

ASSIGNMENT OF GROUND LEASE

This Agreement made this 30th day of DECEMBER by and between Resolution Trust Corporation as Receiver for Great American Savings and Loan Association, F.A. ("Assignor") and First Chicago Building Corporation ("Assignee"), to wit: 133.50

RECITALS

A. WHEREAS, J.C. Penney Properties, Inc., entered into a ground lease (the "Lease") dated as of November 10, 1971 with Florence B. Vinci, a copy of which was recorded in the office of the Recorder of Deeds for Cook County, Illinois on December 16, 1971 as document number 21750074; and

WHEREAS, J.C. Penney Properties, Inc., a Delaware corporation entered into a Sublease (the "Sublease") dated September 2, 1975 on certain property with Evanston Federal Savings and Loan Association, a federally chartered savings and loan, as Subtenant, which Sublease, including a legal description of the demised premises, is attached as Exhibit A; and

WHEREAS, by Conditional Assignment dated as of January 29, 1981 J.C. Penney Properties, Inc. assigned its interest in the Sublease to First National Bank of Highland Park as trustee under trust no. 3119 (hereinafter "Landlord"); and

WHEREAS, Citicorp Savings and Illinois, (hereinafter "Citicorp") a federally chartered savings and loan association has succeeded to the interest of Evanston Federal Savings and Loan Association, including the interest under the Sublease; and

WHEREAS, the premises subject to the Sublease aforesaid has been improved with a savings and loan branch office facility; and

WHEREAS, Great American Federal Savings and Loan Association (hereinafter "Great American") a federally chartered savings and loan association would like to operate a branch office facility on the property subject to the Sublease; and

WHEREAS, Citicorp intends to assign the Sublease to Great American, providing access to the premises and permitting Great American to operate a branch facility as aforesaid.

On October 24, 1984 and recorded November 7, 1984 as Document # 27327439, an Assignment with Contingent Reversionary Interest was entered into by and between Citicorp Savings of Illinois and Great American Federal Savings and Loan Association for lease of the premises commonly known as 8510 Golf Road, Niles, Cook County, Illinois ("Premises").

B. On February 16, 1990, the Office Thrift Supervision pursuant to Order No. 90-351 appointed RTC as Conservator of Great American Federal Savings and Loan Association.

On May 25, 1990, Great American Federal Savings and Loan Association was closed by the Office of Thrift Supervision ("OTS") pursuant to Section 5 (d) (2) (A) of the Home Owners Loan Act of 1933 ("HOLA") as amended by Section 301 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"). OTS pursuant to Order Nos. 90-944 and 90-943 appointed the Resolution Trust Corporation ("RTC") as Receiver for Great American Federal Savings and Loan Association.

On May 25, 1990, the OTS by order number 90-945 and 90-946, chartered Great American Savings and Loan Association, F.A. as a federal mutual savings bank, and pursuant to Section 5(d)(2)(B)(i) of the Home Owners Loan Act of 1933 ("HOLA"), appointed the Resolution Trust Corporation as Conservator for Great American Savings and Loan Association, F.A.

Handwritten signature/initials.

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On September 21, 1990, the OTS, by order No. 90-1750 and 90-1749, appointed the Resolution Trust Corporation as the Receiver for Great American Savings and Loan Association, F.A.

NOW, THEREFORE, it is hereby agreed as follows:

1. Assignor hereby sells, assigns, transfers and sets over unto Assignee, all right, title and interest of Assignor in and to the aforementioned Assignment with Contingent Reversionary Interest for the Premises.

2. Assignee hereby accepts the foregoing Assignment and does hereby assume and become responsible for all of Assignor's obligations under said Assignment with Contingent Reversionary Interest.

This Assignment shall be binding upon, and inure to the benefit of Assignor, Assignee and their respective legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment this 30th day of December, 1991.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY.

ASSIGNOR:

RESOLUTION TRUST CORPORATION
as Receiver of GREAT AMERICAN
SAVINGS AND LOAN ASSOCIATION, F.A.

By:

John R. Meyer
John R. Meyer
Specialist In Charge

ASSIGNEE:

FIRST CHICAGO BUILDING
CORPORATION

By:

Richard J. Brown 192
Secretary

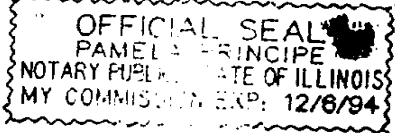
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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

~~NOVEMBER~~ This instrument was acknowledged before me this 30th day of ~~November~~, 1991, by JOHN R. MEYER, Specialist in Charge of the RESOLUTION TRUST CORPORATION as Receiver of GREAT AMERICAN SAVINGS AND LOAN ASSOCIATION.



