

APPLICATION NO. 02  
DOCUMENT NO. 3611347

MAY 10 1989

VOLUME 7712 PAGE 79

CERTIFICATE NO. 1483957

OWNER CHIEF ALTY TITLE AND TRUST COMPANY,  
as Trustee, Trust Number TR9190.



93761061

Date Of First Registration

AUGUST FIFTEENTH, 1918

TRANSFERRED FROM 121251  
CERTIFICATE NO.

STATE OF ILLINOIS }  
COOK COUNTY }

9. [Redacted] Registrar of Titles in  
and for said County, in the State aforesaid, do hereby certify that

of the City of Chicago County of Cook and State of Illinois  
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

LOT SIXTEEN.....(16)  
LOT SEVENTEEN.....(17)

In Block Fourteen (14) in Newberry's Addition to Chicago in the East Half (1/2) of the West Half (1/2) of the North  
East Quarter (1/4) of Section 9, Township 39 North, Range 4, East of the Third Principal Meridian.

17-09-230-001,002,003,004,005

223-225 W. Ontario

Chgo. Ill, 60640

DEPT 11 RECORDING \$25.50  
TR 222 TRAN 69LS 09/22/93 15:26:00  
\$1393 \* -93-761061  
COOK COUNTY RECORDER

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

Witness My hand and Official Seal

this TWENTY EIGHTH (28TH) day of APRIL 1989

Registrar of Titles, Cook County, Illinois.

