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**FIRST AMENDMENT TO
ASSIGNMENT OF RENTS AND LEASES**

This First Amendment to Assignment of Rents and Leases (this "Amendment"), is made as of March 1, 1992, by Wacker/Randolph Investment Company, an Illinois limited partnership, having its principal place of business at 150 North Wacker Drive, Chicago, Illinois (hereinafter referred to as "Borrower"), in favor of Connecticut General Life Insurance Company, a Connecticut corporation, having its principal place of business at 900 Cottage Grove Road, Bloomfield, Connecticut 06002 (hereinafter referred to as "Lender").

RECITALS:

- A. Borrower is the owner of the real property and improvements commonly known as 150 North Wacker Drive, Chicago, Cook County, Illinois, which real property and improvements are legally described on Exhibit A attached hereto and made a part hereof (the "Property").
- B. Borrower and Waikiki Beachcomber Investment Company ("WBIC"), a Hawaii general partnership are the makers of, and Lender is the holder of, that certain Promissory Note, dated April 11, 1990, made payable to the order of Lender in the face principal amount of \$27,500,000.00 (the "Original Note").
- C. Borrower and WBIC executed and delivered to Lender that certain Assignment of Rents and Leases, dated as of April 11, 1990, and recorded in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") on

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THE STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk's Office, to-wit:

...

...

Property of Cook County Clerk's Office

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April 17, 1990 as Document No. 90172722 (the "Assignment of Rents and Leases"), pursuant to which Borrower assigned and transferred to Lender, among other things, all of its right, title and interest in and to all leases of space, license agreements, concession agreements and other occupancy agreements affecting the Property (the "Leases") and the rents and other revenues generated by the Leases.

- D. On November 1, 1991, WBIC conveyed all of its right, title and interest in and to the Property to Borrower, by Quitclaim Deed, dated November 1, 1991, and recorded in the Recorder's Office on November 27, 1991 as Document No. 91625243, in exchange for a fifty percent (50%) limited partnership interest in Borrower.
- E. Borrower has concurrently herewith executed and delivered to Lender that certain Amended and Restated Promissory Note, dated as of the date hereof, and made payable to the order of the Lender in the face principal amount of \$26,853,826.00 (the "Restated Note") which Restated Note evidences indebtedness and liability heretofore evidenced by the Original Note, and was delivered by Borrower as a replacement and substitute for the Original Note.
- F. Borrower, Lender and Julian Toft & Downey have concurrently herewith executed and delivered that certain Lock Box Agreement, and that certain Real Estate Tax Escrow and Security Agreement, each dated as of

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April 17, 1996 to present. The Board of Directors of the Cook County Board of Health and Safety, created by the Illinois State Board of Health, is pleased to announce the appointment of Dr. Robert J. Cook, Jr., M.D., to the position of Director of the Cook County Board of Health and Safety. Dr. Cook, Jr. is currently the Director of the Cook County Board of Health and Safety, and has been in this position since 1994. He has a long and distinguished career in public health, having served in various capacities for the Cook County Board of Health and Safety, the Illinois State Board of Health, and the United States Public Health Service. Dr. Cook, Jr. is a graduate of the University of Illinois at Chicago, where he received his M.D. in 1978. He is also a graduate of the University of Illinois at Chicago, where he received his M.P.H. in 1981. Dr. Cook, Jr. is a member of the American Medical Association, the American Public Health Association, and the Illinois State Board of Health. He is also a member of the Cook County Board of Health and Safety. Dr. Cook, Jr. is a highly respected and experienced public health professional, and his appointment to the position of Director of the Cook County Board of Health and Safety is a testament to his leadership and dedication to the health and safety of the people of Cook County.

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March 1, 1992, pursuant to which the revenues and other amounts generated by or in connection with the operation of the Property, all real estate taxes payable with respect to the Property, and all security deposits for tenant space leases at the Property, are collected and disbursed.