Pamela Principe

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Sharon M. Weathers, Staff Attorney
RESOLUTION TRUST CORPORATION
25 Northwest Point Boulevard
Elk Grove Village, IL 60007

AFTER RECORDING, RETURN TO:

RICHARD J. CRAVENS, ESQ.
THE FIRST NATIONAL BANK OF CHICAGO
ONE FIRST NATIONAL PLAZA, SUITE 0801
CHICAGO, IL 60670



Property of Cook County Clerk's Office

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JOINDER

RESOLUTION TRUST CORPORATION as Conservator of GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION ("Assignor"), hereby sells, assigns, transfers and sets over unto FIRST CHICAGO BUILDING CORPORATION ("Assignee") any and all interest it may have in the real property, and hereby joins in the conveyance of the leasehold interest to Assignee, without warranty, said property interest having previously been conveyed to Assignor.

IN WITNESS WHEREOF, the said Assignor has executed this Joinder this 30th day of December, 1991.

RESOLUTION TRUST CORPORATION as
Conservator of GREAT AMERICAN
FEDERAL SAVINGS AND LOAN ASSOCIATION

John R. Meyer (SEAL)
By: John R. Meyer
Managing Agent

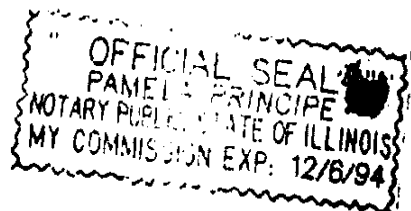
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me this 30th day of December, 1991, by John R. Meyer, Managing Agent of the RESOLUTION TRUST CORPORATION as Conservator for GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION.

Pamela Principe
Notary Public

Commission Expires: 12-6-94



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RESOLUTION TRUST CORPORATION as
Receiver of GREAT AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

John R. Meyer (SEAL)
By: John R. Meyer
Managing Agent

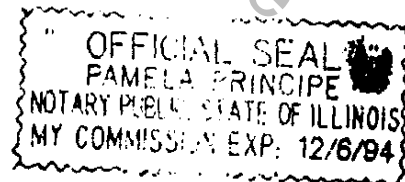
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

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Pamela Principe
Notary Public

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RESOLUTION TRUST CORPORATION as
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John R. Meyer (SEAL)
By: John R. Meyer
Managing Agent

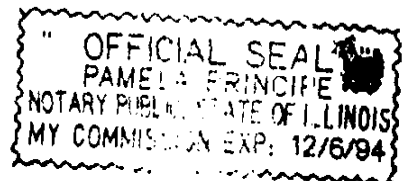
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Pamela Principe
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EXHIBIT "A"

A parcel of land in Lot 4, Owner's Subdivision of the West 24 ft. of the Northeast fractional quarter of Section 11, Township 41 North, Range 12, East of the Third Principal Meridian, and the East half of the Northwest fractional quarter of said Section 11, and part of Lot 1 in Assessor's Division of the Southwest quarter of said Section 11, and all of Lots 2, 3 and 4 in Assessor's Division of the East half of the Southwest quarter and the West half of the Southeast quarter of said Section, and of the South 6.19 acres of that part of the West half of the Southwest quarter of said Section, East of the center line of Milwaukee Avenue, said parcel of land being described as follows: Commencing at the point of intersection of the East line of said Lot 4 with the North line of Golf Road per Document No. 1109-201, being a line 50.0 ft. North of and parallel with the South line of said Lot 4; thence West, along said North line of Golf Road, 527.32 ft. to a point of deflection in said North line; thence North 87 degrees, 08 minutes, 15 seconds West, along the North line of Golf Road, per Condemnation Case No. 60S10942, a distance of 97.12 ft. to the point of beginning of the herein described parcel of land; thence continuing North 87 degrees, 08 minutes, 15 seconds West, along said North line of Golf Road, 103.13 ft. to a point of deflection in said North line, said point of deflection being on a line drawn 60.0 ft. North of and parallel with the South line of said Lot 4; thence West 110.0 ft., along said parallel line being the North line of Golf Road, per the aforesaid Condemnation Case No. 60S10942; thence North along a line perpendicular to said parallel line, 136.0 ft.; thence East parallel with the South line of said Lot 4, a distance of 213.0 ft. to a line drawn perpendicularly to the South line of said Lot 4 through the hereinabove designated point of beginning; thence South along said perpendicular line, 141.15 ft. to said point of beginning, all in Cook County, Illinois.

Commonly known as 8510 Golf Road, Niles, Illinois.

PROPERTY ADDRESS: 8510 Golf Road
Niles, IL

P. I. N.

09-11-302-019-0000

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