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AMENDMENT TO LOAN DOCUMENTS

This AMENDMENT TO LOAN DOCUMENTS, dated as of December 4, 1992 (this "Amendment"), is made by and among American National Bank and Trust Company of Chicago, a national banking association, not individually or personally, but solely as Trustee under a Trust Agreement dated April 28, 1984, and known as Trust No. 60954 ("Borrower"), Paul W. Swanson, an individual ("Beneficiary"), and New York Life Insurance Company, a New York corporation ("Lender").

R E C I T A L S

A. Lender made a loan (the "Loan") to Borrower in the original principal amount of Ten Million Five Hundred Thousand Dollars (\$10,500,000.00). The Loan is evidenced by a promissory note (the "Note") in the original principal amount of \$10,500,000.00 dated as of June 18, 1987, executed by Borrower and made payable to Lender. The Note is secured by, among other things, (i) a Mortgage, Assignment of Rents and Leases and Security Agreement (the "Mortgage") dated as of June 18, 1987, executed by Borrower and recorded with the Cook County, Illinois Recorder of Deeds as Document No. 87333933, which encumbers certain land legally described on the attached Exhibit A located in Northbrook, Cook County, Illinois, and certain improvements thereon, along with certain other property and rights more particularly described in the Mortgage (the "Project"), (ii) a Security Agreement (the "Security Agreement") dated as of June 18, 1987, executed by Borrower and Beneficiary, (iii) an Assignment of Lessor's Interest in Leases With Assignment of Rents, Income and Cash Collateral (the "Assignment of Leases") dated as of June 18, 1987, executed by Borrower and Beneficiary and recorded with the Cook County, Illinois Recorder of Deeds as Document No. 87333934, (iv) a Security Agreement and Assignment of Beneficial Interest ("Assignment of Beneficial Interest") dated June 18, 1987, executed by Beneficiary and (v) certain

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other documents and instruments executed in connection with the Loan. The Note, the Mortgage, the Security Agreement, the Assignment of Leases, the Assignment of Beneficial Interest, and such other documents and instruments executed in connection with the Loan are hereinafter referred to collectively as the "Loan Documents".

B. Pursuant to the terms of the Mortgage Loan Application/Commitment (the "Commitment") dated May 21, 1992, as amended by Amendment No. 1 dated July 15, 1992, Amendment No. 2 dated July 22, 1992, Amendment No. 3 dated October 27, 1992 and Amendment No. 4 dated November 23, 1992, executed by Beneficiary and accepted by Lender, Borrower, Beneficiary and Lender now desire to modify the Loan Documents to provide, among other things, that (i) the principal amount of the Loan shall be reduced to \$10,213,889.65, (ii) the interest rate for the Loan shall be increased as set forth in the Amendment to Note of even date herewith (the "Note Amendment"), (iii) the maturity date of the Loan shall be extended to June 15, 1997, (iv) Beneficiary shall execute and deliver to Lender a Guaranty of even date herewith, and (v) Beneficiary, Lender and Chicago Title and Trust Company shall enter into a Tenant Finish and Leasing Commission Escrow Agreement of even date herewith.

AGREEMENTS

NOW THEREFORE, in consideration of the foregoing Recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Recitals set forth above are hereby incorporated herein and made a part hereof.
2. The Mortgage is hereby modified as follows:

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(a) The principal amount of the indebtedness secured by the Mortgage is \$10,213,889.65. All references to the term "Loan" shall refer to the amount \$10,213,889.65 and all references to the amount "\$10,500,000.00" (in words and/or figures as appropriate) are hereby deleted and the amount of "\$10,213,889.65" (in words and/or figures as appropriate) inserted therefor.

(b) The final payment date of the note evidencing the indebtedness secured by the Mortgage is June 10, 1997. All references to the date "June 10, 1992" shall be deleted and the date "June 10, 1997" inserted therefor.

(c) The last paragraph of Section 4.04(b) of the Mortgage is hereby deleted and the following inserted in its place:

Upon ninety (90) days prior written notice to Lender, Borrower may prepay the outstanding principal balance of the Note together with accrued interest thereon to the date of payment on any monthly installment date, provided there is paid, in addition to interest accrued to the date of such prepayment, a prepayment fee equal to the greater of (1) the product obtained by multiplying (x) the difference obtained by subtracting from 9% per annum the yield rate of U.S. Treasury Notes due nearest to June 10, 1997 (the "Maturity Date") as such yield rate is reported in the Wall Street Journal or a similar publication on the fifth business day preceding the prepayment date, times (y) the number of whole and fractional years remaining between the prepayment date and the Maturity Date, times (z) the principal amount of the loan evidenced by the Note outstanding immediately prior to such prepayment, or (2) one percent (1%) of the principal amount of the loan evidenced by the Note outstanding immediately prior to such prepayment.

