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CHICAGO MERCANTILE EXCHANGE CENTER TRADING FLOOR

WAIVER OF MECHANICS' LIEN RIGHTS

(To be recorded by the Recorder of Deeds of Cook County,)
(Illinois, per Ill. Rev. Stat. 1975, Ch. 82, Sec. 21, and)
(returned to Construction Manager herein.)

THIS WAIVER OF MECHANICS' LIEN RIGHTS is made as of the _____
12th day of February 1991, by MILWAUKEE MARBLE & GRANITE
COMPANY (herein called "Contractor"), and is hereby given and delivered
to the CHICAGO MERCANTILE EXCHANGE (herein called "Owner") acting by and
through B. WILSON, LTD., an Illinois corporation having its principal
office at 2080 Stonington Avenue, Hoffman Estates, Illinois, 60195-2015
(herein called "Construction Manager"), as agent for Owner.

DEPT-01 RECORDING
FEB 22 1991 03:06:29 15176100
9522 1A * 21 101456
COOK COUNTY RECORDER

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RECITAL

Contractor has entered into a written agreement of even date
herewith (herein called the "Contract") with Owner to provide all
materials, equipment, labor and services and related items and
appurtenances, and related work necessary in and for the Offices, Trading
Floors and support areas leased or owned by Chicago Mercantile Exchange
in the 10 and 30 South Wacker Drive Buildings (hereinafter collectively
called the "Work") on the property in Cook County, Illinois (the
"Property") more particularly described on Exhibit 1.

WAIVER AND RELEASE OF LIEN RIGHTS

In consideration of the execution and delivery of the Contract
by Construction Manager, which is hereby acknowledged by Contractor,
Contractor does now hereby fully and completely waive and release, for
Contractor and Contractor's heirs, successors and assignees, and for all
of Contractor's subcontractors and their respective subcontractors, any
and all claims of, or right to mechanics' Liens under the statutes of the
State of Illinois, against, or with respect to, the Property, or any
portion thereof, or any improvements thereon, or with respect to the
estate or interest of any person whatsoever in the Property or
improvements, or any portion thereof, or with respect to any material,
fixtures, apparatus or machinery to be furnished to the Property or with
respect to any moneys or other considerations which may be due at any time
hereafter from Owner to Contractor, which claim of Lien might be asserted
by reason of the doing, making or furnishing heretofore or at any time
hereafter, by Contractor or Contractor's heirs, successors, assignees,
materialmen, subcontractors, or sub-subcontractors of any Labor, services,
material, fixtures, apparatus, machinery, improvements, repairs of
alterations to or on the Property or on the Property or the improvements
thereon.

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Contractor further agrees that upon the completion of the performance of the Contract, the Property shall be delivered to the Owner free and clear of any mechanics' Liens not only of Contractor but also of any and all of the subcontractors, materialmen, Laborers, or sub-subcontractors who may furnish any Labor, material, services, fixtures, apparatus or machinery in connection with the Work, whether such Liens relate to the Property or to any moneys or other considerations which may be due at any time hereafter from Owner to Contractor, to any of the subcontractors, or to any of the sub-subcontractors and Contractor agrees to indemnify, defend and hold Owner and Construction Manager harmless from and against any such claims or Liens.

It is expressly agreed that the effect of this waiver shall not be impaired, affected or diminished by the provisions of the Contract relating to the production, from time to time, of further written waivers of Liens, or by any other provisions apparently inconsistent with this waiver.

WITNESS the due execution hereof as of the day and year first above written.

CONTRACTOR: Milwaukee Marble & Granite Co., Inc.

By: *[Signature]*

Its: President

ATTEST:

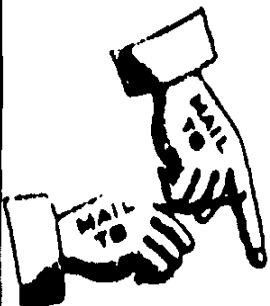
[Signature]
Secretary

(Affix Corporate Seal)

THIS INSTRUMENT WAS PREPARED BY:

B. Wilson, Ltd.
Agent For Chicago Mercantile Exchange
2080 Stonington Avenue
Hoffman Estates, IL 60195

CHICAGO MERCANTILE EXCHANGE
30 S. WACKER
CHICAGO, IL 60606
ATTN: LEGAL DEPT.



