

APPLICATION NO. 3639733
DOCUMENT NO. 3639733

VOLUME PAGE 12
CERTIFICATE NO. 1505143

OWNER PROPERTY CAPITAL TRUST

92556733

JUN 27 1990

RO

3-26-90
2/15/91

CERTIFICATE OF TITLE

Date Of First Registration

MAY TWENTY SEVENTH (22nd), 1933
TRANSFERRED FROM CERTIFICATE NO. 1421630

STATE OF ILLINOIS
COOK COUNTY

I Carol Moseley Braun Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

PROPERTY CAPITAL TRUST
(A Massachusetts Business Trust)

92556733

of the County of COOK and State of ILLINOIS
is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

That part of LOT ONE, lying Westerly of the East line of the West Half (1/2) of the Northwest Quarter (1/4) of Section 32, Township 41 North, Range 12, East of the Third Principal Meridian.-----(1)

92556733

In O'Hare Northwest Office Park Subdivision, being a subdivision in the Northwest Quarter (1/4) of Section 32, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 17, 1976, as Document Number 2906322.

TAX 409-32 101.021
" " 019

IDENTIFIED No.
Registrar of Cook County Titles
CAROL MOSELEY BRAUN
Sartorio

92556733

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Witness My hand and Official Seal

this THIRTY FIRST (31st) day of JULY A. D. 1990

7/31/90 RO

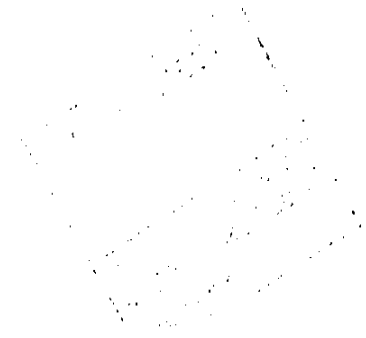
Carol Moseley Braun
Registrar of Titles, Cook County, Illinois.

UNOFFICIAL COPY

11-11-2011

Property of Cook County Clerk's Office

11-11-2011



11-11-2011

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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR · MONTH · DAY · HOUR	SIGNATURE OF REGISTRAR
	General Taxes for the year 1986, 1st Inst. paid, 2nd Inst. not paid. Subject to General Taxes levied in the year 1987. Final Land use and zoning plat for O'Hara Northwest Office Park, Phases I, II & III, a planned Unit Development of Des Plaines, Illinois. For particulars see Document. (Affects foregoing premises and other property).	Aug. 12, 1970	Nov. 16, 1970 12:30 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Memorandum of Lease dated January 1, 1973 by and between LaSalle National Bank, a National Banking Association, as Trustee, Trust No. 40214, "Landlord" and Trammell Crow, "Tenant", leasing foregoing premises described on Exhibit "A" attached hereto and made a part hereof, for a term of Three Hundred (300) Months commencing January 1, 1973, and expiring December 31, 1997, unless sooner terminated as in the lease provided or permitted, all upon the rental and subject and pursuant to the covenants, agreements, provisions and limitations of said Lease. For particulars see Document. (Affects foregoing premises and other property).	Jan. 1, 1973	Feb. 1, 1973 11:26 AM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Subject to 30 foot easement for ingress and egress as shown on Plat registered as Document No. 2906322. For particulars see Document. (Affects Part of Lot 1). Subject to Notation shown on Plat registered as Document No. 2906322, designating portions of Lot 1 for use as Parking Space Easements. For particulars see Document.	Jan. 1, 1973	Feb. 1, 1973 11:26 AM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Mortgage, Security Agreement and Financing Statement from American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust No. 67118, to Massachusetts Mutual Life Insurance Company, a Massachusetts Corporation, to secure note in the principal sum of \$18,000,000.00, with interest, payable as therein stated, in accordance with the terms, provisions and limitations of Mortgage and Note and the performance of the covenants and agreements herein contained. For particulars see Document. (Exhibits A, B, C, D and E attached). (Affects foregoing premises and other property).	June 17, 1986	June 17, 1986 2:03 PM	<i>Carol Moseley Braun</i>
	Assignment from American National Bank and Trust Company of Chicago, as Trustee, Trust No. 67118, (Assignor), to Massachusetts Mutual Life Insurance Company, a corporation of the State of Massachusetts, (Assignee) of all the right, title and interest of Assignor in and to certain lease described in Exhibit B attached hereto, together with all the rents, income and profits, etc., of the foregoing premises. For particulars see Document. (Exhibit A legal description and Exhibit B attached).	June 17, 1986	June 17, 1986 2:03 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Subject to exception shown in Deed registered as Document No. 3639735, that only foregoing premises and other property were sold, this did not include buildings, facilities, structures or improvements, etc., therein set forth. For particulars see Document No. 3639735.	July 29, 1987	July 31, 1987 12:52 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Memorandum of Indenture of Lease by and between Property Capital Trust, a Massachusetts business trust, ("Landlord"), American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust No. 67118 ("Tenant") and Commerce Centre at O'Hare Associates Limited Partnership, an Illinois limited partnership, ("Beneficiary") leasing foregoing premises to Tenant for a term commencing on date hereof and ending on December 31, 2062, unless sooner terminated, under and conditions herein contained. For particulars see Document.	July 29, 1987	July 31, 1987 12:52 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Subordinate Assignment of Space Leases and Rents, by and between American National Bank and Trust Company of Chicago, as Trustee, Trust No. 67118, "Assignor" and Property Capital Trust, a Massachusetts business trust, "Assignee", wherein Assignor assigns to Assignee all Space Leases affecting foregoing premises, including all amendments, extensions, modifications and renewals thereof, under terms, covenants and conditions set forth herein. For particulars see Document. (Exhibit A legal description attached).	July 29, 1987	July 31, 1987 12:52 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Mortgage Modification Agreement by and between American National Bank & Trust Company of Chicago, a national banking association, as Trustee, Trust No. 67118, and Massachusetts Mutual Life Insurance Company, a Massachusetts Corporation, amending Mortgage (registered as Document No. 3523455, as herein set forth. For particulars see Document).	July 29, 1987	July 31, 1987 12:52 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>
	Mortgagee's Duplicate Certificate 730713 issued 7/31/87 on Mortgage 3523455.	July 29, 1987	July 31, 1987 12:52 PM	<i>Carol Moseley Braun</i> <i>Carol Moseley Braun</i>