(d) The following is hereby added as Section 1.13 to the Mortgage:

1.13 Hazardous Materials.

(1) Borrower hereby indemnifies and agrees to defend, protect and hold Lender,

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its directors, officers, employees or agents, and any successor or successors to Lender's interest in the chain of title to the Secured Property, harmless from and against any and all losses, liabilities, fines, charges, damages, injuries, penalties, response costs, costs, expenses and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Lender, including, without limitation,

(a) any loss in value of the Secured Property;

(b) all consequential damages suffered by a third party claimant;

(c) the costs of any required or necessary repair, cleanup or detoxification of the Secured Property, and the preparation and implementation of any closure, remedial or other required plans; and

(d) all reasonable costs and expenses incurred by Lender in connection with clauses (a), (b) and (c) above, including, but not limited to, attorneys' fees and expenses,

(i) for, with respect to, or as a direct or indirect result of (A) the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission, discharge or release from, the Secured Property or any other property legally or beneficially owned (or any interest or estate which is owned) by Borrower of any Hazardous Material, as hereinafter defined, (including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under Hazardous Materials Laws, as hereinafter defined, regardless of whether or not caused by, or within the control of, Borrower or any predecessor in title or any employees, agents, contractors or subcontractors of Borrower, or any third persons at any time, occupying or present on or otherwise affecting the Secured Property); or (B) the transport, treatment, storage or disposal of Hazardous Materials to or at any location by Borrower or by any other party directly or indirectly affiliated with it, or at the direction or on behalf of any of them; or

(ii) arising out of or related to any breach of Borrower's obligations under this Section 1.13 or any inaccuracy, incompleteness or misrepresentation under Sections 2.03 and 2.04, below, irrespective of whether any of such actions or circumstances were or will be in compliance with applicable laws, regulations, codes or ordinances.

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For the purposes hereof, the following terms shall have the following meanings:

"Hazardous Material" shall mean and include any flammable explosives, radioactive materials, asbestos, underground fuel tanks, hazardous, toxic or dangerous waste, substance or related material, including, but not limited to, substances defined as such in (or for purposes of) or which may give rise to liability under any Hazardous Materials Laws.

"Hazardous Materials Laws" shall mean and include (i) the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, 42 U.S.C. Section 9601, et seq.; (ii) the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; (iii) the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901, et seq.; (iv) the Clean Water Act, 33 U.S.C. Section 466, et seq.; (v) the Safe Drinking Water Act, 14 U.S.C. Sections 1401-1450; (vi) the Toxic Substances Control Act, 15 U.S.C. Sections 2601-2629; and all regulations issued pursuant thereto and any so-called "Superfund" or "Superlien" law, and (vii) any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

Such indemnification and hold harmless agreement shall survive (i) the repayment of all sums due under the Note; (ii) the release of the Secured Property or any portion thereof; (iii) the reconveyance of or foreclosure under this Mortgage (notwithstanding that all or a portion of the obligations secured by this Mortgage shall have been discharged thereby); (iv) the acquisition of the Secured Property by Lender; and/or (v) the transfer of all of Lender's rights in and to the Note and/or the Secured Property.

(2) Borrower shall keep and maintain the Secured Property in compliance with, and shall not cause or permit the Secured Property to be in violation of, any federal, state or local laws, ordinances or regulations relating to industrial hygiene or to the environmental conditions on, under or about the Secured Property including, but not limited to, soil and ground water conditions. Borrower shall not use, generate, manufacture, store, dispose of or permit to exist in, on, under or about the Secured Property any Hazardous Material. Borrower hereby agrees at all times to comply fully and in a timely manner with, and to cause all of its employees, agents, contractors and subcontractors and any other persons occupying or present on the Secured Property to so comply with, all Hazardous Materials Laws.