Handwritten number 2550

# UNOFFICIAL COPY

## MEMORIALS

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

| DOCUMENT NO               | NATURE AND TERMS OF DOCUMENT   | DATE OF DOCUMENT | DATE OF REGISTRATION<br>YEAR MONTH DAY HOUR | SIGNATURE OF REGISTRAR |
|---------------------------|--|------------------|---|------------------------|
| 331206-37<br>In Duplicate | General Taxes for the year 1986. 1st Inst. Paid, 2nd Inst. Not Paid.<br>Subject to General Taxes levied in the year 1987.<br>Memorandum of Lease between Faucher Bros. Cartage, Inc., an Illinois corporation ("Lessor") and 223 West Ontario Corporation, an Illinois corporation ("Lessee") leasing foregoing premises for a term of 20 years commencing January 27, 1986 with Lessee's option to extend the term for 20 additional years, subject to terms and provisions set forth in unrecorded lease. For particulars see Document. (Affects foregoing premises and other property).   | Jan. 27, 1986    | July 21, 1986 2:43PM                        | <i>[Signature]</i>     |
| 331274<br>In Duplicate    | Memorandum of Sublease by and between 223 West Ontario Corporation, an Illinois corporation ("Lessor") and 223 W. Ontario Associates, Ltd., an Illinois limited partnership ("Lessee"), wherein Lessor entered into a Lease Agreement dated November 3, 1985 (the "Underlying Lease") as Lessee, with Faucher Bros. Cartage, Inc., as Lessor (the "Underlying Lessor"), and thereafter the Lessor of the Sublease leases foregoing premises described in Exhibit A for a term of 20 years commencing January 27, 1986 and ending on the last day of the two hundred fortieth (240) complete calendar month following commencement, with four (4) options of renewal of the Sublease for a term of five (5) years each, subject to terms and provisions set forth in unrecorded lease. For particulars see Document. (Affects foregoing premises and other property).   | Jan. 27, 1986    | July 21, 1986 2:43PM                        | <i>[Signature]</i>     |
| 376246<br>In Duplicate    | Leasehold Mortgage, Security Agreement and Financing Statement (Map 223 West Ontario Associates, Ltd., an Illinois limited partnership, as Debtor, and Capital Bank & Trust, as secured party, in the principal sum of \$1,000,000.00 with interest payable in accordance with the terms and conditions set forth in documents attached hereto as Exhibits "A" through "D". For particulars see Document. (Legal Description as Exhibit "A" Under Attached) (Affects Sub-Leasehold Estate created by Memorandum of Sublease registered as Document Number 3312746 and other property).   | Nov. 11, 1989    | Jan. 11, 1989 3:20PM                        | <i>[Signature]</i>     |
| 376246<br>In Duplicate    | FINANCING STATEMENT: 223 W. Ontario Associates, Ltd., Debtor, Capital Bank & Trust, Secured party. Lists fixtures affixed to foregoing premises and other property. For particulars see Document. (Legal Description Rider and Rider Attached).  | Nov. 11, 1989    | Jan. 11, 1989 3:21PM                        | <i>[Signature]</i>     |
| 376247<br>In Duplicate    | Assignment from 223 W. Ontario Associates, Ltd., an Illinois limited partnership, to Capital Bank & Trust, of a security interest in, to all the rents, issues and profits, etc., of the foregoing premises, now due or which may hereafter become due under or by virtue of any leases or agreement heretofore or hereafter made or agreed to. For particulars see Document. (Legal Description as Exhibit "A" Rider Attached).   | Nov. 11, 1989    | Jan. 11, 1989 3:21PM                        | <i>[Signature]</i>     |
| 376249<br>In Duplicate    | Agreement by Chicago Title & Trust Company, as Trustee, Trust Number 1089390, (Landlord, Owner) and Capital Bank and Trust, (Lender), stating that whereas 223 West Ontario Corporation is the Lessee pursuant to Lease Dated November 3, 1985 and 223 W. Ontario Associates, Ltd., an Illinois limited partnership is the Sub-Lessee or Borrower pursuant to Sub-Lease Agreement dated April 23, 1986, Landlord and Lender agree that provided Lessee is not in default under the principal lease, Landlord waives any right to claim or assert any lien, etc. on the Collateral and that such Collateral is and shall remain personal property regardless of attachment to foregoing premises and is not and shall not be deemed to be fixtures; also, Landlord acknowledges that Lender's security interest in the Collateral is superior to any lien, etc. which Landlord has or may hereafter have, under covenants and agreements herein contained. For particulars see Document. (Affects foregoing premises and other property). (Legal Description as Exhibit "A" and Riders "B", "C" and "D" Attached).  | Nov. 11, 1989    | Jan. 11, 1989 3:21PM                        | <i>[Signature]</i>     |
| 376629                    | Agreement by 223 West Ontario Corporation, an Illinois corporation (Landlord) and Capital Bank and Trust, (Lender), stating that whereas 223 West Ontario Associates, Ltd., an Illinois limited partnership is the Borrower/Sub-Lessee and Landlord is the Lessee under the underlying lease and Faucher Bros. Cartage, Inc., an Illinois corporation is the owner and Lessor of foregoing premises, as beneficiary of Chicago Title and Trust, as Trustee, Trust Number 1089390; Landlord and Lender agree that provided Borrower/Sub-Lessee is not in default under the lease, Landlord waives any right to claim or assert any lien, etc. on the Collateral and that such Collateral is and shall remain personal property regardless of attachment to foregoing premises and is not and shall not be deemed to be fixtures; also Landlord acknowledges that Lender's security interest in the Collateral is superior to any lien, etc. which Landlord has or may hereafter have, under covenants and agreements herein contained. For particulars see Document. (Affects foregoing premises and other property). (Legal Description Rider and Exhibit "A" Attached). | Nov. 11, 1989    | Jan. 11, 1989 3:21PM                        | <i>[Signature]</i>     |

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Vol mhz 25 3842 230.12 11-2289 02/11