G. Borrower and Lender desire to amend and modify certain terms and conditions of the Assignment of Rents and Leases.

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

1. The foregoing Recitals are true and correct and are incorporated herein by reference.

2. The Assignment of Rents and Leases is hereby amended and modified as follows: (a) all references to the term "Borrower" shall be deemed to be references to Wacker/Randolph Investment Company; (b) all references to the term "Note" shall be deemed to be references to the Restated Note; (c) all references to the term "Mortgage" shall be deemed to be references to that certain Mortgage and Security Agreement, dated as of April 11, 1990, and recorded in the Recorder's Office on April 17, 1990 as Document No. 90172721, as amended by that certain First Amendment to Mortgage and Security Agreement, dated as of March 1, 1992, each executed and delivered by Borrower to Lender as security for the

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HONORABLE CLERK OF COURT
 COUNTY OF COOK
 CHICAGO, ILLINOIS
 THE COURT OF COMMON PLEAS
 COUNTY OF COOK
 CHICAGO, ILLINOIS
 IN RE: [Illegible Case Name]
 Case No. [Illegible Case Number]

WHEREAS [Illegible text]
 AND WHEREAS [Illegible text]
 THE COURT HAS CONSIDERED [Illegible text]
 AND IS SATISFIED [Illegible text]
 IT IS ORDERED [Illegible text]
 THAT [Illegible text]
 THE COURT HAS CONSIDERED [Illegible text]
 AND IS SATISFIED [Illegible text]
 IT IS ORDERED [Illegible text]
 THAT [Illegible text]
 THE COURT HAS CONSIDERED [Illegible text]
 AND IS SATISFIED [Illegible text]
 IT IS ORDERED [Illegible text]
 THAT [Illegible text]

Property of Cook County Clerk's Office

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Original Note and Restated Note; and (d) all references to the term "Loan Documents" shall be deemed to be references to the term "Loan Documents", as defined in the First Amendment to Mortgage and Security Agreement.

3. Section 1.1 of the Assignment of Rents and Leases is hereby amended by substituting Exhibit B to this Amendment for Exhibit B to the Assignment of Rents and Leases.

4. Section 1.3 of the Assignment of Rents and Leases is hereby amended by deleting the second sentence thereof and substituting therefor the following sentence:

"Borrower and Lender acknowledge and agree that the collection and disbursement of, and the administration of all matters concerning, tenant Security Deposits relating to the Leases are governed and controlled by the Lock Box, Escrow and Security Agreement."

5. The first sentence of Article II of the Assignment of Rents and Leases is hereby deleted.

6. The first sentence of Section 5.2 of the Assignment of Rents and Leases is amended by adding the phrase "Subject to the terms and provisions of the Lock Box, Escrow and Security Agreement," at the beginning thereof.

7. Section 6.12(b) of the Assignment of Rents and Leases is hereby amended as follows: (a) Section 6.12(b)(i) is amended by substituting the phrase "the misapplication by Borrower of" for the term "misapplying"; (b) Section 6.12(b)(ii) is amended by substituting the phrase "the misapplication by Borrower of" for the term "misapplying"; and (c) Section 6.12(b)(iii) is amended by substituting the phrase "the collection by Borrower of" for the term "collecting".

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8. All references in the Assignment of Rents and Leases to the Assignment of Rents and Leases shall be deemed to mean and include the Assignment of Rents and Leases as supplemented, amended and modified hereby.

9. Borrower expressly agrees and understands that this Amendment shall not be construed as a novation of the Assignment of Rents and Leases.

10. Except as and to the extent supplemented, amended and modified by this Amendment, the Assignment of Rents and Leases and all of the terms, conditions and provisions thereof and all representations, warranties and covenants of Borrower therein made shall, in all respects, remain unmodified and unchanged and are hereby reaffirmed, ratified, remade and confirmed, and shall remain in full force and effect.

11. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

12. This Amendment may be executed in any number of counterparts and by each of the undersigned on separate counterparts, and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

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8. All references in the Assignment of Rents and Leases to the Assignment of Rents and Leases shall be deemed to mean and include the Assignment of Rents and Leases as supplemented, amended and modified hereby.

9. Borrower expressly agrees and understands that this Amendment shall not be construed as a novation of the Assignment of Rents and Leases.

