	09/07/81	0.0301 1983
ROCKWOOD CO-STORAGE	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$1.40	877	09/09/81	08/07/81	0.008 1986
TEL. DIR RELATIONS BD	\$1728.23		\$9865.17	\$0.00	\$181.00	\$0.00	\$12.83	4397	08/01/87	01/05/81	0.0057 1986
BRAZIL CONSUL	\$0.00		\$7485.87	\$140.00	\$188.00	\$0.00	\$12.89	4516	09/05/81	04/04/80	0.0057 1986
RELOD DIV MEXCO	\$6714.38		\$17538.05	\$0.00	\$696.00	\$0.00	\$18.39	1144	08/11/81	08/09/80	0.0143 1988
TRAVELERS RELOD CO	\$2090.67		\$53472.75	\$280.33	\$1881.00	\$0.00	\$20.15	36924	09/05/81	05/04/80	0.02875 1989
LOCKNER, H W INC.	\$0.00		\$15065.88	\$191.63	\$1306.00	\$0.00	\$16.50	10957	08/08/81	01/06/80	0.0137 1987
THOMSON & ASSOC	\$0.00		\$987.70	\$0.00	\$25.00	\$0.00	\$17.85	664	09/06/81	02/05/81	0.00083 1989
SCULLER & SHOOK	\$73.76		\$812.46	\$0.00	\$32.00	\$0.00	\$18.50	577	09/06/81	09/05/81	0.0006 1988
HEITZEL CORP	\$0.00		\$1665.00	\$0.00	\$0.00	\$0.00	\$18.50	1080	07/11/81	M TO M	0 NO ESC
CHICAGO HEART	\$0.00		\$16873.88	\$0.00	\$3526.00	\$0.00	\$15.81	28335	07/08/81	07/07/81	0.0328 1987
ABORP	\$1802.21		\$14405.64	\$0.00	\$53.00	\$0.00	\$19.77	8745	08/12/81	07/11/80	0.013 1988
TILAN CORP	\$16567.10		\$36231.89	\$0.00	\$216.70	\$0.00	\$18.45	2357	09/04/81	04/04/80	0.003 1988
DAERIDEN-THOMPSON	\$0.00		\$4442.19	\$0.00	\$144.00	\$0.00	\$19.37	2752	04/09/81	05/02/80	0.0034 1984
AMERICAN FUJI FIRE &	\$0.00		\$2607.27	\$0.00	\$2.00	\$0.00	\$20.62	1517	08/08/81	03/07/81	0.0019 1988
TIORH CORP	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$19.45	0	01/01/81	04/04/80	0.0022 1988
CONSELING SERVICE	\$1102.74		\$1052.34	\$0.00	\$23.00	\$0.00	\$20.50	616	09/06/81	02/05/81	0.0007 1989
MURRAY MARINE	\$151.94		\$5258.73	\$0.00	\$436.00	\$0.00	\$18.57	3398	07/03/81	04/02/80	0.0043 1987
TERMINATED LEASES	\$6138.34		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	194651			0.737
	\$38528.14		\$294675.48	\$216.81	\$24617.00	\$0.00	\$20.50				

