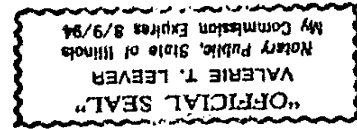


Diane L. Haeger  
American Stores Properties, Inc.  
8725 W. Higgins Rd., 10th Floor  
Chicago, IL 60631

THIS INSTRUMENT WAS PREPARED BY  
AND UPON RECORDATION RETURN TO:



My Commission expires: 8/9/94

Subscribed and sworn to before me  
this 2nd day of April, 1992.  
*Valerie T. Leever*  
Notary Public

92238617

91-2-19 9-304 2561

Property

Deborah A. Colson

Affiant further states that by the representations made herein,  
Lessee is exercising its right to terminate the Lease and cancel the Lease  
of record, and that she makes this Affidavit for the purpose of placing of  
record the termination of the Lease.

4. Lessor failed to begin construction of the Leased Premises  
Improvements on or before May 1, 1989. By letter dated March 15, 1991, a  
copy of which is attached hereto as Exhibit B, Lessee exercised its right  
to cancel the Lease for failure to begin construction of the Leased  
Premises Improvements.

3. Pursuant to Section 4.1 of the Lease, Lessor agreed to improve  
the Leased Premises by constructing thereon a masonry building (the  
"Leased Premises Improvements"). Lessor further agreed, pursuant to  
Section 4.3 of the Lease, to begin construction of the Leased Premises  
Improvements on or before May 1, 1989. Lessee has the right to cancel the  
Lease in the event construction does not begin by May 1, 1989, by  
notifying Lessor of said cancellation in writing. The cancellation of the  
Lease becomes effective twenty (20) days following notice to Lessor.

2. By lease dated as of September 27, 1988 (the "Lease"), and  
Memorandum of Lease dated as of September 27, 1988, recorded in the Office  
of the Recorder, Cook County, Illinois on November 17, 1988 as Document  
No. 88532904, American National Bank and Trust Company of Chicago, as  
Trustee under Trust Agreement dated as of July 30, 1987 and known as Trust  
No. 106,67-00 (the "Lessor"), leased to Jewel Food Stores, Inc., formerly  
Jewel Companies, Inc., (the "Lessee") certain premises situated in the  
City of Chicago, County of Cook and State of Illinois at the southeast  
corner of 95th Street and Stony Island Avenue (the "Leased Premises"),  
which Leased Premises are more particularly described on Exhibit A  
attached hereto and incorporated by reference herein.

1. I am an attorney for Jewel Food Stores, Inc., formerly Jewel  
Companies, Inc., and in that capacity have personal knowledge of the  
information contained in this Affidavit.

The undersigned, Deborah A. Colson, being duly sworn on oath, does  
hereby state as follows:

STATE OF ILLINOIS )  
) SS.  
) COUNTY OF COOK )

AFIDAVIT 92238617

92238617

3/1/00

A# 942535

# UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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DEVELOPER'S MARKET

## PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, LYING NORTHEASTERLY OF A LINE 59.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY AND SOUTHWESTERLY OF A LINE 1200.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH SAID NORTHEASTERLY RIGHT OF WAY LINE, WHICH PART IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE NORTH 5000 FEET OF SECTION 12 AFORESAID, AT A POINT WHICH IS 1081.71 FEET EAST OF THE WEST LINE OF SAID SECTION 12, AND RUNNING, THENCE SOUTH ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF THE NORTH 5000 FEET, A DISTANCE OF 22.78 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. 24 921 815, BEING THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 77.15 FEET; THENCE SOUTHWESTWARDLY ALONG A LINE WHICH IS PERPENDICULAR TO THE AFOREMENTIONED NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY, A DISTANCE OF 618.19 FEET TO AN INTERSECTION WITH A LINE WHICH IS 408.00 FEET (MEASURED PERPENDICULAR) EAST FROM AND PARALLEL WITH THE EAST LINE OF 5 STONY ISLAND AVENUE (SAID EAST LINE BEING A LINE 1000 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID SECTION 12); THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 135.07 FEET, THENCE WEST ALONG A LINE WHICH IS PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 305.23 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED LINE WHICH IS PERPENDICULAR TO THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY, THENCE SOUTHWESTWARDLY ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 16.82 FEET, TO A POINT WHICH IS 99.00 FEET NORTHEASTERLY OF THE INTERSECTION OF SAID PERPENDICULAR LINE WITH THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY, THENCE SOUTHWESTWARDLY ALONG A LINE WHICH IS 99.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH SAID NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY, A DISTANCE OF 1367.13 FEET TO AN INTERSECTION WITH A LINE WHICH IS 190.36 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHWESTWARDLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE LAND CONVEYED BY DEED RECORDED MARCH 16, 1979 AS DOCUMENT NO. 24 881 682, THENCE NORTHEASTWARDLY ALONG SAID PARALLEL LINE, WHICH LINE IS PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 563.50 FEET; THENCE NORTHWESTWARDLY ALONG A LINE WHICH IS 662.50 FEET NORTHEASTERLY FROM AND PARALLEL WITH SAID NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY, A DISTANCE OF 587.88 FEET TO AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO THE AFORESAID SOUTH LINE OF THE NORTH 5000 FEET OF SECTION 12, AT THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH A LINE WHICH IS 1200.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH SAID NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY, THENCE NORTH ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 366.05 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL OF LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. 24 321 815, AND THENCE WESTWARDLY ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 66.29 FEET, TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING SOUTH OF A LINE 1172.1 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12) IN COOK COUNTY, ILLINOIS.