10. Except as and to the extent supplemented, amended and modified by this Amendment, the Assignment of Rents and Leases and all of the terms, conditions and provisions thereof and all representations, warranties and covenants of Borrower therein made shall, in all respects, remain unmodified and unchanged and are hereby reaffirmed, ratified, remade and confirmed, and shall remain in full force and effect.

11. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

12. This Amendment may be executed in any number of counterparts and by each of the undersigned on separate counterparts, and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

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The Board of Directors of the Cook County Clerk's Office has the honor to acknowledge the receipt of your letter of the 10th day of August, 1968, regarding the proposed amendments to the Charter of Cook County, Illinois, which were submitted to the Board of Directors on August 7, 1968.

The Board of Directors has reviewed the proposed amendments and has determined that they are in the best interests of Cook County, Illinois, and that they should be adopted. The Board of Directors has therefore authorized the Clerk of the Board to execute the necessary documents to amend the Charter of Cook County, Illinois, in accordance with the proposed amendments.

The proposed amendments to the Charter of Cook County, Illinois, which were submitted to the Board of Directors on August 7, 1968, are as follows:

1. To amend Article I, Section 1, of the Charter of Cook County, Illinois, to read: "The County of Cook, Illinois, shall be a body politic and corporate, and shall have the right to sue and be sued, to contract and be contracted with, to hold and convey real and personal property, to incur and be liable for debts and obligations, to enter into contracts and agreements, and to exercise all the powers and authorities of a body politic and corporate, subject to the provisions of the Charter of Cook County, Illinois, and to the laws of the State of Illinois and the United States of America."
2. To amend Article II, Section 1, of the Charter of Cook County, Illinois, to read: "The County of Cook, Illinois, shall have the right to acquire, hold, and dispose of real and personal property, to incur and be liable for debts and obligations, to enter into contracts and agreements, and to exercise all the powers and authorities of a body politic and corporate, subject to the provisions of the Charter of Cook County, Illinois, and to the laws of the State of Illinois and the United States of America."
3. To amend Article III, Section 1, of the Charter of Cook County, Illinois, to read: "The County of Cook, Illinois, shall have the right to acquire, hold, and dispose of real and personal property, to incur and be liable for debts and obligations, to enter into contracts and agreements, and to exercise all the powers and authorities of a body politic and corporate, subject to the provisions of the Charter of Cook County, Illinois, and to the laws of the State of Illinois and the United States of America."

The Board of Directors has determined that the proposed amendments to the Charter of Cook County, Illinois, are in the best interests of Cook County, Illinois, and that they should be adopted. The Board of Directors has therefore authorized the Clerk of the Board to execute the necessary documents to amend the Charter of Cook County, Illinois, in accordance with the proposed amendments.

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IN WITNESS WHEREOF, the parties hereto have caused this amendment to be duly executed and delivered, pursuant to proper authority duly granted, as of the date first above written.

BORROWER:

WACKER/RANDOLPH INVESTMENT COMPANY
an Illinois limited partnership

By: Tomasz/Shidler Investment Corporation

By: Michael T. Tomasz
Michael T. Tomasz, President

LENDER:

Connecticut General Life Insurance Company, a Connecticut corporation

By: Cigna Investments, Inc.

By: John A. Shaw
Title: President

JOHN A. SHAW

This instrument prepared by, and after recording should be returned to:

Donald S. Horvath, Esq.
JENNER & BLOCK
One IEM Plaza
Chicago, Illinois 60611

DBK20556.AMS

COOK COUNTY CLERK'S OFFICE
FILED 7/2/88

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Property of Cook County Clerk's Office

COOK COUNTY

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STATE OF Hawaii)
COUNTY OF Maui) SS.

I, Cathryn Mellinger, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael T. Tomasz, President of Tomasz/Shidler Investment Corporation, the general partner of Wacker/Randolph Investment Company, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered and attested the same instrument as his free and voluntary act as such President and as the free and voluntary act of Tomasz/Shidler Investment Corporation and Wacker/Randolph Investment Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of June, 1993.