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Property of

040101015

DEFAULT-C JANUARY 1, 1991 1/21/91 CIVIC OPERA BUILDING

4. #	TENANT NAME	AMOUNT IN	MONTHLY RENT	STORAGE	ESC-EXPENSE	ESC-C.P.I	RATE	OCCUPIED	LEASE TERM	F FOR	BASE YR
TRAILS R. 48	DEFAULT							RENTABLE	START	END	ESC FOR ESC
667	BUSSE & BUSSE, P.C.	\$0.00	\$3654.54	\$88.84	\$185.08	\$0.00	\$18.98	2313	10/01/87	920930	0.0029 1987
770	MC BREEN PETER	\$0.00	\$8527.86	\$0.00	\$1385.00	\$0.00	\$18.98	8027	10/01/86	910930	0.0026 1986
801	ALWORLD BURDICK	\$0.00	\$10818.03	\$164.50	\$648.90	\$0.00	\$18.36	7871	09/03/81	910228	0.0029 1988
116	NEW YORK LIFE	\$0.00	\$6054.91	\$0.00	\$226.00	\$0.00	\$19.57	3712	06/05/81	930731	0.0047 1988
228	ALWORLD BURDICK	\$300.00	\$2322.54	\$0.00	\$139.00	\$0.00	\$18.36	1518	09/03/81	940228	0.0019 1988
314	MICRO PRODUCTS	\$0.00	\$2014.22	\$0.00	\$292.00	\$0.00	\$18.94	1276	07/01/86	960830	0.0016 1988
421	CARLSON & ASSOC	\$111.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	01/01/86	960830	0.0016 1988
42	FORBES, INC	\$0.00	\$2116.33	\$0.00	\$10.00	\$0.00	\$20.00	1271	08/01/87	940430	0.0016 1988
42	FORBES, INC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	08/01/87	911231	0.0007 1987
42	FORBES, INC	\$0.00	\$865.10	\$40.52	\$71.00	\$0.00	\$18.57	351	07/01/87	911231	0.0007 1987
42	FORBES, INC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	07/01/87	920930	0.0014 1987
42	FORBES, INC	\$0.00	\$873.86	\$0.00	\$142.00	\$0.00	\$18.91	1109	10/01/87	920930	0.0014 1987
42	FORBES, INC	\$0.00	\$617.92	\$0.00	\$139.00	\$0.00	\$16.25	0	06/01/87	M TO M	0.00076 1986
42	FORBES, INC	\$0.00	\$817.17	\$0.00	\$183.00	\$0.00	\$17.69	738	06/01/86	890531	0.001 1986
42	FORBES, INC	\$0.00	\$1176.12	\$38.59	\$183.00	\$0.00	\$18.57	3442	07/01/87	940630	0.0028 1987
42	FORBES, INC	\$0.00	\$2438.76	\$71.72	\$284.00	\$0.00	\$18.57	1220	09/01/77	940630	0.0015 1987
42	FORBES, INC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.57	0	09/01/81	910228	0.0016 1989
42	FORBES, INC	\$0.00	\$2021.98	\$0.00	\$52.00	\$0.00	\$19.72	823	08/01/81	910630	0.001 1988
42	FORBES, INC	\$0.00	\$1320.05	\$0.00	\$50.00	\$0.00	\$19.98	3996	09/01/87	920930	0.005 1985
42	FORBES, INC	\$0.00	\$6854.18	\$0.00	\$867.00	\$0.00	\$19.98	10152	08/01/87	970531	0.0127 1986
42	FORBES, INC	\$0.00	\$13905.00	\$67.53	\$2318.00	\$0.00	\$19.50	870601	08/02/81	970531	0.0024 1989
42	FORBES, INC	\$0.00	\$3380.54	\$0.00	\$80.00	\$0.00	\$21.02	1925	09/02/81	940131	0.0024 1989
42	FORBES, INC	\$0.00	\$1859.80	\$0.00	\$45.00	\$0.00	\$20.70	1694	09/07/81	920630	0.0014 1989-8.5X
30	RAVID & DEHNSTEIN	\$0.00	\$1620.15	\$0.00	\$547.00	\$0.00	\$18.71	2385	04/01/87	920930	0.003 1986
31	EXPRESS CONGREENCE	\$0.00	\$557.75	\$0.00	\$13.00	\$0.00	\$23.00	291	09/03/81	950228	0.00036 1990
40	CREA LAKES CRUISING	\$0.00	\$1079.93	\$0.00	\$44.00	\$0.00	\$18.21	726	08/02/81	930131	0.00091 1988
44	MASON INTERNATIONAL	\$0.00	\$985.12	\$0.00	\$137.00	\$0.00	\$18.76	630	08/11/81	921031	0.00079 1985
49	BRODER SINDP	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$2.98	1208	01/01/83	921231	0.0015 1967-100
50	ALISO	\$0.00	\$5740.54	\$0.00	\$100.00	\$0.00	\$22.66	3040	08/10/81	940930	0.00038 1989
75	ASSN MED ASST	\$0.00	\$7452.92	\$78.31	\$1050.00	\$0.00	\$14.00	6149	12/01/82	930430	0.00729 1983
80	ENTER WORLDWIDE INC	\$1825.20	\$16307.82	\$0.00	\$2679.00	\$0.00	\$19.15	10219	03/01/81	920331	0.0122 1984
16	ENTER WORLDWIDE INC	\$0.00	\$6925.92	\$0.00	\$1179.00	\$0.00	\$19.15	4340	07/01/85	920331	0.0054 1984
31	SMITH, DAVID H	\$0.00	\$533.50	\$0.00	\$0.00	\$0.00	\$22.00	291	08/07/81	910731	0.0054 1984
32	LARIK WORLDWIDE INC	\$99.31	\$840.70	\$0.00	\$167.00	\$0.00	\$17.68	573	08/01/85	920331	0.00072 1984
42	GROUINET, INC	\$8564.72	\$3944.88	\$0.00	\$697.00	\$0.00	\$16.50	2869	08/09/81	930831	0.0032 1984
42	GROUINET, INC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	08/09/81	930831	0.0032 1984
52	MALIN PROPERTIES	\$0.00	\$650.63	\$0.00	\$0.00	\$0.00	\$15.00	1041	08/08/81	M TO M	0.00065 1987-12
00	DOSS PUCIALSKI	\$0.00	\$4772.71	\$14.68	\$433.78	\$0.00	\$15.50	3695	02/12/81	921130	0.0045 1983-12
00	CHRISTIAN COMMUNICA	\$0.00	\$868.00	\$0.00	\$0.00	\$0.00	\$15.50	672	09/09/85	910228	NO ESC
11	BOYME, LIONEL M	\$668.35	\$1158.34	\$0.00	\$0.00	\$0.00	\$20.00	736	09/07/81	930831	0.00092 1990
		\$24096.44	\$127745.07	\$622.72	\$14665.22	\$1237.06		89028			0.09858