EXCLUDING THEREFROM

LEGAL DESCRIPTION COURTESY PARCEL

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, LYING NORTHEASTERLY OF A LINE 59.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY AND SOUTHWESTERLY OF A LINE 1,200.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH SAID NORTHEASTERLY RIGHT OF WAY LINE, WHICH PART IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 762.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 AND A LINE DRAWN AT 90° TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4 AT A POINT 981.71 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING SOUTH ON LAST DESCRIBED LINE 370.00 FEET; THENCE WEST AT 90° TO THE LAST DESCRIBED COURSE, 376.00 FEET; THENCE NORTH, AT 90° TO THE LAST DESCRIBED COURSE, 370.00 FEET; THENCE EAST, AT 90° TO THE LAST DESCRIBED COURSE 93.66 FEET; THENCE NORTHWEST ALONG A LINE FORMING AN EXTERIOR ANGLE OF 79°36'40" WITH THE LAST DESCRIBED LINE, FOR A DISTANCE OF 61.00 FEET TO A LINE 702.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE EAST, ALONG SAID LINE 702.00 FEET SOUTH, 170.00 FEET; THENCE SOUTHEAST ALONG A LINE FORMING AN INTERIOR ANGLE OF 79°36'40" WITH THE LAST DESCRIBED LINE, FOR A DISTANCE OF 61.00 FEET, TO SAID LINE 762.00 FEET SOUTH; THENCE EAST, ALONG SAID LINE 762.00 FEET SOUTH, 194.33 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT A.

92238617

# UNOFFICIAL COPY

## PARCEL 1

AN IRREGULAR PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 37 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 100 FEET OF SAID NORTHWEST 1/4 AND THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 100 FEET OF SAID NORTHWEST 1/4, 581.22 FEET MORE OR LESS TO INTERSECTION WITH A LINE WHICH IS 53 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT-OF-WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY, THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 96.10 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES, A DISTANCE OF 1031.20 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 99.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4, ALONG A LINE WHICH MAKES A RIGHT ANGLE WITH SAID SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4, THENCE WEST 921.71 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 425 FEET, AS MEASURED ON THE NORTH LINE ALSO EXCEPT THAT PART OF AN IRREGULAR PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF STONY ISLAND AVENUE (BEING THE EAST LINE OF THE WEST 100 FEET OF SAID NORTHWEST 1/4) AND THE SOUTH LINE OF THE EAST 95TH STREET, BEING THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4) THENCE EASTERLY ALONG THE SOUTH LINE OF SAID EAST 95TH STREET FOR A DISTANCE OF 425 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID STONY ISLAND AVENUE FOR A DISTANCE OF 12.66 FEET; THENCE NORTHEASTERLY FOR A DISTANCE OF 436.76 FEET TO A POINT ON THE EAST PROPERTY LINE WHICH IS 92.71 FEET EAST AND 22.74 FEET SOUTH OF THE POINT OF COMMENCEMENT AS MEASURED NORMAL TO THE SOUTH LINE OF SAID EAST 95TH STREET; THENCE NORTHERLY ALONG SAID EAST PROPERTY LINE FOR A DISTANCE OF 22.74 FEET TO SAID SOUTH LINE OF EAST 95TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 95TH STREET FOR A DISTANCE OF 436.71 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