Cathryn Mellinger
Notary Public
Comm. exp: 10/15/94

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE
JAN 10 2010

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
JAN 10 2010

COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal Description

Parcel 1:

The South 1/2 of Wharfing Lots 29, 30 and 31 (except that portion of said Lot 29 condemned and taken for widening North Market Street) as laid out by plat by Asa F. Bradley dated February 11, 1848 and recorded February 11, 1848, in Book 29 of Maps, Page 1, in the original Town of Chicago, Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

The South 1/2 of the North 1/2 of Wharfing Lots 29, 30 and 31 (except that portion of said Lot 29 condemned and taken for widening North Market Street) as laid out by plat by Asa F. Bradley dated February 11, 1848 and recorded February 11, 1848, in Book 29 of Maps, Page 1 in the original Town of Chicago, Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 150 N. Wacker Drive
Chicago, Illinois

P.I.N.: 17-09-427-003-0000
17-09-427-004-0000

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6 12 1988

Legal Department

11 12 1988

The Board of Directors of the Cook County Board of Supervisors has adopted the following resolution:

12 12 1988

Resolved, that the Board of Supervisors do hereby authorize the Board of Directors of the Cook County Board of Supervisors to execute and deliver to the Cook County Board of Supervisors a resolution of the Board of Directors of the Cook County Board of Supervisors...

Property of Cook County Clerk's Office

Address: 150 N. Wacker Drive
Chicago, Illinois
11-88-437-004-000
11-88-437-003-000

03215001

Exit UNOFFICIAL COPY

4/15/91

THE SHIDLER GROUP

18/13 00

Owner: SANDY

Rent Roll

Page: 1

Property : WACKER/RANDOLPH INVEST. CO.

Dist Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
196-1	STARBUCKS ACQUISITION CORP.	4,499.84	1424	37.92/yr 3.16/mth	3/01/88	2/28/98	6,185.67
196-150	TOMASZ & SHIDLER INVESTMENT CO	17,434.86	6476	32.31/yr 2.69/mth	9/18/89	4/30/96	0.00
196-600	MOORE BUSINESS FORMS, INC.	1,260.28	353	15.91/yr 1.33/mth	9/01/83	3/31/94	0.00
196-007	VACANT	0.00	2336	0.00/yr 0.00/mth			0.00
196-620	INTELOGIC TRAC, INC.	1,600.00	1344	15.00/yr 1.25/mth	2/01/93	1/31/96	0.00
196-635	STEVEN B. SALK	0,765.31	2293	10.94/yr 2.00/mth	10/01/89	9/30/93	0.00
196-660	VACANT	0.00	1196	0.00/yr 0.00/mth			0.00
196-700	FIVE LOUIS CAPITAL MGMT (FLCM)	1,042.36	2338	5.35/yr 0.45/mth	1/01/92	4/30/96	6,205.01
196-720	PARSON CAPITAL CORPORATION	427.75	2001	5.35/yr 0.45/mth	6/01/92	5/31/96	0.00
196-741	UNDEGWRTERS INSURANCE	5,617.54	4649	14.50/yr 1.21/mth	1/01/90	12/31/96	0.00
196-800	MARSHALL NATZ & DAVID SHERER	10,131.57	4992	24.35/yr 2.03/mth	1/01/89	12/31/98	0.00
196-850	VACANT	0.00	1671	0.00/yr 0.00/mth			0.00
196-860	THE RANDOLPH GROUP	7,390.00	1320	21.60/yr 1.80/mth	10/01/92	3/31/95	0.00
196-875	BPARASI, INC.	645.00	304	26.25/yr 1.50/mth	11/01/91	9/30/01	0.00
196-900	VACANT	0.00	2099	0.00/yr 0.00/mth			0.00
196-919	VACANT	0.00	6075	0.00/yr 0.00/mth			0.00
196-1000	CABLE & WIRELESS COMMUNICATION	1,171.00	2162	6.50/yr 0.54/mth	10/01/92	3/30/96	0.00
196-1020	PROFESSIONAL EMPLOYMENT, INC.	3,060.00	2901	16.00/yr 1.33/mth	12/01/92	4/30/95	0.00
196-1035	STATE OF OREGON	1,752.50	826	25.46/yr 2.12/mth	4/01/88	1/31/94	0.00
196-1050	MOORE BUSINESS FORMS	929.60	830	13.44/yr 1.12/mth	8/01/89	7/31/94	0.00
196-1054	LISA WEINSTEIN & J. ANARILLO	2,355.00	1256	22.50/yr 1.80/mth	8/01/88	7/31/93	2,355.00
196-1067	BERNUDA DEPARTMENT OF TOURISM	1,773.75	946	22.50/yr 1.80/mth	4/01/83	7/31/91	0.00