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1-#	TENANT NAME	AMOUNT IN DEFAULT 1/21/91	MONTH RENT	STORAGE	ESC EXPENSE	ESC-C.P.1	RATE	OCCUPIED RENTABLE	LEASE TERM START	END	X FOR ESC	BASE YR FOR ESC
19	LANE SHORE STEEL	\$0.00	\$5883.89	\$0.00	\$857.00	\$0.00	\$19.46	3144	840701	940630	0.0039	1984
21	MID-AMERICA LEGAL	\$0.00	\$1065.90	\$0.00	\$33.00	\$0.00	\$20.40	627	890901	920631	0.00879	1989
22	PROFIT SHARING CONC	\$0.00	\$3171.00	\$0.00	\$117.00	\$0.00	\$19.77	1925	880901	930831	0.0024	1988
25	NATIONAL UNDERWRITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.80	1270	910201	940131	0.0015	1985
28	RYAN TRAVEL BUREAU	\$478.74	\$491.33	\$45.00	\$0.00	\$0.00	\$22.00	268	840901	910831	0.0000	NO ESC
29	O-MARA LAWRENCE	\$0.00	\$770.43	\$20.00	\$161.00	\$0.00	\$15.91	587	851201	901130	0.00074	1984
31	ENKREEPERS, INC	\$588.10	\$588.25	\$30.00	\$0.00	\$0.00	\$21.00	291	831201	901130	0.0000	NO ESC
34	MARKET IDENT	\$0.00	\$3085.79	\$0.00	\$836.00	\$0.00	\$15.50	2365	870801	941031	0.0020	1983 12
40	MC DOWELL & PIASECKI	\$0.00	\$0.00	\$0.00	\$58.00	\$0.00	\$21.00	1265	901101	961031	0.0016	1990
41	ASSET FINANCIAL SERV	\$0.00	\$1287.25	\$0.00	\$30.00	\$0.00	\$19.00	875	890401	930531	0.001	1985
45	OVER CAPITAL PAR	\$0.00	\$883.44	\$0.00	\$0.00	\$0.00	\$18.50	1265	910101	951231	0.0016	1987
50		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
65	ORGANIZATIONAL PSYCH	\$488.00	\$688.99	\$38.50	\$188.00	\$0.00	\$16.10	2577	831001	930530	0.0045	1985
65	DESIGN BUSINESS PRIN	\$0.00	\$1773.08	\$0.00	\$152.00	\$0.00	\$18.04	1180	870801	920731	0.0015	1987
69	BEAN RUMSING SER	\$5859.40	\$1753.56	\$0.00	\$59.00	\$0.00	\$21.55	917	880801	930731	0.0012	1988
75	LEA HARRY F A OD	\$8880.64	\$5885.33	\$0.00	\$68.00	\$0.00	\$17.00	4232	860901	930831	0.0053	1988
75	SHAW HARRY F	\$0.00	\$0.00	\$0.00	\$0.00	\$344.00	\$19.23	860901	930831	0.0000	NO ESC	
80	WELLS-BAKER	\$0.00	\$12474.81	\$0.00	\$2134.00	\$0.00	\$19.23	7783	850922	910930	0.0098	1984
82	PRINTING CO	\$0.00	\$531.86	\$0.00	\$457.00	\$0.00	\$21.00	1276	901201	921130	0.0015	1981
21	FEILMAN, TODD	\$364.15	\$1652.75	\$0.00	\$0.00	\$0.00	\$20.00	1395	901101	911130	0.0000	NO ESC
22	SEARLAND SURETY	\$0.00	\$1852.30	\$0.00	\$88.00	\$0.00	\$18.57	680	908301	920831	0.00085	1987
23	TRICAL FINANCIAL	\$0.00	\$1987.87	\$0.00	\$73.00	\$0.00	\$19.77	1206	880601	930531	0.0015	1988
28	CLUB CAR, INC	\$0.00	\$1360.00	\$0.00	\$42.00	\$0.00	\$20.40	800	890801	920731	0.001	1989
29	LOD COMMUNICATIONS	\$1937.27	\$1995.97	\$0.00	\$72.00	\$0.00	\$20.29	1180	890401	930831	0.0015	1988
36	BROOKSON KEIBOWS	\$289.89	\$6126.59	\$108.53	\$874.00	\$0.00	\$19.38	3794	860301	910228	0.0048	1985
37	WARD JAMES J	\$0.00	\$614.25	\$0.00	\$0.00	\$0.00	\$21.00	351	890801	900831	0.0000	NO ESC
38	CLUB JEWENT, GEORGES	\$3873.85	\$856.76	\$0.00	\$28.00	\$0.00	\$21.42	516	890801	920731	0.00087	1988
44	RODINS-TEBAY-L	\$0.00	\$685.90	\$0.00	\$0.00	\$0.00	\$21.00	363	900301	920729	0.0000	NO ESC
48	FITZPATRICK, THOMAS	\$0.00	\$0.00	\$40.00	\$0.00	\$0.00	\$21.00	2314	901101	931231	0.0029	1990
80	SEABOARD SURETY CO	\$0.00	\$4713.97	\$0.00	\$78.00	\$0.00	\$18.57	3046	870501	920631	0.0038	1987
82	BEAN, P-H-ADVERTISE	\$0.00	\$14169.79	\$58.33	\$197.00	\$0.00	\$18.70	9058	880101	911231	0.0114	1985
80	BUSKIN SERVER BERKE	\$21693.41	\$12532.40	\$70.00	\$675.00	\$0.00	\$20.40	7372	880701	981130	0.0092	1988
18	HUBBARTH A E ASSOC	\$0.00	\$2386.25	\$0.00	\$53.00	\$0.00	\$22.44	1275	890315	940331	0.0016	1989
18	ASSOCIATED MARKETING	\$0.00	\$2338.25	\$33.33	\$0.00	\$0.00	\$21.42	1333	900701	950630	0.0017	1990
22	CONGREE-CARTON	\$0.00	\$1702.88	\$0.00	\$44.00	\$0.00	\$21.42	954	900101	911231	0.0012	1990
25	JANUOTA BRAY	\$0.00	\$1615.00	\$0.00	\$0.00	\$0.00	\$20.00	2169	901101	TEMP	0.0012	1990
TERMINATED LEASES		\$4865.69										
		\$53203.15	\$101930.87	\$534.54	\$8452.00	\$344.00		69721			0.08235	