## PARCEL 2

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF EAST 95TH STREET SAID POINT BEING 305 FEET EAST OF THE EAST LINE OF STONY ISLAND AVENUE, THENCE SOUTH ON A LINE 305 FEET EAST OF SAID PARALLEL TO SAID LINE OF 95TH STREET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE BEST RAILWAY COMPANY OF CHICAGO, A DISTANCE OF 433.93 PLUS OR MINUS FEET, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH ALONG THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 195.07 FEET MORE OR LESS; THENCE WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 300 FEET MORE OR LESS TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF THE BEST RAILWAY COMPANY OF CHICAGO, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

# UNOFFICIAL COPY

## PARCEL 4

THE WEST 425.00 FEET, AS MEASURED ON THE NORTH LINE OF AN IRREGULAR PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 100 FEET OF SAID NORTHWEST 1/4 AND THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 100 FEET OF SAID NORTHWEST 1/4, 581.22 FEET MORE OR LESS TO INTERSECTION WITH A LINE WHICH IS 59 FEET NORTH-EASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 96.60 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES, A DISTANCE OF 1091.20 FEET TO A POINT, THENCE NORTH, A DISTANCE OF 99.89 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4, ALONG A LINE WHICH MAKES A RIGHT ANGLE WITH SAID SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4, THENCE WEST 981.71 FEET TO THE POINT OF BEGINNING. (EXCEPTING THEREFROM THAT PART OF THE WEST 425 FEET, AS MEASURED ON THE NORTH LINE OF AN IRREGULAR PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID ONLY 13 AND AVENUE (BEING THE EAST LINE OF THE WEST 100 FEET OF SAID NORTHWEST 1/4) AND THE SOUTH LINE OF 95TH STREET BEING THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4), THENCE SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 581.22 FEET MORE OR LESS TO THE INTERSECTION OF SAID EAST LINE WITH A LINE WHICH IS 59 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY, THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE FOR A DISTANCE OF 96.60 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH IS AT RIGHT ANGLES TO SAID PARALLEL LINE FOR A DISTANCE OF 5 FEET TO A POINT WHICH IS 659.78 FEET SOUTH AND 56.09 FEET EAST OF THE POINT OF BEGINNING, AS MEASURED ALONG AND AT RIGHT ANGLES TO SAID EAST LINE, THENCE NORTH-EASTERLY ALONG A LINE WHICH IS 5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE AFOREMENTIONED PARALLEL LINE FOR A DISTANCE OF 72.63 FEET TO A POINT WHICH IS 598.56 FEET SOUTH AND 17 FEET EAST OF THE POINT OF BEGINNING, AS MEASURED ALONG AND AT RIGHT ANGLES TO SAID EAST LINE, THENCE NORTHERLY ALONG A LINE WHICH IS 17 FEET EAST OF AND PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 201.6 FEET, THENCE NORTHEASTERLY FOR A DISTANCE OF 259.12 FEET TO A POINT WHICH IS 139.02 FEET SOUTH AND 47.08 FEET EAST OF THE POINT OF BEGINNING, AS MEASURED ALONG AND AT RIGHT ANGLES TO SAID EAST LINE, THENCE NORTHEASTERLY FOR A DISTANCE OF 52.65 FEET TO A POINT WHICH IS 88.15 FEET SOUTH AND 47.74 FEET EAST OF THE POINT OF BEGINNING, AS MEASURED ALONG AND AT RIGHT ANGLES TO SAID EAST LINE, THENCE NORTHEASTERLY FOR A DISTANCE OF 55.16 FEET TO A POINT WHICH IS 89.43 FEET EAST AND 64.58 FEET SOUTH OF THE POINT OF BEGINNING, AS MEASURED ALONG AND AT RIGHT ANGLES TO SAID SOUTH LINE, THENCE NORTHEASTERLY FOR A DISTANCE OF 52.65 FEET TO A POINT WHICH IS 181.01 FEET EAST AND 53.97 FEET SOUTH OF THE POINT OF BEGINNING, AS MEASURED ALONG AND AT RIGHT ANGLES TO SAID SOUTH LINE; THENCE NORTHEASTERLY FOR A DISTANCE OF 284.56 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID PARCEL OF LAND; THENCE NORTH ALONG SAID EAST PROPERTY LINE FOR A DISTANCE OF 42.60 FEET TO A POINT ON SAID SOUTH LINE SAID POINT BEING 425 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. IN COOK COUNTY ILLINOIS