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ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS:
COUNTY OF MILWAUKEE)

I, James J. Glasl, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT G.O. Brueckner President and Dan D. Drouot Secretary, of Milwaukee Marble & Granite Co., Inc., a(n) Wisconsin corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, and the said Secretary acknowledged that he/she, as custodian of the corporate seal of said corporation, did affix said corporate seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation for said uses and purposes.

GIVEN under my hand and notarial seal this 12th day of February 1991.



Notary Public

MY COMMISSION EXPIRES:

November 28, 1993

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EXHIBIT A

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BEING THE LAND, PROPERTY AND SPACE IN THAT PART OF BLOCK 60 IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID BLOCK 60 AT THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF S. WACKER DRIVE, SAID WEST LINE OF S. WACKER DRIVE BEING ALSO THE WEST LINE OF THE EAST 55.00 FEET OF SAID BLOCK 60 AS ESTABLISHED BY ORDINANCE RELATING TO THE WACKER DRIVE ROUTE OF THE COMPREHENSIVE SUPER-HIGHWAY SYSTEM PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF SEPTEMBER, 1966, AND RUNNING

THENCE SOUTH ALONG SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 219.354 FEET TO A POINT WHICH IS 170.015 FEET NORTH FROM THE POINT OF INTERSECTION OF SAID WEST LINE OF S. WACKER DRIVE WITH THE SOUTH LINE OF SAID BLOCK 60;

THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF S. WACKER DRIVE (SAID PERPENDICULAR LINE BEING 20.08 FEET SOUTH FROM AND PARALLEL WITH A CERTAIN BUILDING COLUMN CENTERLINE) A DISTANCE OF 50.75 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 20.08 FEET TO AN INTERSECTION WITH SAID COLUMN CENTERLINE;

THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 155.667 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID COLUMN CENTERLINE A DISTANCE OF 20.08 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 28.174 FEET TO AN INTERSECTION WITH THE DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER BETWEEN MADISON AND MONROE STREETS AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 28TH DAY OF FEBRUARY, 1946;

THENCE NORTHWARDLY ALONG SAID DOCK LINE A DISTANCE OF 189.98 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 60;

THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 54.20 FEET TO AN INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID NORTH LINE OF BLOCK 60 FROM A POINT THEREON DISTANT 35.00 FEET FROM THE POINT OF INTERSECTION OF A WESTWARD EXTENSION OF SAID NORTH LINE WITH SAID DOCK LINE;

THENCE NORTH ALONG SAID PERPENDICULAR LINE A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF BLOCK 60; AND

THENCE EAST ALONG SAID NORTH LINE OF BLOCK 60 A DISTANCE OF 194.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 41,793.50 SQUARE FEET OF LAND, MORE OR LESS.

EXCEPTING FROM SAID LAND, PROPERTY AND SPACE IN TOWER SITE NO. 7 THAT PART THEREOF LYING BETWEEN HORIZONTAL PLANES WHICH ARE 14.50 FEET AND 49.50 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID BLOCK 60 BOUND AND DESCRIBED AS FOLLOWS:

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BEGINNING ON THE COLUMN CENTERLINE MARKING THE WEST LINE OF SAID TOWER SITE NO. 2 AT THE EAST CORNER OF SAID TOWER SITE NO. 2 WHICH IS 120.00 FEET WEST FROM THE WEST LINE OF S. WACKER DRIVE, AND RUNNING
THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 118.62 FEET;
THENCE NORTH, PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE, A DISTANCE OF 90.00 FEET;
THENCE EAST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF FOUR INCHES (0.33 FEET);
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 5.00 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 5.00 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 5.00 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 5.00 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 5.00 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 4 INCHES (0.33 FEET) TO A POINT 30.75 FEET WEST FROM SAID WEST LINE OF S. WACKER DRIVE; AND
THENCE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID LAND, PROPERTY AND SPACE IN SAID TOWER SITE NO. 2 THAT PART THEREOF LYING BETWEEN HORIZONTAL PLANES WHICH ARE 49.50 FEET AND 72.50 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DRAIN, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID BLOCK 89 BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF S. WACKER DRIVE AT THE CORNER OF SAID TOWER SITE NO. 2 WHICH IS 217.054 FEET SOUTH FROM THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF SAID BLOCK 89, AND RUNNING
THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 30.75 FEET;
THENCE NORTH PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH THE BUILDING COLUMN CENTERLINE MARKING THE SOUTH LINE OF SAID TOWER SITE NO. 2;
THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 155.627 FEET;
THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID COLUMN CENTERLINE A DISTANCE OF 20.00 FEET;
THENCE WEST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 29.174 FEET TO AN INTERSECTION WITH THE DOOR LINE OF THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER BETWEEN MADISON AND MONROE STREETS AS LOCATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE

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EIGHTH DAY OF FEBRUARY, 1948:

THENCE NORTHWARDLY ALONG SAID DUCK LINE A DISTANCE OF 110.174 FEET TO A POINT WHICH IS 50.00 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID COLUMN CENTERLINE AND 209.627 FEET WEST FROM SAID WEST LINE OF S. WACKER DRIVE;
THENCE WEST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 23.674 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 2.50 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 2.50 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 2.50 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 2.50 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 2.50 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 25.00 FEET;
THENCE AROUND A BUILDING COLUMN AS FOLLOWS: SOUTH 2.50 FEET; EAST 2.50 FEET; AND NORTH 2.50 FEET;
THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 31.083 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S. WACKER DRIVE; AND
THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 110.03 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM SAID LAND, PROPERTY AND SPACE IN SAID TOWER SITE NO. 2 THAT PART THEREOF LYING BETWEEN HORIZONTAL PLANES WHICH ARE 72.50 FEET AND 107.00 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID BLOCK 80 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF S. WACKER DRIVE AT THAT CORNER OF SAID TOWER SITE NO. 2 WHICH IS 219.354 FEET SOUTH FROM THE INTERSECTION OF SAID WEST LINE OF SAID BLOCK 80, AND RUNNING

THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 30.75 FEET;

THENCE NORTH PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 20.08 FEET TO AN INTERSECTION WITH THE BUILDING COLUMN CENTERLINE OF SAID SOUTH LINE OF SAID TOWER SITE NO. 2;

THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 128.667 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID COLUMN CENTERLINE A DISTANCE OF 20.08 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 20.174 FEET TO AN INTERSECTION WITH THE DUCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER BETWEEN MADISON AND MORRIS STREETS AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 29TH DAY OF FEBRUARY, 1948;

THENCE NORTHWARDLY ALONG SAID DUCK LINE A DISTANCE OF 107.592 FEET TO A POINT WHICH IS 87.50 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID COLUMN CENTERLINE AND 209.691 FEET WEST FROM SAID LINE OF S. WACKER DRIVE;

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THENCE EAST ALONG SAID PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 209.691 FEET TO AN INTERSECTION WITH SAID WEST LINE OF SAID TOWER SITE NO. 2;

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 20.08 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM SAID LAND, PROPERTY AND SPACE IN SAID TOWER SITE NO. 2 THAT PART THEREOF LYING BETWEEN HORIZONTAL PLANES WHICH ARE 110.00 FEET AND 141.50 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN OR BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID BLOCK 20 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF S. WACKER DRIVE AT THAT CORNER OF SAID TOWER SITE NO. 2 WHICH IS 219.354 FEET SOUTH FROM THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF SAID BLOCK 20, AND RUNNING

THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 30.75 FEET;

THENCE NORTH PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 20.08 FEET TO AN INTERSECTION WITH THE BUILDING COLUMN CENTERLINE MARKING THE SOUTH LINE OF SAID TOWER SITE NO. 2;

THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 155.667 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID COLUMN CENTERLINE A DISTANCE OF 20.08 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 20.174 FEET TO AN INTERSECTION WITH THE DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER BETWEEN MADISON AND MONROE STREETS AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 28TH DAY OF FEBRUARY, 1946;

THENCE NORTHWARDLY ALONG SAID DOCK LINE A DISTANCE OF 95.179 FEET TO A POINT WHICH IS 75.00 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID COLUMN CENTERLINE AND 210.26 FEET WEST FROM SAID WEST LINE OF S. WACKER DRIVE;

THENCE EAST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE SAID DISTANCE OF 210.26 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S. WACKER DRIVE; AND

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM SAID LAND, PROPERTY AND SPACE IN SAID TOWER SITE NO. 2 THAT PART THEREOF LYING BETWEEN HORIZONTAL PLANES WHICH ARE 110.00 FEET AND 141.50 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN OR BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID BLOCK 20 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF S. WACKER DRIVE AT THAT CORNER OF SAID TOWER SITE NO. 2 WHICH IS 219.354 FEET SOUTH FROM THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF SAID BLOCK 20, AND RUNNING

THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 30.75 FEET;

THENCE NORTH PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 20.08 FEET TO AN INTERSECTION WITH THE BUILDING COLUMN CENTERLINE MARKING THE SOUTH LINE OF SAID TOWER SITE NO. 2;

THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 155.667 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID COLUMN CENTERLINE A DISTANCE OF 20.08 FEET;

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THENCE WEST ALONG A LINE PERPENDICULAR WITH SAID COLUMN CENTERLINE A DISTANCE OF 211.088 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S. WACKER DRIVE; AND

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 20.912 FEET TO THE POINT BEGINNING.

THENCE NORTHWARDLY ALONG SAID BOOK LINE A DISTANCE OF 21.993 FEET TO A POINT WHICH IS 55.832 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID COLUMN CENTERLINE AND 211.088 FEET WEST FROM SAID WEST LINE OF S. WACKER DRIVE;

THENCE EAST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 211.088 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S. WACKER DRIVE; AND

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 20.912 FEET TO THE POINT

AND EXCEPTING FROM SAID LOTS, THEREBY AND SAID IN SAID TOWER SITE NO. 2, THAT PART THEREOF LYING BETWEEN HORIZONTAL BOUNDARIES WHICH ARE 151.50 FEET AND 153.00 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DRAIN, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID BLOCK 88 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF S. WACKER DRIVE AT THAT CORNER OF SAID TOWER SITE NO. 2 WHICH IS 217.304 FEET SOUTH FROM THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF SAID BLOCK 88, AND RUNNING

THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 30.75 FEET;

THENCE NORTH PARALLEL WITH SAID WEST LINE OF S. WACKER DRIVE A DISTANCE OF 20.08 FEET TO AN INTERSECTION WITH THE BUILDING COLUMN CENTERLINE MARKING THE SOUTH LINE OF SAID TOWER SITE NO. 2;

THENCE WEST ALONG SAID COLUMN CENTERLINE A DISTANCE OF 153.667 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID COLUMN CENTERLINE A DISTANCE OF 20.08 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 29.174 FEET TO AN INTERSECTION WITH THE BOOK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER BETWEEN MADISON AND MONROE STREETS AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 28TH DAY OF FEBRUARY, 1944;

THENCE NORTHWARDLY ALONG SAID BOOK LINE A DISTANCE OF 21.993 FEET TO A POINT WHICH IS 55.832 FEET, MEASURED PERPENDICULARLY, NORTH FROM SAID COLUMN CENTERLINE AND 211.088 FEET WEST FROM SAID WEST LINE OF S. WACKER DRIVE;

THENCE EAST ALONG A LINE PARALLEL WITH SAID COLUMN CENTERLINE A DISTANCE OF 211.088 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S. WACKER DRIVE; AND

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 20.912 FEET TO THE POINT BEGINNING.