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DEFAULT-E
DATE - JANUARY 1, 1991
CIVIC OPERA BUILDING

TENANT NAME	AMOUNT IN DEFAULT 1/31/91	MONTH. RENT	STORAGE	ESC-EXPENSE	ESC-C.P.1 RATE	RENTABLE	AREA OCCUPIED	LEASE TERM START	END	X FOR ESC
10 AMERICAN HERITAGE	\$69.44	\$118.34	\$0.00	\$0.00	\$0.00	\$22.00	610	9/09/91	910831	0 NO ESC
9 ENGELER, WILLIAM	\$28.72	\$3170.50	\$55.79	\$88.00	\$0.00	\$28.40	1005	8/09/91	240831	0.0023 1989
8 NEW YORK LAW PUBLISH	\$233.48	\$758.75	\$0.00	\$0.00	\$0.00	\$27.00	791	9/01/91	211130	0.00036 1991
7 AMER FDM FOR BLIND	\$0.00	\$252.59	\$0.00	\$254.00	\$0.00	\$16.61	1100	6/11/91	911031	0.0014 1988
6 GEORGE PLAN ADMIN	\$0.00	\$1639.38	\$95.59	\$70.00	\$0.00	\$21.93	915	9/07/91	920131	0.0011 1989
5 STATE CHAMBER	\$0.00	\$1084.07	\$0.00	\$154.00	\$0.00	\$18.70	707	7/25/91	958731	0.00019 1985
4 IL STATE CHAMBER	\$0.00	\$1219.00	\$0.00	\$173.00	\$0.00	\$18.40	795	8/06/91	950731	0.0011 1985
3 IL STATE CHAMBER	\$0.00	\$2046.00	\$205.00	\$301.00	\$0.00	\$18.40	15030	7/08/91	950731	0.0011 1985
2 CHRISTIAN COMMUNICA	\$0.00	\$1718.00	\$0.00	\$0.00	\$0.00	\$15.50	9400	9/03/91	910728	0.0188 1985
1 FANBELL J T & ASSOC	\$17907.84	\$4081.64	\$0.00	\$0.00	\$0.00	\$22.44	2172	8/04/91	940331	0.0027 1989
0 VANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0			
11 LEVI - LEONARD	\$0.00	\$497.13	\$0.00	\$0.00	\$0.00	\$20.50	281	08/01/87	910131	0 NO ESC
10 WILLIAMS & MONTGOM'Y	\$0.00	\$38460.63	\$0.00	\$5900.00	\$0.00	\$21.00	71915	06/01/87	200331	0.0275 1984
9 WILLIAMS & MONTGOM'Y	\$0.00	\$48426.80	\$374.24	\$0178.00	\$0.00	\$17.50	31602	04/01/85	200331	0.0421 1984
8 TRENDS	\$0.00	\$7135.15	\$0.00	\$259.00	\$0.00	\$21.00	1174	01/01/86	901231	0.0015 1985
7 CRAIG A	\$0.00	\$1133.60	\$0.00	\$190.00	\$0.00	\$15.60	872	12/01/85	M TO M	0.0011 1985
6 TRANSITARK CAR CORP	\$0.00	\$1874.84	\$0.00	\$219.00	\$0.00	\$17.75	819	02/01/85	M TO M	0.0017 1984
5 PLUMWOOD CORP	\$0.00	\$955.17	\$0.00	\$24.00	\$0.00	\$22.00	521	9/04/81	910930	0.00065 1990
4 BJORER TANZER ASSOC	\$0.00	\$3539.87	\$46.67	\$0.00	\$0.00	\$20.50	2072	9/06/81	950531	0.0026 1990
3 CAMUSON & ASSOC	\$10.74	\$0.00	\$0.00	\$0.00	\$0.00	\$21.00	985	9/01/91	931130	0.00017 1990
2 BENNETT WALTER	\$0.00	\$1526.96	\$34.45	\$58.00	\$0.00	\$19.25	952	8/05/81	910430	0.0012 1988
1 THERMAL WEISS SUGAR	\$99.22	\$0.00	\$0.00	\$0.00	\$0.00	\$23.00	5112	9/01/81	971031	0.0064 1990
0 MAJOR LEAF AGENCY	\$20513.31	\$2010.00	\$0.00	\$312.00	\$0.00	\$17.34	1391	02/01/87	M TO M	0.0017 1986
5 EM/LO ER PLAN ADMIN	\$8.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0			
4 MAJER Duplicating	\$167.86	\$2088.17	\$0.00	\$0.00	\$0.00	\$22.00	3417	9/01/81	930930	0.0043 1980
3 MAJER Duplicating	\$374.16	\$4970.97	\$83.33	\$135.00	\$0.00	\$18.36	3249	8/03/81	950728	0.0041 1989
2 ALBION TRADING CORP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0			
1 MOLARITY & FOX	\$0.00	\$3330.64	\$0.00	\$216.00	\$0.00	\$23.93	3178	8/21/91	941231	0.0047 1989
0 ROMAC & ASSOCIATES	\$0.00	\$1835.45	\$0.00	\$72.00	\$0.00	\$18.57	1186	04/01/87	931231	0.0015 1988
0 SUPLIS RECORD	\$863.65	\$4208.03	\$0.00	\$215.00	\$0.00	\$21.50	4698	9/05/81	950430	0.0059 1990
0 SUPLIS RECORD-CPI	\$135.84	\$3800.00	\$0.00	\$216.00	\$0.00	\$18.00	2830	10/01/87	971231	0.0005 1988
7 KENNEDY & COMPANY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	1505	8/41/15	941130	0.002 1984
6 STY COND, PAUL	\$3240.43	\$2720.57	\$0.00	\$435.00	\$0.00	\$20.60	2115	85/01/91	921831	0.0027 1984
5 IL NURSES ASSN	\$136643.15	\$3399.00	\$0.00	\$386.00	\$0.00	\$20.25	5868	8/30/91	920830	0.0027 1984
4 AVA INSURANCE AGENCY	\$0.00	\$7325.00	\$0.00	\$2180.00	\$0.00	\$15.00	3250	8/30/91	920830	0.0027 1984
3 AVA INSURANCE AGENCY	\$236.02	\$4834.37	\$0.00	\$747.00	\$0.00	\$17.85	870501	920430	920430	0.0041 1986
2 AVA INSURANCE AGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				