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(3) Promptly, upon the written request of Lender, but not more frequently than once per year, if Lender believes that environmental problems exist with respect to the Secured Property Borrower shall provide Lender, at Borrower's expense, with an environmental site assessment or environmental audit report prepared by an environmental engineering firm acceptable to Lender, to assess, with a reasonable degree of certainty, the presence or absence of any Hazardous Material and the potential costs in connection with abatement, cleanup or removal of any Hazardous Material found on, under, at or within the Secured Property.

(4) Borrower represents and warrants that, to the best of its knowledge, (a) no enforcement, cleanup, removal or other governmental or regulatory actions have, at any time, been instituted, contemplated or threatened against the Secured Property, or against Borrower with respect to the Secured Property, pursuant to any Hazardous Materials Laws; (b) no violation or non-compliance with Hazardous Materials Laws has occurred with respect to the Secured Property at any time; and (c) no claims have, at any time, been made or threatened by any third party against the Secured Property or against Borrower with respect to the Secured Property, relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Materials (the matters set forth in clauses (a), (b) and (c) above are hereinafter referred to as "Hazardous Materials Claims"). Borrower shall promptly advise Lender in writing if any Hazardous Materials Claims are hereafter asserted or if Borrower obtains knowledge of any discharge, release, or disposal of any Hazardous Materials in, on, under or about the Secured Property.

(5) Without Lender's prior written consent, Borrower shall not take any remedial action in response to the presence of any Hazardous Materials on, under or about the Secured Property, nor enter into any settlement agreement, consent decree, or other compromise in respect to any Hazardous Materials Claims, which remedial action, settlement, consent or compromise might, in Lender's reasonable judgment, impair the value of Lender's security hereunder; provided, however, that Lender's prior consent shall not be necessary in the event that the presence of any Hazardous Material on, under, or about the Secured Property either poses an immediate threat to the health, safety or welfare of any individual or is of such a nature that an immediate remedial response is necessary and it is not possible to obtain Lender's consent before taking such action, provided that in such event Borrower shall notify Lender as soon as practicable of any action so taken. Lender agrees not to withhold its consent, where such consent is required hereunder, if

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either (i) a particular remedial action is ordered by a court of competent jurisdiction, or (ii) Borrower establishes to the reasonable satisfaction of Lender that there is no reasonable alternative to such remedial action which would result in less impairment of Lender's security hereunder.

(6) Lender shall have the right to join and participate in, as a party if it so elects, any legal proceedings or actions initiated by any person or entity in connection with any Hazardous Materials Claims and, in such case, to have its reasonable attorneys' fees and costs incurred in connection therewith paid by Borrower.

(4) The following is hereby added as Sections 2.03 and 2.04 of the Mortgage:

2.03 No Hazardous Materials. Neither Borrower nor, to the best knowledge and belief of Borrower, any other person has ever caused or knowingly permitted, in violation of law, any Hazardous Material to be placed, held, located or disposed of, on, under or at the Secured Property or any part thereof, or any other real property legally or beneficially owned (or any interest or estate which is owned) by Borrower in any state now or hereafter having in effect a so-called "Superlien" law or ordinance or any part thereof (the effect of which would be to create a lien on the Secured Property to secure any obligation in connection with the real property in such state), and neither the Secured Property, nor any part thereof, nor any other real property legally or beneficially owned (or any interest or estate therein which is owned) by Borrower in any state now or hereafter having in effect a so-called "Superlien" law or ordinance or any part thereof, has ever been used (whether by Borrower or, to the best knowledge of Borrower, by any other person) as a dump site or storage (whether permanent or temporary) site for any Hazardous Material. Borrower further represents and warrants that neither Borrower nor, to the best knowledge and belief of Borrower, any other person has ever caused or knowingly permitted any asbestos or underground fuel storage facility to be located on the Secured Property. Borrower further represents and warrants that neither Borrower nor, to the best knowledge or belief of Borrower, any other person has discovered any occurrence or condition on any real property adjoining or in the vicinity of the Secured Property that could cause the Secured Property or any part thereof to be subject to any restrictions on the ownership, occupancy, transferability or use of the Secured Property under any federal, state or local law, ordinance or regulation relating to Hazardous Materials.

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2.04 No Litigation Regarding Hazardous Materials. No litigation, administrative enforcement actions or proceedings have been brought, or to Borrower's best knowledge and belief, threatened nor have any settlements been reached by or with any party or parties, public or private, in disputes in which the presence, disposal, release or threatened release of any Hazardous Material on, from, or under any of the Secured Property had been alleged.