FORWARD TO RIDER

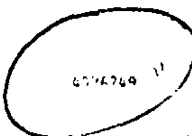
Property Clerk's Office 93761061



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

| DOCUMENT NO               | NATURE AND TERMS OF DOCUMENT   | DATE OF DOCUMENT | DATE OF REGISTRATION<br>YEAR-MONTH-DAY-HOUR | SIGNATURE OF REGISTRAR    |                           |         |         |  |  |  |
|---------------------------|--|------------------|---|---------------------------|---------------------------|---------|---------|--|--|--|
| 181706-89                 | Subject to General Taxes levied in the year 1989.<br>Release Deed in favor of Capitol Bank and Trust,<br>Releases Document Number 3766245. (Exhibit "A" Attached)  |                  | Nov. 22, 1989 2:04PM                        | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
| 3042230<br>In Dup.        | Leasehold Mortgage, Security Agreement and Financing<br>Statement from 223 W. Ontario Associates, Ltd., an<br>Illinois limited partnership, to Capitol Bank and Trust,<br>to secure note in the principal sum of \$1,406,000.00,<br>with interest, payable as therein stated, under terms,<br>provisions, limitations, covenants and agreements<br>herein contained. For particulars see Document. (Legal<br>Description as Exhibit "A" Rider Attached) (Affects<br>foregoing premises and other property)   | Nov. 1, 1989     | Nov. 22, 1989 2:04PM                        | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
| 1842231                   | FINANCING STATEMENT: 223 W. Ontario Associates, Ltd.<br>Debtor, Capitol Bank & Trust, Secured party. Legal features<br>affixed to foregoing premises and other property. For<br>particulars see Document. (Exhibit "A" and Rider Attached)   |                  |   | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
|                           | Not a duplicate Certificate 20028 effective 11/22/89   |                  |   | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
|                           | <table border="1"> <tr> <td>APPLICANT</td> <td>DOCUMENT NUMBER</td> <td>DATE OF FILING</td> </tr> <tr> <td><i>Carol Massey Brown</i></td> <td>4434272</td> <td>5-19-92</td> </tr> </table>   | APPLICANT        | DOCUMENT NUMBER                             | DATE OF FILING            | <i>Carol Massey Brown</i> | 4434272 | 5-19-92 |  |  |  |
| APPLICANT                 | DOCUMENT NUMBER  | DATE OF FILING   |   |                           |                           |         |         |  |  |  |
| <i>Carol Massey Brown</i> | 4434272  | 5-19-92          |   |                           |                           |         |         |  |  |  |
| 181706-92                 | General Taxes for the year 1991, 1st Inst. Paid, 2nd Inst. not paid.<br>Subject to General Taxes levied in the year 1991.<br>Verified Claim for Mechanic's Lien by North Town Refrigeration<br>Corporation, A Delaware Corporation, against Chicago Title and Trust<br>Company, as Trustee under Trust Number 1589199 owner, filed in the<br>Office of the Registrar of Titles of Cook County, Illinois, to <del>have</del><br>replace two door gaskets, iron grille, etc., in the amount of \$9,128.12,<br>with interest. For particulars see Document. (Affects foregoing premises<br>and other property).   |                  | May 19, 1992 10:25AM                        | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
| 4024272                   |  |                  |   | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
| 181706-93                 | General Taxes for the year 1992, 1st Inst. Paid, 2nd Inst. not Paid.<br>Subject to General Taxes levied in the year 1992.<br>Sale 3/13/92 for City, State, County, etc., taxes of 1990, of Lots 16 & 17,<br>to Midwest, for Sum of \$1314.24, @ 3% penalty, Vol. 509, Page 676.<br>Sale 3/23/93, for City, State, County, etc., taxes of 1991, of Lots 16 & 17,<br>to Nat. Indem. Corp., for Sum of \$28,882.82, @ 3% penalty, Vol. 509, Page<br>194.<br>Subcontractor's Notice and Claim for Lien by Acme Sprinkler Service Co.,<br>against 223 W. Ontario Associates, Ltd., an Ill. Ltd. Pship, contractor, and<br>Chicago Title & Trust Co., under Trust No. 1589199 and 223 W. Ontario<br>Associates, Ltd., a limited partnership, for the sum of \$49,368.43, with<br>interest. For particulars see Document. (Affects foregoing premises and<br>other property). |                  |   | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
| 4026698                   | Subject to General Taxes levied in the year 1993.<br>Sale 2/23/93 for City, State, County, etc., taxes of 1991, of Lots 16 and<br>17, block 14, to National Indemcorp., for sum of \$49,368.43, @ 3%<br>penalty, Vol. 509, Page 194.<br>Sworn Copy of Certificate of Purchase by David D. Orr, County Clerk,<br>certifying that on Apr. 8, 1992 Midwest Partners, purchased General<br>Taxes for the year 1990 in the sum of \$1,314.24. (Attached is direction to<br>register Document Number 4026698 on Certificate Number 1483957).   |                  | Apr. 8, 1992                                | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |
|                           |  |                  |   | <i>Carol Massey Brown</i> |                           |         |         |  |  |  |

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POPPER & WISNIEWSKI  
ONE N. LAZARUS # 3300  
CHICAGO, IL. 60602.