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FORWARD TO RIDER

ORIGINAL
 COPY
 394455716 2/15/91

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Property of Cook County Clerk's Office



OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
263189-91 In Duplicate	General Taxes for the year 1990. Subject to General Taxes Levied in the year 1991. Mortgage Modification Agreement by and between American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust No. 6711B and Massachusetts Mutual Life Insurance Company, a Massachusetts corporation amending Mortgage registered as Document Number 3523455, as herein set forth. For particulars see Document. (Exhibit "A" attached).			<i>Carol M. Brady</i> <i>Carol M. Brady</i>
3944515 In Duplicate	Jan. 10, 1991 Mortgage and Security Agreement by American National Bank and Trust Company of Chicago, to Walter H. Cabot, John A. Cervieri Jr., Graham O. Harrison, J. Atwood Ives, Walter F. Leinhardt, Norman B. Leventhal and Edward H. Linde, as Trustees of Property Capital Trust, to secure note in the principal sum of \$1,800,000.00, under the terms covenants and agreements herein contained. For particulars see Document. (Riders attached) (Legal Description Exhibit "A" attached).	Jan. 10, 1991	Feb. 15, 1991 2:27PM	<i>Carol M. Brady</i>
3944516		Jan. 10, 1991	Feb. 15, 1991 2:27PM	<i>Carol M. Brady</i>

Property of Cook County Clerk's Office
 4033844
 3-26-02

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Property of Cook County Clerk's Office

CERTIFICATION OF CONDITION OF TITLE

X 333

Certificate Numbers: 1505143

Examiners: _____

Date: Mar. 26, 1992

73-69-524 (82)

263189-92

General Taxes for the year 1991, 1st Inst. Paid, 2nd Inst. Not Paid. Subject to General Taxes levied in the year 1992.

Sale 214/92 for City, State, County, etc., taxes of 1990, of part of Lot 1, to Regent Properties, for Sum of \$618,517.31, @ 6%, penalty, Vol. 95, Page 1164.

4023844

Notice of Foreclosure entered in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 92 CH 02988, entitled Massachusetts Mutual Life Insurance Company, a Massachusetts Corporation -vs- American National Bank and Trust Company of Chicago, as Trustee, Trust No. 67118, et al., dated Mar. 24, 1992. For particulars see Document. (Exhibit A legal description rider attached). (Affects foregoing premises and other property). Mar. 26, 1992

RO

Proprietary Cook County Clerk's Office

92556733

2700

RECORDED DOC. # 92556733

UNOFFICIAL COPY

PROPERTY OF THE STATE OF ILLINOIS
JAN 1 1970

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PROPERTY OF THE STATE OF ILLINOIS

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