Property of Cook County Clerks Office

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Case No.	Plaintiff	Defendant	Amount	Case No.	Plaintiff	Defendant	Amount
10001	10002
10003	10004
10005	10006
10007	10008
10009	10010
10011	10012
10013	10014
10015	10016
10017	10018
10019	10020
10021	10022
10023	10024
10025	10026
10027	10028
10029	10030
10031	10032
10033	10034
10035	10036
10037	10038
10039	10040
10041	10042
10043	10044
10045	10046
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10049	10050
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10057	10058
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10067	10068
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10081	10082
10083	10084
10085	10086
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10091	10092
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10095	10096
10097	10098
10099	10100

Property of Cook County Clerk's Office

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6/15/93

THE INCOLER GROUP 7 1 2 0 0 7

10:20 am

USER: SANDY

Lease Roll

Page: 2

Property: WALTER/RANDOLPH INVEST. CO.

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
196-1100	ORGANIZATIONAL STUDIES, INC.	2,622.63	1550	20.20/yr 1.68/mth	8/01/92	7/31/97	2,077.33
196-1125	J. J. & M., LTD.	9,009.86	3849	28.69/yr 2.34/mth	3/01/91	2/28/98	0.00
196-1145	POLLAK & NOFFRAB, LTD	4,136.00	3569	18.12/yr 1.10/mth	7/01/94	3/31/94	0.00
196-1200	LANDEAU INCOLER TRUSTANT CO.	0.00	6620	0.00/yr 0.00/mth	6/01/90	6/30/93	0.00 OUT
196-1230	FRED B. RASLIM AND ASSOCIATES	1,000.00	867	13.84/yr 1.15/mth	5/01/93	4/30/95	0.00
196-1242	KIRKPATRICK M. DILLING	1,852.00	1389	16.00/yr 1.33/mth	5/01/92	4/30/94	1,852.00
196-1262	MARA S. DECHTER	395.01	924	5.23/yr 0.43/mth	12/01/91	11/30/94	1,309.00
196-1300	GARY TRAVEL, LTD.	972.65	1642	7.10/yr 0.59/mth	5/01/92	4/30/93	2,580.88
196-1320	VACANT	0.00	1932	0.00/yr 0.00/mth			0.00
196-1335	NATIONAL EQUITY ADVISORS, INC.	2,016.06	1396	17.33/yr 1.44/mth	10/01/92	3/31/95	2,006.75
196-1343	ASSOCIATED COLLEGES OF IL.	5,984.00	2841	25.28/yr 2.11/mth	8/15/91	6/30/96	0.00
196-1345	ARTENZ CAPITAL GROUP	850.00	207	17.35/yr 1.45/mth	6/01/93	5/31/95	850.00
196-1400	BOARD OF EQUALIZATION	17,742.61	8980	23.72/yr 1.90/mth	8/01/90	7/31/96	0.00
196-1504	FRANCHISE TAX BOARD	12,750.00	8851	17.29/yr 1.44/mth	2/01/84	1/31/94	0.00
196-1600	KANE & NICKENBO, INC.	10,490.83	8890	15.56/yr 1.30/mth	9/15/89	9/30/99	8,681.83
196-1650	RAYMOND F. COHN (FREE RENT PERIOD)	0.00	937	0.00/yr 0.00/mth	6/15/92	8/30/95	1,249.33
196-1700	STEVE HARRINGTON & ERIC WJH	2,200.00	2006	13.16/yr 1.10/mth	4/01/92	3/31/94	1,000.00
196-1733	VACANT	0.00	2533	0.00/yr 0.00/mth			0.00
196-1734	VACANT	0.00	3562	0.00/yr 0.00/mth			0.00
196-1741	GOLOSTEIN, AJOSSA & GOOD	0.00	1103	0.00/yr 0.00/mth	5/01/93	6/30/98	1,314.57
196-1752	NICHOLAS J. JANNOTTA & ASSOC	3,692.64	1647	25.44/yr 2.12/mth	1/01/89	12/31/93	0.00
196-1800	VACANT	0.00	4599	0.00/yr 0.00/mth			0.00