PARCEL 2:

A PERPETUAL EASEMENT APPROPRIATE FOR THE USE OF THE PARCEL 1 HEREIN UPON AND USE OF STREET OR PLYA LEVEL, TO CONSTRUCT AND MAINTAIN THEREON AND USE WALKWAYS AND OR LANDSCAPED AREAS, AND TO CONSTRUCT AND MAINTAIN SUBSURFACE AND OTHER SUPPORTS AS MAY BE NECESSARY TO SUPPORT SUCH STREET OR PLYA LEVEL AREAS, AS CREATED IN USED DATED APRIL 13, 1945 FROM THE CITY OF CHICAGO,

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GRANTOR, TO JEAN L. HEMMER, AND HER SUCCESSORS AND HEIRS, GRANTOR, AND RECORDED ON MAY 7, 1960 AS DOCUMENT NUMBER 2304572, EVEN THE FOLLOWING DESCRIBED LAND (AND IDENTIFIED AS EXHIBITS "A" AND "B" IN SAID DOCUMENT NUMBER 2304572):

EXHIBIT "A":

THAT PART OF BLOCK 80 AND THAT PART OF THE LAND, TO-WIT, BEING SAID BLOCK 80 AND ADJOINING SAID BLOCK 80, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEER COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A WESTWARD EXTENSION OF THE NORTH LINE OF SAID BLOCK 80 WITH THE DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 28TH DAY OF FEBRUARY, 1964, AND RUNNING THENCE EAST ALONG SAID WESTWARD EXTENSION AND ALONG SAID NORTH LINE OF BLOCK 80, A DISTANCE OF 10.33 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF BLOCK 80, A DISTANCE OF 15.05 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 80, A DISTANCE OF 14.75 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 3.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 80 A DISTANCE OF FORTY NINE HUNDREDTHS (0.49) OF A FOOT; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.85 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 80; THENCE EAST ALONG SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 11.41 FEET TO A POINT 36.00 FEET EAST FROM SAID POINT OF INTERSECTION OF THE WESTWARD EXTENSION OF THE NORTH LINE OF BLOCK 80 WITH SAID DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF BLOCK 80, A DISTANCE OF 30.00 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE, AND WESTWARD EXTENSION THEREOF, OF BLOCK 80, A DISTANCE OF 37.30 FEET TO AN INTERSECTION WITH SAID DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER; AND THENCE NORTHWARDLY ALONG SAID DOCK LINE, A DISTANCE OF 30.03 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B"

THAT PART OF BLOCK 80 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEER COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID BLOCK 80 AT A POINT 9.87 FEET EAST FROM THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 28TH DAY OF FEBRUARY, 1964, AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 80 A DISTANCE OF 10.13 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF BLOCK 80, A DISTANCE OF 20.00 FEET; THENCE WEST, PARALLEL WITH SAID SOUTH LINE OF BLOCK 80, A DISTANCE OF 19.13 FEET TO AN INTERSECTION WITH SAID DOCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHWARDLY ALONG SAID DOCK LINE A DISTANCE OF 2.72 FEET TO AN INTERSECTION WITH A LINE 17.98 FEET, MEASURED PERPENDICULARLY, NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 80, THENCE