(f) All representations and warranties set forth in Article II of the Mortgage are hereby remade as of the date hereof.

3. The Assignment of Rents, Security Agreement, Assignment of Beneficial Interest and other Loan Documents are hereby amended as follows:

(a) The principal amount of the indebtedness secured by such Loan Documents is \$10,213,889.65. All references to the term "Loan" shall refer to the amount \$10,213,889.65 and all references to the amount "\$10,500,000.00" (in words and/or figures as appropriate) are hereby deleted and the amount of "\$10,213,889.65" (in words and/or figures as appropriate) inserted therefor.

(b) The final payment date of the note evidencing the indebtedness secured by such Loan Documents is June 10, 1997. All references to the date "June 10, 1992" shall be deleted and the date "June 10, 1997" inserted therefor.

(c) Exhibit A of the Assignment of Leases is hereby deleted in its entirety and replaced with Exhibit B attached hereto and made a part hereof.

4. Notwithstanding anything to the contrary set forth in the Mortgage or the Assignment of Leases, during the period commencing on the date hereof and ending on the second anniversary of the date hereof, Borrower may, without the prior consent of Lender, enter into new leases demising in the aggregate not more than twenty-five percent (25%) of the net

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rentable space in the Project, provided that such leases are for a term not to exceed three (3) years and are executed on the lease form currently being used by Borrower with respect to the Project or another lease form satisfactory to Lender. It is acknowledged and agreed by the parties hereto that any leases entered into by Borrower pursuant to the preceding sentence shall be assigned pursuant to and, except as expressly set forth herein, subject in all respects to the terms of the Assignment of Leases and the Mortgage.

5. All references in any of the Loan Documents to any other Loan Documents shall refer to such Loan Documents as amended hereby and pursuant to the Note Amendment. Except as expressly set forth herein and in the Note Amendment, the Loan Documents are and remain unmodified and in full force and effect. Borrower and Beneficiary hereby ratify and confirm the Loan Documents and agree that the Loan Documents are in full force and effect and that Borrower and Beneficiary have defenses or rights of offset with respect thereto. In the event of any inconsistency between this Amendment and any other Loan Document, this Amendment shall govern.

6. The Commitment, this Amendment, the Note Amendment, Tenant Finish and Leasing Commission Escrow Agreement of even date herewith and the Loan Documents referred to herein embody the entire agreement and understanding between the parties relating to the subject matter hereof.

7. Time is hereby declared to be of the essence of this Amendment and of every part hereof.

8. BORROWER, BENEFICIARY AND LENDER EACH HEREBY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS UNDER THIS AMENDMENT OR ANY OTHER LOAN DOCUMENTS OR RELATING THERETO OR ARISING FROM THE LENDING

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RELATIONSHIP WHICH IS THE SUBJECT OF THIS AMENDMENT AND AGREE THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY.

9. For and in consideration of the covenants and agreements contained herein, Borrower and Beneficiary hereby consent and agree that they shall not seek, sue for, or avail itself of any automatic stay granted pursuant to 11 U.S.C. § 362 and waive any objections or defenses thereto, and agree not to seek, sue for, or avail themselves of any alternative stay or injunction whether under 11 U.S.C. § 105 or otherwise. In addition, if any such stay or injunction has been granted, whether heretofore or hereinafter, the party benefited thereby consents and agrees to the termination of such stay or injunction.

10. In no event shall Lender be liable to Borrower or Beneficiary for consequential damages, whatever nature of a breach by Lender of its obligations under any of the Loan Documents, and Borrower and Beneficiary hereby waive all claims for consequential damages.

11. Lender hereby reserves all rights and remedies which it may have under the Loan Documents. No delay by Lender in exercising any such right or remedy shall preclude the exercise thereof during the continuance of that or any subsequent default. Moreover, this Amendment and the Note Amendment shall not constitute a waiver of any prior uncured defaults (if any) by Borrower or Beneficiary under the Loan Documents, except as expressly provided herein. Borrower and Beneficiary hereby acknowledge and agree that Lender is not, by virtue of entering into this Amendment and the Note Amendment, obligated to take any further actions in connection with the Loan or the Project (except as specifically set forth in the Loan Documents),

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including, but not limited to, extending additional credit or waiving defaults. The parties hereto also hereby acknowledge and agree that this Amendment and the Note Amendment, and any negotiations relating thereto, shall not be construed as evidence of a course of dealing as to how Lender will handle future requests for advances, refinancings, extensions, or defaults by Borrower or Beneficiary.