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6/15/93

THE SHIDLER GROUP 02 15 07

10:28 am

User: SANDY

Rent Roll

Page: 3

Property : WACKER/RANDOLPH INVEST. CO.

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
196-1858	VACANT	0.00	2424	0.00/yr 0.00/mth			0.00
196-1862	LAWRENCE MALMER AND ASSOCIATES	2,516.45	1700	17.68/yr 1.47/mth	6/01/90	5/31/95	0.00
196-1900	MOORE BUSINESS FORMS	11,432.54	8951	15.50/yr 1.29/mth	9/01/83	3/31/94	0.00
196-2015	THE GUARDIAN LIFE INSURANCE CO	16,535.63	8851	22.50/yr 1.80/mth	10/01/85	9/30/93	0.00
196-2100	LAJOLLA CAPITAL CORP.	0.00	1690	0.00/yr 0.00/mth	6/15/93	6/30/94	2,012.46
196-2117	VACANT	0.00	3354	0.00/yr 0.00/mth			0.00
196-2142	EVINAR, LTD.	2,090.00	1831	13.11/yr 1.09/mth	6/01/91	11/30/93	0.00
196-2154	LS TRANSIT SYSTEMS, INC.	3,629.17	1843	23.63/yr 1.97/mth	1/01/91	12/31/95	3,449.42
196-2222	MOORE BUSINESS FORMS, INC.	8,292.34	3892	25.00/yr 2.00/mth	11/01/87	3/31/94	0.00
196-2230	GOLDSTEIN & ASSOCIATES	0.00	904	0.00/yr 0.00/mth	8/01/93	7/31/98	0.00
196-2236	APPLIED STRATEGIES INTERNATIONAL	6,334.92	4001	19.00/yr 1.50/mth	10/19/93	12/31/97	14,004.00
196-2300	COPPLESON MEDICAL CENTER	6,790.57	4478	15.03/yr 1.25/mth	8/15/89	7/31/99	0.00
196-2337	TOMASZ & SHIDLER INVESTMENT CO	1,175.28	1213	11.63/yr 0.97/mth	3/01/88	4/30/96	0.00
196-2354	ASSOCIATES IN VENTURE MGMT.	3,370.79	1739	23.25/yr 1.94/mth	1/01/93	12/31/95	1,198.72
196-2400	ESCA	10,723.11	4852	26.57/yr 2.21/mth	1/01/89	12/31/94	0.00
196-2450	BERNARD R. NEVORAL & ASSOCIATE	4,824.63	3852	15.03/yr 1.25/mth	8/31/89	7/31/99	6,025.00
196-2500	ZIFF COMMUNICATIONS	6,375.71	4917	15.96/yr 1.30/mth	8/01/87	7/31/94	0.00
196-2535	COMPUTER RECOGNITION TECH, INC	1,553.47	976	19.10/yr 1.59/mth	6/01/90	5/31/95	0.00
196-2548	SHANNON, BOYARD, BARTHEIM, ROST	3,160.21	2167	17.50/yr 1.46/mth	10/01/84	2/28/95	0.00
196-2575	CCB SERVICES, INC. (FREE RENT PERIOD)	0.00	586	0.00/yr 0.00/mth	5/01/93	5/30/95	0.00
196-2600	CABLE & WIRELESS COMMUNICATION	9,846.29	7592	15.56/yr 1.30/mth	8/15/89	8/14/94	0.00
196-2673	GLENN INGRAM & COMPANY LTD.	14,199.00	9466	18.00/yr 1.50/mth	9/01/85	8/31/95	0.00

