

SEP 24 1991

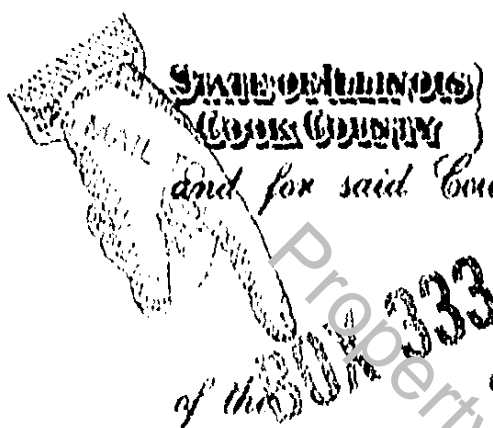
OWNER: HARBOR PROPERTIES ASSOCIATES, INC.

OFFICIAL COPY
OF TITLE
Date Of First Registration

94907961

SUPPLEMENT TWENTY THIRD 1234567890
TRANSFERRED FROM
CERTIFICATE NO 140658

825.00
1901: 1688.014 1027.00 15.10.00
1902: 1688.014 1027.00 15.10.00
1903: 1688.014 1027.00 15.10.00
1904: 1688.014 1027.00 15.10.00
1905: 1688.014 1027.00 15.10.00



I Carol Moseley Braun Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

HARBOR PROPERTIES ASSOCIATES, INC.
(An Illinois Corporation)

of the County of and State of
is 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

That part of the East 600.0 feet of the West 1139.0 feet of the South 712.30 feet of the North 762.50 feet of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, lying East of the following described line beginning at a point in the South line of the North 50 feet of the said Quarter Quarter Section 639.0 feet East of the West line thereof thence South 00° 00' 00" West parallel with the West line thereof 292.86 feet to a point of curve; thence Southwesterly along an arc of a circle convex Southeasterly and having a radius of 278.94 feet for a distance of 183.0 feet to a point of reverse curve (the chord of said arc having a bearing of South 25° 57' 10" West); thence Southwesterly along an arc of a circle convex Northwesterly and having a radius of 296.94 feet for a distance of 131.38 feet to a point in the East line of the West 319.0 feet of said Quarter Quarter Section 621.33 feet South of the North line thereof (the chord of said arc having a bearing of South 30° 22' 34" West); thence South 00° 00' 00" East along the East line of the West 319.0 feet for a distance of 140.69 feet to the South line of the North 762.50 feet aforesaid (except therefrom that part lying South of the following described lines) Beginning at a point in the East line of the West 1139.0 feet aforesaid 469.92 feet South of the North line thereof; thence North 89° 59' 39" West along the South face of a high 1-story brick building 880.81 feet; thence South 00° 00' 21" West 94.78 feet to an arc of a circle convex Northwesterly and having a radius of 270.33 feet; thence Southwesterly along said arc 76.37 feet the chord of said arc having a bearing of South 60° 53' 15" West); thence Southerly along an arc of a circle convex Northwesterly and having a radius of 313.03 feet for a distance of 203.33 feet to a point in the South line of the North 762.50 feet aforesaid 9.76 feet East of the East line of the West 319.0 feet aforesaid and also except that part lying West of the following described lines: Commencing at a point in the East line of the West 1139.0 feet aforesaid, 469.92 feet South of the North line thereof; thence North 89° 59' 39" West along the South face of a high 1-story brick building 824.05 feet to the point of beginning, being on the East face of a brick wall; thence North 00° 16' 25" West along said East face 38.94 feet to the South face of a brick wall; thence North 89° 59' 03" East along said South face 4.22 feet to the center line of a brick wall; thence North 00° 09' 03" West along said center line 107.40 feet; thence South 89° 54' 43" East along said center line 69.35 feet to the East face of a brick wall; thence North 00° 17' 47" West along said East face 35.77 feet to the center line of a brick wall; thence North 89° 54' 43" West along said center line 60.32 feet; thence North 00° 03' 17" East along said center line and its Northerly extension 202.09 feet to a point in the South line of the North 50.0 feet of said Quarter Quarter Section 420.23 feet West of the East line of the West 1139.0 feet of said Southwest Quarter of the Northeast Quarter).

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

Witness My hand and Official Seal

this NINETEENTH (19th) day of AUGUST A. D. 1988

Registrar of Titles, Cook County, Illinois.