\$67137.55 \$107539.31 \$896.75 \$25080.00 \$114.00 103984 0.15302

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DEFAULT-F
DATE - JANUARY 1, 1991
AMOUNT IN
CIVIC OPERA BUILDING

TENANT NAME	DEFAULT DATE	MONTH RENT	STORAGE	ESC-EXP	ESC-CPI	RATE	OCCUPIED AREA	LEASE START	TERM	FOR ESC	YEAR
1010 MULLIGAN & ASSOC.		\$1374.90	\$0.00	\$804.00	\$0.00	\$19.51	2252	8/9/81	M TO M	0.0028	1983
1117 LAKE DEVELOP ENTERPR		\$2784.83	\$8.00	\$68.00	\$0.00	\$22.55	1482	9/01/81	941231	0.0019	1980
1120 MULLIGAN & ASSOC.		\$0.00	\$0.00	\$167.00	\$0.00	\$24.80	4800	8/9/81	2001231	0.0025	1980
1700 GROUP ADMIN. AGENCY	1/21/91	\$0.00	\$214.66	\$0.00	\$0.00	\$28.50	5104	9/01/81	950331	0.0016	1980
1710 BARRINGTON HART INC		\$1013.54	\$0.00	\$28.00	\$0.00	\$22.44	542	8/9/81	910831	0.0018	1989
1720 MARCAF CORPORATION		\$6290.54	\$122.00	\$169.00	\$0.00	\$21.50	7022	8/9/81	990831	0.0018	1989
1800 HILJISTIR, HUIZENGA		\$14.47	\$93.33	\$874.00	\$0.00	\$18.58	3220	8/4/81	920831	0.0014	1984
1807 RICHLAND GORDON		\$74.47	\$0.00	\$280.00	\$0.00	\$22.61	1315	06/01/85	950531	0.0015	1985
1808 REURICK PARTNERS		\$67609.86	\$0.00	\$338.00	\$0.00	\$22.00	8100	9/04/81	2008131	0.0102	1989
1809 SYMONE LUNDBERG		\$0.00	\$10882.57	\$427.00	\$0.00	\$18.55	7075	8/83/81	910230	0.0014	1986
1817 SHIBANE LUNDBERG		\$0.00	\$2995.83	\$176.00	\$0.00	\$18.55	1930	9/00/81	930228	0.0023	1988
1820 JAD HOWELL INTL.		\$0.00	\$41.35	\$1353.00	\$0.00	\$17.50	2238	10/01/82	910331	0.0047	1983
1822 GORDON & HIERL		\$0.00	\$0.00	\$284.80	\$0.00	\$19.50	4688	8/71/81	971130	0.0058	1988
1823 GORDON & HIERL		\$0.00	\$0.00	\$0.00	\$228.00	\$0.00	0	8/71/81	971130	0.0018	1988
1824 LASH STEPHEN A ASSO		\$3781.27	\$0.00	\$597.00	\$0.00	\$17.74	2286	01/01/85	941231	0.0027	1984
1830 STANDARD REGISTER		\$5487.77	\$0.00	\$1983.00	\$0.00	\$21.71	5608	8/50/81	920731	0.0073	1983
1830 ASSN DEFENSE		\$6362.24	\$208.26	\$983.00	\$0.00	\$21.50	4668	11/01/85	951031	0.0056	1985
1830 ELY WACKERLE JET		\$3247.29	\$0.00	\$493.00	\$0.00	\$18.04	2160	04/01/85	910231	0.0027	1986
1830 BENSINGER DUPONT		\$0.00	\$3024.25	\$165.00	\$0.00	\$18.57	1308	8/70/81	920331	0.0016	1987
1830 LOTSDFR CAPITAL		\$10178.71	\$0.00	\$1549.00	\$0.00	\$21.48	5683	08/01/84	940731	0.0071	1984
1830 FREDLAND & MARCUS		\$2243.58	\$0.00	\$182.00	\$0.00	\$19.00	1417	07/01/87	M TO M	0.0018	1987
1830 MONTA BRAY & ASSOC		\$10395.01	\$0.00	\$60.00	\$6.00	\$22.55	1455	8/91/81	940930	0.0018	1988
1830 BIANCHIN SALES		\$0.00	\$6337.26	\$451.00	\$0.00	\$19.38	3924	9/00/81	920630	0.0049	1987
1830 FAINE MAURICE I		\$0.00	\$8585.13	\$309.00	\$0.00	\$20.29	5078	8/10/81	930930	0.0064	1988
1830 LAND ASSOC		\$0.00	\$967.47	\$25.00	\$0.00	\$21.42	542	8/91/81	921231	0.0068	1988
1830 PENNY HAIN ROCHE		\$0.00	\$1013.54	\$28.00	\$0.00	\$22.44	542	8/91/81	940430	0.0068	1989
1830 LOWMEDES INC		\$18813.98	\$0.00	\$1851.00	\$0.00	\$19.76	8771	05/01/84	940430	0.0084	1984
1830 NUBLE LOWMEDES INC		\$1279.24	\$0.00	\$0.00	\$0.00	\$21.00	4777	8/50/81	2000531	0.0006	1984
1830 WAT & ASSOC		\$0.00	\$519.80	\$0.00	\$0.00	\$21.00	308	02/01/86	2000531	0.0003	1984
1830 WER INS MARKET SERV		\$0.00	\$1385.82	\$0.00	\$0.00	\$20.97	977	05/01/86	911031	0.0012	1986
1830 WILLIAMS BOTH KRUEG		\$0.00	\$6828.12	\$764.00	\$0.00	\$19.00	875	9/10/81	921231	0.0011	1991
1830 NATIONAL AUTOMATIC		\$0.00	\$12149.26	\$1876.00	\$0.00	\$21.19	3534	12/01/85	951130	0.0044	1985
1830 HOME HUTTON		\$0.00	\$8053.19	\$918.00	\$0.00	\$22.97	6891	8/50/81	2000430	0.0086	1984
1830 HOME HUTTON (3523)		\$0.00	\$3431.25	\$349.00	\$0.00	\$25.26	4219	8/51/81	951031	0.0053	1985

TERMINATED LEASES \$3755.85
 \$142822.27 \$185487.59 \$1468.97 \$19343.00 \$228.00 115511 0.20235

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RENTS - JANUARY 1, 1991	DEFALUT	AMOUNT IN	CIVIC OPERA BUILDING	EXHIBIT D-1	(to Amendment)	AREA	LEASE	TERM	% FOR	BASE YEAR
TENANT NAME	1/21/91	MONTH RENT	STORAGE	ESC-EXPENSE	ESC-CPI	RATE	OCCUPIED RENTABLE	START	END	FOR ESC
TOTALS ROW 55		\$20740.92	\$307.00	\$1639.00	\$0.00	\$19.38	12040	870701	920630	0.0181 1987
3800 JANOTTA BRAY		\$0.00	\$85.26	\$105.00	\$0.00	\$19.38	2508	890801	940731	0.0031 1989
3700 GEARMAN HENRY M		\$0.00	\$0.00	\$283.00	\$0.00	\$19.38	2223	900701	920630	0.0028 1987
3705 JANOTTA BRAY & ASSOC		\$0.00	\$0.00	\$450.00	\$0.00	\$19.38	3534	870701	920630	0.0044 1987
3710 JANOTTA BRAY		\$0.00	\$0.00	\$0.00	\$0.00	\$16.50	4250	85/01/82	950430	0.0051 1987-1
3000 JACOBSON BRANDYR		\$28075.07	\$142.03	\$0.00	\$0.00	\$21.94	2169	730601	M TO M	0.0021 1985
3010 MERCANTILE COMPANIES		\$28494.97	\$0.00	\$0.00	\$0.00	\$21.45	1470	86/01/85	950531	0.0018 1984
3016 ARCADIA CORPORATIONS		\$26236.46	\$0.00	\$392.00	\$0.00	\$23.11	7477	860501	930430	0.0031 1988
3050 BILLINGTON FOX ELLIS		\$0.00	\$0.00	\$150.00	\$0.00	\$12.00	5757	880101	971231	0.0197 1988
3000 THE TOWER CLUB		\$0.00	\$197.07	(\$4335.09)	\$0.00					
3000 INSURANCE BROKERS		\$0.00	\$0.00	\$0.00	\$0.00					
3710 ARMAND CORP		\$40.43	\$0.00	\$0.00	\$0.00	\$22.73	4025	860101	951231	0.005 1986
4100 ERMENEGAR RADISON		\$0.00	\$0.00	\$221.00	\$0.00	\$22.00	980	891101	960229	0.0012 1986
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
414 WEISS PECK & GREER		\$0.00	\$0.00	\$874.00	\$0.00	\$11.00	3600	860301	960229	0.0048 1986
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$20.96	7070	880201	930131	0.0089 1988
414 WEISS PECK & GREER		\$0.00	\$0.00	\$18.00	\$0.00	\$14.59	298	880201	930131	0.0007 1988
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	880801	TERM	0 1988
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	861201	TERM	0 1986
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$21.53	2084	891201	941130	0.0026 1987
414 WEISS PECK & GREER		\$0.00	\$0.00	\$248.00	\$0.00	\$21.00	1321	890701	940630	0.0017 1989
414 WEISS PECK & GREER		\$0.00	\$0.00	\$76.00	\$0.00	\$18.38	1450	900501	920731	0.0018 1989
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	890401	920731		
414 WEISS PECK & GREER		\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	890401	910331	910331	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	880701	910630	910630	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	901201	951130	951130	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	890501	990331	990331	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	871001	920930	920930	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	831101	931031	931031	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	890101	901231	901231	NO ESC
414 WEISS PECK & GREER		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	900901	950831	950831	NO ESC
TERMINATED LEASES		\$200.00								
RENTG91		\$02450.57	\$105439.85	\$1558.60	\$2126.00	\$502.00	68810			0.08547
RENTA91		\$75976.23	\$204.32	\$3763.00	\$0.00		41278			0.05568
RENTB91		\$300315.98	\$2270.81	\$25137.00	\$0.00		198391			0.237
RENTC81		\$126970.53	\$824.79	\$18587.27	\$1237.86		87987			0.09793
RENTD91		\$102411.17	\$534.54	\$9452.00	\$344.00		67552			0.08735
RENTF91		\$194210.20	\$898.75	\$25167.50	\$114.00		133984			0.15302
RENTG91		\$15487.50	\$1488.97	\$19343.00	\$228.00		115511			0.20235
TOTAL		\$469593.00	\$1087851.26	\$7566.78	\$99570.72	\$2425.06	711511			0.9138