12. Borrower and Beneficiary hereby acknowledge and agree that, notwithstanding this Amendment and the Note Amendment, the relationship between Lender and Borrower continues that of creditor and debtor, and by entering into this Amendment and the Note Amendment, the parties hereto do not intend to be partners or joint venturers or to have a fiduciary relationship.

13. This Amendment shall be binding upon and inure to the benefit of Borrower, Beneficiary and Lender and their respective successors and assigns.

14. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall together be deemed one and the same instrument.

15. The validity, meaning and effect of this Amendment shall be determined in accordance with the laws of the State of Illinois applicable to contracts made to be performed in that State.

16. Anything contained herein to the contrary notwithstanding, it is expressly understood and agreed that nothing herein shall be construed as creating any liability of Beneficiary to pay any amount due or perform or incur any obligations or liabilities arising under this Amendment or any other Loan Document other than liability arising pursuant to the Guaranty of even date herewith executed by Beneficiary; provided, however, that nothing contained herein shall be construed to

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prevent Lender from exercising any remedy allowed by law or by the terms of this Amendment or any other Loan Documents which does not result in such an obligation by Beneficiary to pay money or perform or incur any obligations or liabilities.

17. This Amendment is executed by American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Corporation hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on Borrower or on said Corporation personally to pay the said Note or any interest that may accrue thereon, or any indebtedness accruing thereunder, or to perform any covenant either express or implied herein contained (it being understood and agreed that each of the provisions hereof, except the warranty hereinabove contained in this execution clause, shall constitute a condition and not a covenant or agreement, regardless of whether the same may be couched in language of a promise or covenant or agreement), all such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security hereunder, and that so far as Borrower and its successors and said Corporation are concerned, Lender shall look solely to any one or more of:

- (1) the Project and the rents, issues and profits thereof for the payment of any amounts due hereunder;
- (2) assets of the Trust estate held under the Trust Agreement;
- (3) any other security

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estate held under the Trust Agreement; (3) any other security given to secure said indebtedness; or (4) the personal liability of the guarantor or indemnitor, if any.

BORROWER:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but as trustee aforesaid

By: [Signature]
Its ANDUP

ATTEST:

By: [Signature]
Its ASSY SECY

BENEFICIARY:
[Signature]
Paul W. Swanson

LENDER:

NEW YORK LIFE INSURANCE COMPANY, a New York corporation

By: _____
Its _____

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This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. It is further understood and agreed that the Trustee merely holds title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matters except as represented to it by the beneficiary(ies) of the Trust. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder; and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate for the payment thereof.

The terms and conditions defined in this instrument to the contrary notwithstanding, shall govern and control the interpretation of this instrument.

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estate held under the Trust Agreement; (3) any other security given to secure said indebtedness; or (4) the personal liability of the guarantor or indemnitor, if any.

BORROWER:

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, not personally,
but as trustee aforesaid

By: _____
Its _____

ATTEST:

By: _____
Its _____

BENEFICIARY:

Paul W. Swanson

LENDER:

NEW YORK LIFE INSURANCE COMPANY, a
New York corporation

By: *M. J. Williams*
Its _____
ASSISTANT VICE PRESIDENT

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named P. JOHANSEN 2ND VICE President and Michael Whelan ASST Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 2ND President and ASST Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee aforesaid, for the uses and purposes therein set forth; and the said ASST Secretary then and there acknowledged that said ASST Secretary, as custodian of the corporate seal of said Bank, caused the corporate seal of said Bank to be affixed to said instrument as said ASST Secretary's own free and voluntary act and as the free and voluntary act of said Bank, as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10TH day of DECEMBER, 1992.