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EAST PLANE SAID PARCEL 1 (IN A DISTANCE OF 2.11 FEET) TO AN INTERSECTION WITH THE PASSING THROUGH SAID POINT OF BEGINNING AND THEREAFTER TO SAID CORNER OF BLOCK 99, AND THENCE SOUTH ALONG SAID PERPENDICULAR LINE A DISTANCE OF 1.11 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OF PARCELS 1-4 OF MAPRED 8422 GALLEONS, COLUMNS AND OTHER SUPPORTS AND FOR USE OF PARKING GARAGE; AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 TO INSTALL, OWN, USE, MAINTAIN, REPAIR AND REPLACE EQUIPMENT LISTED ON EXHIBIT "B" TO THE INSTRUMENT HEREINAFTER REFERRED TO, TOGETHER WITH RIGHT OF ACCESS THERE TO; A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OF SUPPORT AND ENCLOSED FRAM WALLS, HORIZONTAL BEAMS, CEILINGS AND FLOORS; EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 OF ENCROACHMENTS; AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 TO DO UPON CERTAIN PROPERTY DESCRIBED IN THE INSTRUMENT HEREINAFTER REFERRED TO THE CONSTRUCTION, REPAIR AND REPLACEMENT OF CERTAIN FACILITIES AS SET FORTH IN AND CREATED BY AN INSTRUMENT ENTITLED "THE CHICAGO MERCANTILE EXCHANGE CENTER EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS", RECORDED JULY 23, 1981, AS DOCUMENT 25945760, IN COOK COUNTY, ILLINOIS. AS SAID AGREEMENT HAS BEEN AMENDED BY (I) AN AGREEMENT ENTITLED "AMENDMENT OF THE CHICAGO MERCANTILE EXCHANGE CENTER EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS" DATED FEBRUARY 17, 1982 ENTERED INTO AMONG TRUST NO. 48268, TRUST NO. 51234 AND TRUST NO. 51235 AND RECORDED IN THE AFORESAID RECORDER'S OFFICE AS DOCUMENT 26442825, AND (II) AN AGREEMENT ENTITLED "SECOND AMENDMENT OF THE CHICAGO MERCANTILE EXCHANGE CENTER EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS" DATED DECEMBER 16, 1983 ENTERED INTO AMONG TRUST NO. 48268, TRUST NO. 51234 AND TRUST NO. 51235 AND RECORDED IN THE AFORESAID RECORDER'S OFFICE AS DOCUMENT NO. 26896093, (SAID AGREEMENT, AS MODIFIED AFORESAID, HEREINAFTER CALLED THE REA), IN ON, OVER, UPON AND UNDER CERTAIN REAL PROPERTY THEREIN MORE PARTICULARLY DESCRIBED TOGETHER WITH ALL OF THE RIGHTS, POWERS, EASEMENTS PRIVILEGES AND BENEFITS UNDER THE REA ACCRUING TO THE OWNER UNDER PARCEL 1, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS.

PARCEL 4:

AN EASEMENT, IN PERPETUITY, FOR AIR RIGHTS AT VARIOUS LEVELS ABOVE THE CHICAGO CITY DATUM AND FOR A SUPPORTING COLUMN DESIGNATED AS PARCEL C, FOR THE PURPOSE OF CONSTRUCTION OF IMPROVEMENTS ON THE 10 SOUTH WACKER PLACE BUILDING AS SET FORTH IN EASEMENT DATED OCTOBER 14, 1985 AND, RECORDED NOVEMBER 6, 1985 AS DOCUMENT 85270645 THE LEGAL DESCRIPTION IS AS FOLLOWS:

PARCEL "A":

ALL OF THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 45.38 FEET AND 555.41 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF BLOCK 99 IN MAPRED SECTION ADJUNCTION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 80 WHICH IS 160.50 FEET (AS MEASURED ALONG SAID NORTH LINE) WEST OF THE WEST LINE OF SOUTH WACKER DRIVE, AS SAID WEST LINE IS PRESENTLY IMPROVED AND OCCUPIED, BEING THE WEST LINE OF THE EAST 54.00 FEET OF SAID BLOCK 80 AS SURVEYED AND MARKED BY THE CITY OF CHICAGO PURSUANT TO THE ORDINANCE RELATING TO THE WACKER DRIVE ROUTE OF THE COMPREHENSIVE SUPER HIGHWAY SYSTEM PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF SEPTEMBER, 1948, AND RUNNING THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 20.07 FEET; THENCE WEST ALONG A LINE WHICH IS 30.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 23.55 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WACKER DRIVE A DISTANCE OF 24.00 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 14.50 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WACKER DRIVE A DISTANCE OF 10.07 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 24.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WACKER DRIVE A DISTANCE OF 12.85 FEET TO THE NORTH LINE OF SAID BLOCK 80; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 11.35 FEET TO THE POINT OF BEGINNING.