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SCHEDULE OF LEASES
EFFECTIVE MAY 1, 1990 TO-DATE

LEASE DATE	EFFECTIVE DATE/TERM	SUITE OR STRM NO.	SQ. FT.	TENANT NAME	STATUS
04/19/90	05/01/90 2 yrs/3 mos	4444	1,450	Attorney Assistance Associates, Ltd	New Tenant
03/04/90	05/01/90 5 years	2430	4,898	FMA of Chicago, Inc. d/b/a Romeo & Associates	Relocation/Expansion
04/11/90 Amend #1 04/14/90	05/01/90 5 years 05/01/90 5 years	1100 Strm G	10,934 312	The Travelers Relocation Company (now known as General Relocation Company)	Renewal
05/31/90 Amend #1	06/01/90 5 years 09/01/90 4 yrs/9 mos	2140 Strm 222B	2,972 70	Bjork, Taylor & Associates, Ltd.	Renewal New
05/14/90 Amend #1 05/14/90	07/01/90 5 years 07/01/90 5 years	1920 Strm 23B	1,335 58	Associated Marketing Research, Council and Development Corp.	Relocation/Expansion Renewal
06/26/90	07/01/90 3 yrs/2 mos	1711	736	Lloyd M. Bourne	Accommodation Move
04/01/90	07/01/90 1 yr/1 mo	1631	291	David H. Strimmel & Company	New Tenant
Amend #4 06/07/90 Amend #5 06/07/90 Amend #3 5/14/90	07/01/90 2 years 07/01/90 2 years 06/01/90 2 yrs/1 mo	7230 3705 Strm 2251	3,924 2,723 330	Jannotte, Bray & Associates, Inc. & Associates, Inc.	Additional Space Additional Space New

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Property of Cook County Clerk's Office

Schedule to EXHIBIT D-1
(to Amendment)

LEASE DATE	EFFECTIVE DATE/TERMS	SUITE OR STRM NO.	SQ. FT.	TENANT NAME	STATUS
04/05/90	06/01/90 10 years	0660	21,655	Lytic Opera of Chicago	Renewal/Expansion
Amend #1 04/05/90	06/01/90 10 years	Basement Strg	10,000		New
Amend #2 07/31/90	06/01/90 10 years	Strm 2B	88		Renewal
Amend #3 07/31/90	06/01/90 10 years	Strm 431A	160		Renewal
Amend #4 07/31/90	06/01/90 10 years	Strm 6A	128		Renewal
Amend #5 07/31/90	06/01/90 10 years	Strm 611E	170		Renewal
Amend #6 07/31/90	06/01/90 10 years	Strm 611G	95		Renewal
Amend #7 07/31/90	06/01/90 10 years	Strm 611P	190		Renewal
Amend #8 07/31/90	06/01/90 10 years	Strm 23F	360		Renewal
04/05/90	06/01/90 10 years	0260	5,479	Lytic Opera of Chicago (Green Room)	Renewal/Expansion
06/02/90	06/01/90 3 years	0446	534	Shimney Systems, Inc.	Renewal
06/10/90	06/01/90 1 year	1978	710	American Heritage Hunt Club, Inc.	New Tenant
09/14/90	09/01/90 5 years	Antenna/ Equip Space	—	Western Area F.M. Amateur Repeater Club, Inc.	Renewal
06/18/90	09/01/90 1 year	1728	268	William J. Ryan d/b/e Ryan Travel Bureau	Renewal
06/07/90	10/01/90 9 years	2205	3,417	Employer Plan Administrators and Consultants Co.	New Tenant
Amend #1 09/14/90	10/01/90 2 yr Extension	1447	1,109	Harbor Capital Advisors	Lease Extension

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Schedule to EXHIBIT D-1
(to Amendment)

Page 3 of 4
Prepared: 01/22/91

<u>LEASE DATE</u>	<u>EFFECTIVE DATE/TERM</u>	<u>SUITE OR STRM NO.</u>	<u>SQ.FT.</u>	<u>TENANT NAME</u>	<u>STATUS</u>
Amend #3 07/23/90	10/01/90 3 yrs, 9 mos	1456A	1,228	Chicago Society of Association Executives	Expansion/Additional Contiguous Space
06/27/90	11/01/90 5 years	0933	542	Chicago Fiber Optic Corporation d/b/a Metropolitan Fiber Systems of Chicago, Inc.	Renewal/Contraction
09/24/90	11/01/90 1 yr, 1 mo	1821	399	Todd Feldman	New Tenant
10/24/90	11/01/90 3 years	0540	359	Clifton Rhoad, A.D.	Renewal
08/31/90 Amend #1 09/31/90	11/01/90 3 yrs/7 mos 11/01/90 3 yrs/2 mos	1849 Strm 118M	2,314 68	Law Offices of Thomas F. Fitzpatrick	Relocation/Expansion Renewal
07/19/90	11/01/90 7 years	2250	5,112	Terrill, Weiss & Sager, Ltd.	New Tenant
09/12/90	11/01/90 6 years	1740	1,255	McDowell & Plasecki Food Communications, Inc.	New Tenant
Amend #2 11/01/90	01/01/91 1 Yr Extension	1444 Strm 78M	559 80	Hale Temporary Service, Inc.	Lease Extension
11/01/90	01/01/91 3 years	1230	897	Schuler & Shook, Inc.	Renewal/Expansion
Amend #1 09/10/90	01/01/91 3 yrs, 4 mos	1341	1,740	The Tigon Corporation	Additional Space