Pamela Ann Czaros
Notary Public

My Commission Expires:
5/1/95



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THIS IS TO CERTIFY, that on this 10 day of December, 1992, before me, the undersigned, a Notary Public in and for the State of Illinois, duly commissioned and sworn as such, personally appeared Paul W. Swanson, and he acknowledged to me that he executed such instrument as his own free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

Nancy P. Kenny
Notary Public

My Commission Expires:

July 2, 1995



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STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

THIS IS TO CERTIFY, that on this 7th day of December, 1992 before me, the undersigned, a Notary Public in and for the State of Illinois, duly commissioned and sworn as such, personally appeared Margaret A. O'Leary, known to me to be the ASSISTANT VICE PRESIDENT of New York Life Insurance Company, a New York mutual life insurance company, and he acknowledged to me that he was authorized by said corporation to execute such instrument on behalf of and as an authorized act of such corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

Yvette J. Fields
Notary Public

YVETTE J. FIELDS
Notary Public, State of New York
No. 4849385
Qualified in New York County
Commission Expires 12/31/94

My Commission Expires:

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2011-12-13

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Exhibit A

Legal Description

LOT 9 IN NORTHBROOK COURT OFFICE PLAZA, BEING A SUBDIVISION OF THE PART OF THE NORTH WEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PI# 04-02-100-021

Address: 60 Reeve Drive, Northbrook

Prepared by & mail to
Gary Fox

Sonnenstein Nath + Rasenthal
8000 Sears Tower
Chgo IL 60606

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10/20/84

EXHIBIT B

| | RENTABLE SQ. FT. | LEASE TERM | LEASE TERMINATION DATE |
|---|---------------------|-----------------------|------------------------------|
| CARE HOLDINGS, SUITE 960 | 2412 | 8 YEARS 9 MONTHS | 10-31-91 |
| INSURANCE RESOURCES CONSULTANTS 360 | 1948 | 6 YEARS 4.3 MONTHS | 02-12-97 |
| ANDREWS, GREENWALD, MCNULTY 2320 | 2309 | 10 YEARS | 02-12-97 |
| ANDREWS, GREENWALD & MCNULTY (EXPANSION SPACE) | 650 | 7 YEARS, 2 MONTHS | 02-12-97 |
| BRASH REALTY CO. 0878 | 1867 | 2 YEARS | 01-31-94 |
| JOHN H. COX & ASSOCIATES 0770 | 2608 | 5 YEARS | 12-31-93 |
| DIGITAL EQUIPMENT CORP. SUITE 820 | 5763 | 8 YEARS | 09-30-94 |
| FUTUREB SYMPOSIUM INTL. SUITE 070 | 1406 | 9 YEARS | 03-03-97 |
| GENERAL LEARNING CORP. SUITE 100 | 38790 | 10 YEARS | 03-31-97 |
| GIBRALTAR FINANCIAL CORP. SUITE 725 | 1369 | 5 YEARS | 03-31-97 |
| GRAYS TRAVEL SERVICES, SUITE 308 | 1078 | 5 YEARS | 03-31-97 |
| U.S. DENTAL INSTITUTE, SUITE 460 | 1630 | 5 YEARS | 12-31-94 |

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* If you have one-year lease extension will be signed
 1984-11-25 52-11-2561 226, 948 21E

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| | | | |
|--|------|------------------------|----------|
| MARYLAND FINANCIAL SVCS. SUITE 330 | 2710 | 4 YEARS | 04-13-94 |
| KAPLAN & COMPANY, SUITE 410 | 3001 | 8 YEARS | 03-01-95 |
| KASSEN, TRILLING & HANSEN 0980 | 1706 | 2 YEARS | 10-31-94 |
| R.D.M. COMMODITY ADVISORS 0800 | 2305 | 10 YEARS | 02-14-97 |
| MORRISON & WEL, SUITE 780 | 2920 | 9 YEARS, 4.3 MONTHS | 07-15-97 |
| SHERWOOD GROUP, SUITE 500** | 3380 | 11 YEARS | 04-18-91 |
| STIEBEL, LYNN & CAPITAL, LTD. 1800, 907 & 915 | 8990 | 5 YEARS | 08-31-96 |
| STREIBERGER, SILVERMAN, SUITE 475 | 2700 | 3 YEARS | 10-10-94 |
| SYSTEMA CORPORATION, SUITE 400** | 3207 | 5 YEARS | 07-31-97 |
| TECHNOLOGY RESOURCES, SUITE 010 | 709 | 1 YEAR | 02-02-90 |
| TOKOS MEDICAL CORP., SUITE 409 | 1456 | 5 YEARS | 01-31-93 |
| THE ZIMMERMAN GROUP, SUITE 650** | 1333 | 1 YEAR | 02-20-93 |
| VECTOR MARKETING, SUITE 350 | 865 | 3 YEARS | 03-31-93 |

** See Notes

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