PARCEL B:

ALL OF THAT PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 21.00 FEET (NOMINAL PLAZA ELEVATION) AND 45.50 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF BLOCK 80 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF BLOCK 80 WHICH IS 160.50 FEET (AS MEASURED ALONG SAID NORTH LINE) WEST OF THE WEST LINE OF SOUTH WACKER DRIVE, AS SAID WEST LINE IS PRESENTLY IMPROVED AND OCCUPIED, BEING THE WEST LINE OF THE EAST 54.00 FEET OF SAID BLOCK 80 AS SURVEYED AND MARKED BY THE CITY OF CHICAGO PURSUANT TO THE ORDINANCE RELATING TO THE WACKER DRIVE ROUTE OF THE COMPREHENSIVE SUPER HIGHWAY SYSTEM PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 5TH DAY OF SEPTEMBER 1948, AND RUNNING THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 9.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID PERPENDICULAR LINE A DISTANCE OF 20.71 FEET; THENCE WEST ALONG A LINE WHICH IS 30.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 15.27 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WACKER DRIVE A DISTANCE OF 12.83 FEET; THENCE EAST ALONG A LINE PERPENDICULAR WITH LAST DESCRIBED LINE A DISTANCE OF 5.31 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 21.00 FEET (NOMINAL PLAZA ELEVATION) AND 45.50 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF BLOCK 80 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 80 WHICH IS 182.02 FEET (AS MEASURED) ALONG SAID NORTH LINE) WEST OF THE WEST LINE OF SOUTH WACKER DRIVE (AS SAID WEST LINE IS PRESENTLY IMPROVED AND OCCUPIED, BEING THE WEST LINE OF THE EAST 54.00 FEET OF SAID BLOCK 80 AS SURVEYED AND MARKED BY THE CITY OF CHICAGO PURSUANT TO THE ORDINANCE RELATING TO THE WACKER DRIVE ROUTE OF THE COMPREHENSIVE SUPER HIGHWAY SYSTEM PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 31ST DAY OF SEPTEMBER 1944, AND RUNNING THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WACKER DRIVE A DISTANCE OF 6.74 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 31.70 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WACKER DRIVE A DISTANCE OF 6.74 FEET TO THE NORTH LINE OF SAID BLOCK 80; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 31.70 FEET TO THE POINT OF BEGINNING.

PAGE 2:

ALL OF THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLACES WHICH ARE 21.00 FEET (NOMINAL PLAZA ELEVATION) AND 51.00 FEET, RESPECTIVELY, ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF BLOCK 80 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 14, TOWNSHIP 23 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 80 WHICH IS 182.02 FEET (AS MEASURED) ALONG SAID NORTH LINE) WEST OF THE WEST LINE OF SOUTH WACKER DRIVE (AS SAID WEST LINE IS PRESENTLY IMPROVED AND OCCUPIED, BEING THE WEST LINE OF THE EAST 54.00 FEET OF SAID BLOCK 80 AS SURVEYED AND MARKED BY THE CITY OF CHICAGO PURSUANT TO THE ORDINANCE RELATING TO THE WACKER DRIVE ROUTE OF THE COMPREHENSIVE SUPER HIGHWAY SYSTEM PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 31ST DAY OF SEPTEMBER 1944, AND RUNNING THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 24.00 FEET; THENCE WEST ALONG A LINE WHICH IS 24.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 80 A DISTANCE OF 23.54 FEET TO AN INTERSECTION WITH THE DUCK LINE ON THE EAST SIDE OF THE SOUTH BRANCH OF THE CHICAGO RIVER BETWEEN MADISON AND MEMPHIS STREETS AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 28TH DAY OF FEBRUARY 1942; THENCE NORTHEASTWARDLY ALONG SAID DUCK LINE A DISTANCE OF 24.02 FEET TO SAID NORTH LINE OF BLOCK 80, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 10 SOUTH WACKER DRIVE, CHICAGO, ILLINOIS. RECORD OF THE RECORD OF PROPERTY IS AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST 51234.

PERMANENT TAX NO. 17-14-200-023