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LEASE DATE	EFFECTIVE DATE/TERM	SUITE OR STRM NO.	SQ.FT.	TENANT NAME	STATUS
01/01/90	02/01/91 10 years	4000	9,130	Insurance Brokers, Inc.	New Tenant
01/01/90	12/01/90 5 years	1831	281	The New York Law Publishing Company	New Tenant
11/19/90	12/01/90 2 years	1828	1,278	Brown Printing Company, Inc.	Renewal
12/16/90	12/01/90 1 years	2325	985	Carlson & Associates	Relocation/Expansion
08/22/90	02/01/91 5 years	1800	2,991	Myers-Baker and Co., Inc.	Renewal/Expansion
11/01/90	06/01/91 7 years	4220	5,150	Bronson, Nichols & Forreth	Relocation/Expansion
12/03/90	01/01/91 2 years	3414	875	American Insurance Marketing Services, Inc.	New Tenant
12/11/90	01/01/91 4 years	1745	1,285	Hannover Capital Partners, Ltd.	New Tenant
12/04/90	02/01/91 3 years	1725	1,370	The National Underwriter Company	New Tenant
12/17/90	02/01/91 2 years	2263	856	Newport Financial Corporation	New Tenant
LEASE CANCELLATIONS					
Agreement dated 10/31/91	To be cancelled as of 12/31/90 or 1/31/91	4228	5,150	First Analysis Corporation	Approved by Travelers \$90,000.00 Penalty
Notice dated 09/24/90	To be cancelled as of 03/31/91	3400-06	5,085	Noble Lowmides successor to Compensation and Capital, Inc.	Exercised Option to Cancel/Approx Penalty \$103,269.61
Agreement dated 12/08/90	Cancelled as of 11/30/90	1725	1,270	K-111 Press, Inc.	Penalty \$8,857.96 Space leased to National Underwriter Company
Agreement dated 12/21/90	Cancelled as of 01/17/91	2263	856	Distributors Institute, Inc.	Penalty \$3,253.32 Space leased to Newport Financial Corporation

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RENT ROLL

EXHIBIT 'D1'

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SEE ATTACHED AMENDMENT TO CONTRACT WITH THE PEOPLES GAS LIGHT AND COKE COMPANY

023510TG

Vendor/Service Provided	Effective Date
ACE METAL REFINISHERS (Maintenance Agreement/Building Exterior and Lobby)	September 1, 1983
ACTIVE WINDOW CLEANING (Window Washing)	January 11, 1990
CINTAS CORP. Acct. #942 (Uniform Service)	March 18, 1990
COMMONWEALTH EDISON Acct. #0106-36-33107 (Electric Service Contract)	September 27, 1984
COORDINATED BUSINESS SYSTEMS Maintenance Contract #3245 (Panasonic Typewriter Maintenance and Service)	June 18, 1990
HOVING & SONS, INC. Cust. #WA0020A (Rubbish Removal)	September 1, 1990
IBM Maintenance Contract Acct. #8990757-00 (IBM Typewriter Maintenance and Service)	September 1, 1990
JOHNSON CONTROLS, INC. (Energy Conservation)	February 23, 1984 Amended 8/22/84 Amended 7/20/87
LANTIER WORLDWIDE #G073200177 (Copier Maintenance and Service)	July 1, 1990
NCR Agreement #201007101 (Computer System Maintenance and Service)	October 1, 1990
ODDEN ALLIED BUILDING SERVICES (Sanitorial Service)	June 1, 1983
SHEPP PEST & ODOR CONTROL (Pest Control)	January 1, 1989
TORCO OIL COMPANY (Natural Gas Sale and Purchase Contract)	August 1, 1989

CIVIC OPERA BUILDING

CONTRACTS

EXHIBIT E-1
(co Amendment)

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11/15/2011

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1. To delete the term "Maximum Daily Delivery Quantity (Therms)" and the corresponding numbers of therms from Section 1, "Account Information," of Part One of the contract and insert in lieu thereof the term "Maximum Daily Demand (Therms)" and the corresponding numbers of therms for each account, as shown.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, Peoples and Customer agree as follows:
WHEREAS, Peoples and Customer mutually agree to amend Part One of the Contract,

WHEREAS, it is necessary to revise Part One of the Contract to reflect the Commission's order in that rate proceeding; and
WHEREAS, Rider 17 of Peoples' Schedule of Rates on file with the Illinois Commerce Commission ("Commission") has been revised in Peoples' rate proceeding before the Commission, 111 C.C. Docket No. 90-0007;

W I T N E S S E T H

This Amendment No. A-1 to Gas Transportation Contract for Service Under Rider 17 ("Contract") by and between THE PEOPLES GAS LIGHT AND COKE COMPANY ("Peoples") and DINO J. D'ANGELO ("Customer") is made and entered into this _____ day of _____, 199____.

AMENDMENT NO. A-1
TO GAS TRANSPORTATION CONTRACT
FOR SERVICE UNDER RIDER 17 BY AND BETWEEN
THE PEOPLES GAS LIGHT AND COKE COMPANY AND
DINO J. D'ANGELO

EXHIBIT E-1
(to Amendment)

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07/01/2011

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BY: _____ BY: _____
 Name: _____ Name: _____
 Title: _____ Title: _____

DINO J. D'ANGELO
 THE PEOPLES GAS LIGHT AND COKE COMPANY

2. To insert in Section 1, "Account Information," the two sentences set forth below immediately after the table specifying certain account information.

The total Maximum Daily Demand for the account(s) is 6690 therms.

