

91085167

SHORT FORM MEMORANDUM OF FIRST AMENDMENT TO LEASE

This Short Form Memorandum of First Amendment to Lease is made this 8th day of February, 1991 between Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated June 21, 1984, and known as Trust No. 4951 ("Landlord") and Montgomery Ward & Co., Incorporated, an Illinois corporation ("Tenant").

WITNESSETH:

Landlord and Zayre Corp., a Delaware corporation, entered into that certain lease (the "Lease") dated October 21, 1985 relating to certain demised premises located in the Lansing Landings Shopping Center, which is situated on that certain parcel of land legally described on Exhibit A attached hereto and made a part hereof, with regard to which a Memorandum of Lease dated October 21, 1985 was recorded in Cook County as document number 85-329730. Landlord and Tenant, as successor-in-interest to Zayre Corp., have this day entered into a First Amendment to Lease amending the Lease. Among other modifications made hereto, the First Amendment to Lease provides for inclusion of an approximately Twelve Thousand Eight Hundred Fifty (12,850) square foot Expansion Area, as further described on the Lease Plan attached hereto and made a part hereof as Exhibit B, adjacent to the Demised Premises as referenced in the Lease such that the Demised Premises shall consist of Ninety-Two Thousand One Hundred Forty-Seven (92,147) square feet with a mezzanine therein containing Eight Thousand Three Hundred (8,300) square feet.

In the event of any conflict between the terms of this Memorandum and the terms of the Lease, the terms of the Lease shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the day and year first above written.

LANDLORD:

Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated June 21, 1984, and known as Trust No. 4951

By: Michele Hofstra
Its: AVP

TENANT:

Montgomery Ward & Co., Incorporated, an Illinois corporation

By: Simon H. Kline
Its: Senior Vice President

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING SHOULD
BE RETURNED TO:

Marc M. Jacobs, Esq.
Barack, Ferrazzano, Kirschbaum
& Perlman
333 West Wacker Drive - #2700
Chicago, Illinois 60606
(312) 984-3100

This instrument is executed by AMALGAMATED TRUST AND SAVINGS BANK, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by AMALGAMATED TRUST AND SAVINGS BANK are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against AMALGAMATED TRUST AND SAVINGS BANK by reason of any of the covenants, statements, or obligations or warranties contained in this instrument.

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Property of Cook County Clerk's Office

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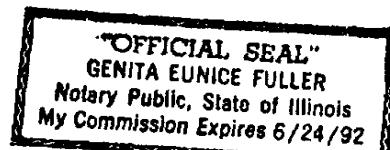
STATE OF Ill)
COUNTY OF Cook) SS.

The foregoing instrument was acknowledged before me this 12th day of February, 1991 by Michele Holstra NP and [Signature], respectively, of Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated June 21, 1984, and known as Trust No. 4951, on behalf of the trust.

My commission expires: 6-24-92

Genita Eunice Fuller
Notary Public

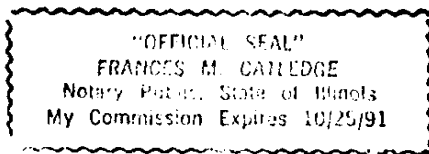
STATE OF Illinois)
COUNTY OF Cook) SS.



The foregoing instrument was acknowledged before me this 11th day of February, 1991 by Spencer H. Heine and [Signature], respectively, of Montgomery Ward & Co., Incorporated, an Illinois corporation, on behalf of the corporation.

My commission expires: 10/25/1991

Frances M. Catledge
Notary Public



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LEGAL DESCRIPTION

That part of the North 1/2 of the Southwest 1/4 of Section 19, Township 36 North, Range 18 East of the Third Principal Meridian, lying Northwest of the Northwestly right of way line of the Public Service Company of Northern Illinois, as established by Warranty Deed recorded May 1, 1924 as Document No. 8 393 986; lying South and Southwest of a line more particularly described as follows: Beginning at a point on the west line of the Southwest 1/4 of said Section 19 distant 2319.74 feet North (as measured along the West line of said Southwest 1/4) of the Southwest Corner of the Southwest 1/4 of said Section 19; thence South 89°44'50" East on a line 2319.72 feet North of and parallel with the South line of the Southwest 1/4 of said Section 19, a distance of 1294.47 feet to a point of curve; thence Southwesterly on the arc of a circle convex to the Northwest having a radius of 241.23 feet for a distance of 172.26 feet to a point of tangency; thence South 48°49'38" East a distance of 156.55 feet more or less to the Northwestly right of way line of the Public Service Company of Northern Illinois as established by Document No. 8 393 986 aforesaid, and lying Easterly of the Easterly right of way line of Torrence Avenue, as established by deed recorded October 4, 1901 as Document No. 18 293 883; excepting from said part of the North 1/2 of the Southwest 1/4 that part of Old Torrence Avenue lying East of the Easterly line of Torrence Avenue as established by said Document No. 18 293 883).

Also:

That part of the Southwest 1/4 of the Southwest 1/4 of said Section 19 lying Northwest of the Northwestly right of way line of the Public Service Company of Northern Illinois, as established by Quit Claim Deed recorded September 17, 1926 as Document No. 9 404 921 and Deed recorded July 24, 1926 as Document No. 9 390 315; lying Easterly of the Easterly right of way line of Torrence Avenue, as established by Quit Claim Deed recorded February 24, 1943 as Document No. 13 034 829, and lying Northwest of the Northwestly right of way line of the Chicago and Great Eastern Railway Co., as established by Warranty Deed recorded November 1, 1884 as Document No. 87 871; (excepting therefrom that part taken by the County of Cook for widening 170th Street).

That part of the North 1/2 of the Southwest 1/4 of said Section 19 bounded and described as follows: Beginning at the point of curve (described above) on the North line of the above described property; thence Southwesterly on the arc of a circle convex to the Northwest having a radius of 241.23 feet a distance of 172.26 feet to a point of tangency; thence South 48°49'38" East a distance of 156.55 feet more or less to the Northwestly right of way line of the Public Service Company of Northern Illinois as established by Warranty Deed recorded May 1, 1924 as Document No. 8 393 986; thence North 25°22'17" East on the last described line a distance of 178.24 feet to a point on the above said line 2319.72 feet North of and parallel with the South line of the Southwest 1/4 of said Section 19; thence North 89°44'50" East on the last described line a distance of 351.90 feet to the point of beginning.

Clerk's Office

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EXHIBIT

[illegible]

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