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Case No.	Plaintiff	Defendant	Amount	Case No.	Plaintiff	Defendant	Amount
42 3		42 3	
43 3		43 3	
44 3		44 3	
45 3		45 3	
46 3		46 3	
47 3		47 3	
48 3		48 3	
49 3		49 3	
50 3		50 3	
51 3		51 3	
52 3		52 3	
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87 3		87 3	
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89 3		89 3	
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91 3		91 3	
92 3		92 3	
93 3		93 3	
94 3		94 3	
95 3		95 3	
96 3		96 3	
97 3		97 3	
98 3		98 3	
99 3		99 3	
100 3		100 3	

Property of Cook County Clerk's Office

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6/15/93

THE WHIDLER GROUP

10.24 am

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Rent Roll

Page: 4

Property: WACKER/RANDOLPH INVEST. CO.

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
196-2000	VACANT	0.00	1157	0.00/yr 0.00/mth			0.00
196-2034	BOARD OF EDUCATION	0,010.40	4156	23.15/yr 1.93/mth	5/01/91	4/30/96	0.00
196-2050	FT. DEARBORN PARTNERS, INC.	2,750.94	3127	6.75/yr 0.56/mth	1/01/92	12/31/96	22,500.00
196-2000	ARLEN BUSINESS SYSTEMS	0,069.17	2570	19.00/yr 1.58/mth	5/01/86	4/30/96	0.00
196-2020	ELECTRONIC DATA SYSTEMS	5,650.37	2565	26.50/yr 2.21/mth	10/01/89	9/30/96	3,622.75
196-2040	VACANT	0.00	1903	0.00/yr 0.00/mth			0.00
196-2061	VACANT	0.00	1491	0.00/yr 0.00/mth			0.00
196-3000	ERICH & DITMAR	0,290.13	6035	15.50/yr 1.30/mth	12/01/87	3/31/94	0.00
196-3050	J.P. COSTELLO & ASSOCIATES	1,176.79	1086	7.09/yr 0.62/mth	5/01/92	3/01/97	1,155.18
196-3075	VACANT	0.00	600	0.00/yr 0.00/mth			0.00
196-3110	SHEPARD, SCHWARTZ AND HARRIS	16,055.00	8529	22.59/yr 1.88/mth	8/01/91	1/31/96	0.00
196-5000	STANDARD PARKING	0.00		0.00/yr 0.00/mth	11/01/87	10/31/88	0.00

PROPERTY TOTALS:

Total Occupied Rents 295,509.20
 Total Vacant Rents 0.00
 Total Gross Rents 295,509.20
 Total Square Footage 236036
 Average Rent/Sq. Ft. /Yr. 15.02
 Average Rent/Sq. Ft. /Mth 1.25
 Total Security Deposits 93,596.58

--- Percentage of Occupied Units ---
 Total Occupied Units 63
 Total Vacant Units 15
 Total Units 78
 Percentage Occupied 80.8
 --- Percentage of Occupied Sq. Feet ---
 Total Occupied Sq. Feet 199346
 Total Vacant Sq. Feet 36090
 Total Square Footage 236036
 Percentage Occupied 84.5

Certified By: Eduardo E. Paneque

Eduardo E. Paneque
 Controller

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COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

Case No.	Plaintiff	Defendant	Amount	Case No.	Plaintiff	Defendant	Amount
88			2,125.00	88			2,125.00
89			2,125.00	89			2,125.00
90			2,125.00	90			2,125.00
91			2,125.00	91			2,125.00
92			2,125.00	92			2,125.00
93			2,125.00	93			2,125.00
94			2,125.00	94			2,125.00
95			2,125.00	95			2,125.00
96			2,125.00	96			2,125.00
97			2,125.00	97			2,125.00
98			2,125.00	98			2,125.00
99			2,125.00	99			2,125.00
100			2,125.00	100			2,125.00

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

03215005