The total Allowable Bank for the account(s) is 93666 therms.

This Amendment No. A-1 shall be effective as of the later of the date first above written or February 1, 1991.

Except as herein amended, all terms and conditions of the Contract remain in full force and effect.

Maximum Daily Demand (Therms)	Account Number	Point of Delivery	Address
6690	080604305002	N WACKER DR	20

EXHIBIT E-1 (to Amendment)

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SERVICE CONTRACTS

EXHIBIT 1E1

PROVIDED THAT, in no event shall this covenant affect:

Agreement or any other Security Documents; Agreement or any other Security Documents; out of or founded upon the Note, Mortgage, Modification or may have on account of or in any way concerning, arising or may have on account of or in any way concerning, arising servants, legal representatives, successors and assigns shall ever had, or which it affiliates, shareholders, agents, which Travelers now has against Trust and D'Angelo, or has demands, liabilities, obligations, actions or causes of action or in connection with any and all damages, losses, claims, legal representatives, successors and assigns of, relating to officers, directors, shareholders, agents, servants, heirs, to impose personal liability on Trust and D'Angelo, their cross-complaint, third party action or other pleading seeking suit, action, litigation, complaint, counterclaim, cross claim, file in any court or other tribunal in any jurisdiction, any Agreement) and shall not sue, commence or assert or bring or payment of the "Mortgage Debt" (as defined in the Modification and Improvements and other property given as security for the hereafter provided, Travelers shall, look solely to the Land Documents" (as defined in the amendment) and except as January, 1991 ("Amendment"), and any other "Security ("Modification Agreement") as amended by amendment dated November 20, 1990 among Travelers, Trust and D'Angelo Improvements" and extensions and modification agreement dated described on Exhibit "A" attached hereto ("Land and ("Mortgage"), encumbering the land and improvements legally Office of the Cook County Recorder as Document No. 27529063 Trust in favor of Travelers ("Note"), mortgage of even date with Note made by Trust in favor of Travelers, recorded in the agreements set forth in the note dated April 29, 1985 made by notwithstanding the terms, covenants, conditions and successors and assigns, covenant and agree that does, for itself and its agents, servants, representatives, and LINDA J. D'ANGELO ("D'Angelo") and, by these presents, dated April 15, 1983 and known as Trust No. 1082500 ("Trust") AND TRUST COMPANY, as Trustee pursuant to Trust Agreement ("Travelers") hereby covenants and agrees with CHICAGO TITLE THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation

KNOW ALL MEN BY THESE PRESENTS THAT:

TRAVELERS COVENANT

502152-6 TIC Loan No. 502152-2

171249.TC 012591

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TITLE:

ATTEST:

TITLE:

By:

THE TRAVELERS INSURANCE COMPANY, a
Connecticut corporation

IN WITNESS WHEREOF, Travelers has executed or caused this
Release to be executed as of the ____ day of January, 1991.

- c) or deny or limit Travelers in the exercise of its right to foreclose the Mortgage by judicial proceedings and to exercise any and all remedies provided in the Note, Mortgage, other Loan Papers and the Modification Agreement.
 - b) or release or extinguish the Mortgage Debt;
- agreements and indemnifications specified in and to the extent and as provided in the Amendment;

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Property of Cook County Clerk

Permanent Tax Number: 17-09-452-001 Volume: 510

Lois 1 and 2 in the County Clerk's Division of Block 52, Original Town and Wharfing Privilege according to the map thereof recorded May 10, 1878, in Book 13 of plats, at Page 90, in the Recorder's Office of Cook County, Illinois, except that part lying West of the Westery line of the property conveyed by Deed recorded August 2, 1913, as Document No. 5,237,569 (said line also being the Westery face of the Dock or Wharf on the East Bank of the Chicago River as shown on survey made by the City of Chicago Bureau of Surveys, dated June 18, 1913), in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

LEGAL DESCRIPTION

EXHIBIT 'A'

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This Trustee's Deed is an absolute conveyance and grant of title, grantor having sold and conveyed the above-described real property and all improvements thereon and all easements and appurtenances thereto to Grantee for a fair and adequate consideration.

CHICAGO TITLE & TRUST COMPANY, an Illinois corporation, not personally but solely as Trustee pursuant to Trust Agreement dated April 19, 1983 and known as Trust No. 1082500, whose address is 111 West Washington Street, Chicago, Illinois 60603, ("grantor"), in consideration of the payment of TEN AND NO/100 DOLLARS (\$10.00), the execution of extension and modification agreement dated November 20, 1990 ("Modification Agreement") recorded in the Recorder's office of Cook County, Illinois as Document Number and Amendment to Modification Agreement dated January 1991 recorded in the Recorder's office of Cook County, Illinois as Document Number ("Amendment") among grantor, THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation, whose address is One Tower Square, Hartford, Connecticut 06115 ("grantee") and DINO J. D'ANGELO ("Beneficiary") and the release of grantor and Beneficiary but only to the extent and as provided in the Modification Agreement and the Amendment from personal liability pursuant to first mortgage note executed on April 29, 1985 in the principal sum of SIXTY FIVE MILLION AND NO/100 DOLLARS (\$65,000,000.00), which note as extended and modified by Modification Agreement, as amended by the Amendment, is herein referred to as "Note" and mortgage securing said Note bearing even date therewith and recorded in the Recorder's office of Cook County, Illinois as Document No. 27529067, which mortgage as extended and modified by the Modification Agreement, as amended by the Amendment, is herein referred to as "Mortgage", and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant and convey to Grantee, its successors and assigns, the real property commonly identified as 20 North Wacker Drive, Chicago, County of Cook, Illinois, and legally described on Exhibit "A" attached hereto together with all improvements thereon and all easements and appurtenances thereto, subject to the lien of Mortgage and other security documents executed in connection with the Note in favor of Grantee, unpaid real estate taxes, easements, restrictions and other matters of record, and the rights of parties in possession.

TRUSTEE'S DEED

PREPARED BY AND AFTER
RECORDING RETURN TO:
STEPHEN A. MALATO, ESQ.
HINSHAW, CULBERTSON, HOELMANN,
HOBAN & FULLER
222 North LaSalle Street
Chicago, Illinois 60601

Property Address: 20 North Wacker Drive
Chicago, Illinois 60601
PIN: 17-09-452-001

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07/11/2010
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