92236617

## COURTESY PARCEL

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, LYING NORTHEASTERLY OF A LINE 59.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY AND SOUTHWESTERLY OF A LINE 1,200.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH SAID NORTHEASTERLY RIGHT OF WAY LINE, WHICH PART IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 762.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 AND A LINE DRAWN AT 90° TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST 1/4 AT A POINT 981.71 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING SOUTH ON LAST DESCRIBED LINE 370.00 FEET; THENCE WEST AT 90° TO THE LAST DESCRIBED COURSE, 376.00 FEET; THENCE NORTH, AT 90° TO THE LAST DESCRIBED COURSE, 370.00 FEET; THENCE EAST, AT 90° TO THE LAST DESCRIBED COURSE 93.66 FEET; THENCE NORTHWEST ALONG A LINE FORMING AN EXTERIOR ANGLE OF 79°36'40" WITH THE LAST DESCRIBED LINE, FOR A DISTANCE OF 61.00 FEET TO A LINE 702.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE EAST, ALONG SAID LINE 702.00 FEET SOUTH, 110.00 FEET; THENCE SOUTHEAST ALONG A LINE FORMING AN INTERIOR ANGLE OF 79°36'40" WITH THE LAST DESCRIBED LINE, FOR A DISTANCE OF 61.00 FEET, TO SAID LINE 762.00 FEET SOUTH; THENCE EAST, ALONG SAID LINE 762.00 FEET SOUTH, 194.33 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SE Corner of 95<sup>th</sup> Street & Stony Island

25-12-100-010  
 012  
 013  
 021  
 022

# UNOFFICIAL COPY

JEWEL FOOD STORES, INC.

CHARE PLAZA

8725 W. HIGGINS ROAD CHICAGO, ILLINOIS 60631

March 15, 1991

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

American National Bank and Trust Company of  
Chicago as Trustee under Trust Agreement  
dated July 30, 1987 and known as  
Trust No. 106567-00  
c/o First National Realty Management Company  
415 N. LaSalle Street  
Chicago, IL 60610

Re: Lease dated September 27, 1988 (the "Lease") by and between  
American National Bank and Trust Company of Chicago as Trustee  
under Trust Agreement dated July 30, 1987 and known as Trust  
No. 106567-00 (the "Lessor") and Jewel Companies, Inc., a New York  
corporation, (the "Lessee") covering certain premises situated in  
the City of Chicago, County of Cook and State of Illinois at the  
southeast corner of 95th Street and Stony Island Avenue (the  
"Leased Premises"), which Leased Premises are more particularly  
described in the Lease.

Gentlemen:

This letter is to advise you that you are in default under Section 4.3 of  
the Lease for failure to begin construction of the Leased Premises  
Improvements, as defined in the Lease, on or before May 1, 1989.

Accordingly, pursuant to Section 4.3 of the Lease Lessee hereby cancels  
the Lease effective twenty (20) days from the date hereof (the  
"Cancellation Date"). As of the Cancellation Date, the Lease shall be  
null and void and of no further force and effect.

Yours truly,

JEWEL FOOD STORES, INC., formerly  
Jewel Companies, Inc.

By: 

Title: VICE PRESIDENT

DAC:dp:5650


EXHIBIT B

92238617

# UNOFFICIAL COPY

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address.      2.  Restricted Delivery.

3. Article Addressed to: American National Bank & Trust Co. of Chicago as Trustee under Trust Agreement dated July 30, 1987 & known as Trust No. 106567-00 c/o First National Realty Mgmt. Co. 415 N. LaSalle St., Chicago, IL 60610	4. Article Number P 469 283 938 Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail
5. Signature - Addressee X	8. Addressee's Address <i>ONLY if requested and fee paid</i> (GVR)
6. Signature - Agent X <i>U. Spurling</i>	Always obtain signature of addressee or agent and DATE DELIVERED. 
7. Date of Delivery FCC 3-18-91	

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

P 469 283 938

### RECEIPT FOR CERTIFIED MAIL

INSURANCE COVERAGE PROVIDED FOR INTERNATIONAL MAIL  
*(See Reverse)*

American National Bank & Trust Co. of Chicago as Trustee under Trust Agreement dated July 30, 1987 & known as Trust No. 106567-00 c/o First National Realty Mgmt. Co. 415 N. LaSalle St. Chicago, IL 60610	.29 1.00 .00 .00 1.00 .00 2.29
TOTAL Postage and Fees	
Postmark or Date GVR	

PS Form 3800, June 1985

92236617

Property of Cook County Clerk's Office