TAX # 19-21-212-074

94907961

2500

UNOFFICIAL COPY

10/10/10

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

| DOCUMENT NO. | NATURE AND TERMS OF DOCUMENT | DATE OF DOCUMENT | DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR | SIGNATURE OF REGISTRAR |
|--------------|--|------------------|---|------------------------|
| 298031-38 | <p>Subject to General Taxes levied in the year 1988.</p> <p>Right to construct, maintain, use, etc., railroad switchtracks on and over parcels of land (specifically described) adjacent to Parcel 1, Parcel 2 and Parcel 3, aforesaid, as granted by Deed registered as Document Number 132822. For particulars see Document.</p> <p>Perpetual right to use the surface of the ground for private streets, etc., in certain specifically described strips of land in the Northeast Quarter (1/4) and the Southwest Quarter (1/4) of Section 21, aforesaid, as granted by Deed registered as Document Number 132829. For particulars see Document.</p> <p>Subject to reservation contained in Deed registered as Document Number 166322, of a non exclusive easement over and across common area, described herein, of that part of property conveyed and located on Parcel 3 described herein, for ingress and egress to and from premises described herein as Parcel 2, said covenant to run with the land and be binding and inure to the benefit of Grantor and Grantee and their successors and assigns, under terms, covenants and provisions therein contained. For particulars see Document.</p> | | | Carol Macky Brown |
| In Duplicate | <p>Use and Shared Facilities Agreement between Jefferson Smollett Corporation, a Delaware Corporation (JSC), owner of property described on Exhibit B attached hereto, and Harbor Properties Associates, Inc., an Illinois Corporation, (HPA) owner of property described on Exhibit A attached hereto, wherein parties share a common wall located on HPA property, and also sprinkler system on JSC property (it serviced by 2 fire pumps in fire pump room located on HPA property and under mutual covenants herein. Aforesaid HPA grants to JSC, its successors and assigns a perpetual easement to run with the land for the right to use said wall, fire pumps and fire pump room for purposes described herein, under provisions, conditions and agreements herein contained.</p> | Oct. 29, 1987 | Nov. 16, 1987 2:10PM | Carol Macky Brown |
| 3667310 | Mortgage from Harbor Properties Associates, Inc., an Illinois corporation, to First Chicago Bank of Oak Park, an Illinois corporation, to secure note in the principal sum of \$1,000,000.00 with interest and future indebtedness pursuant to Construction Loan Agreement of even date herewith, not to exceed 100% of the principal amount of said note) under terms, covenants and agreements herein contained. For particulars see Document. (Consent Attached) (Affects foregoing premises and other property). | | | Carol Macky Brown |
| In Duplicate | | | | |
| 3710722 | Loan Modification Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation, Harbor Properties Associates, Inc., an Illinois corporation and Victor L. Chatfield, Joyce Madson and Harry Lipner, modifying Mortgage registered as Document Number 3710722, as herein set forth. For particulars see Document. (Legal Descriptions as Exhibits "A" and "B" Attached). | May 29, 1988 | May 23, 1988 2:16PM | Carol Macky Brown |
| In Duplicate | | | | |
| 3732516 | Easement by Harbor Properties Associates, Inc., an Illinois corporation, to Corrugated Supplies Corp., a Delaware Corporation, its successors and assigns for ingress and egress, etc., as more particularly set forth herein. For particulars see Document. (Legal Descriptions as Exhibits "A" and "B" Attached). | July 1, 1988 | Aug. 19, 1988 12:26PM | Carol Macky Brown |
| In Duplicate | | | | |
| 3732518 | Easement Agreement by and between Corrugated Supplies Corp., a Delaware Corporation and Harbor Properties Associates, Inc., an Illinois corporation, for ingress and egress, etc., as more particularly described herein. For particulars see Document. (Legal Descriptions as Exhibits "A", "B", "C" and "D" Attached). | July 1, 1988 | Aug. 19, 1988 12:26PM | Carol Macky Brown |
| In Duplicate | | | | |
| 3732519 | Wall Use Agreement by and between Harbor Properties Associates, Inc., an Illinois corporation and Corrugated Supplies Corp., a Delaware Corporation, wherein parties agree to repair, maintain and replace, etc., its respective side of wall as indicated on Exhibit "C" attached hereto, under covenants, conditions and agreements herein contained. For particulars see Document. (Legal Descriptions as Exhibits "A" and "B" Attached). | July 1, 1988 | Aug. 19, 1988 12:26PM | Carol Macky Brown |
| In Duplicate | | | | |
| 3732520 | General Taxes for the year 1988. 1st Inst. Paid, 2nd Inst. Not Paid. | July 1, 1988 | Aug. 19, 1988 12:26PM | Carol Macky Brown |
| 298031-39 | <p>Subject to General Taxes levied in the year 1989.</p> <p>Mortgage from Harbor Properties Associates, Inc., a corporation, to Harris Bank Argo, to secure note in the sum of \$750,000.00, payable as therein stated. For particulars see Document. (Legal Description as Exhibit "A" and Resolution Attached).</p> | | | Carol Macky Brown |
| In Duplicate | | | | |
| 3789776 | General Taxes for the year 1988. 1st Inst. Paid, 2nd Inst. Not Paid. | Mar. 20, 1989 | Apr. 6, 1989 1:36PM | Carol Macky Brown |
| 298031-39 | <p>Subject to General Taxes levied in the year 1989.</p> <p>Second Loan Modification Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation, Harbor Properties Associates, Inc., an Illinois corporation and Victor L. Chatfield, Joyce Madson and Harry Lipner, modifying and amending Mortgage registered as Document Number 3710722, as herein set forth, under covenants and conditions herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached).</p> | | | Carol Macky Brown |
| In Duplicate | | | | |
| 3787783 | | Mar. 20, 1989 | Apr. 18, 1989 12:10PM | Carol Macky Brown |

FORWARD TO RIDER

94967961

UNOFFICIAL COPY



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

| DOCUMENT NO. | NATURE AND TERMS OF DOCUMENT | DATE OF DOCUMENT | DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR | SIGNATURE OF REGISTRAR |
|--------------------------------------|--|------------------|---|--------------------------------|
| In Duplicate 3787758 298031-90 | Subordination Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation and Harris Bank-Argo, an Illinois corporation, stating that Mortgage registered as Document Number 3710722 is subordinate to Mortgage registered as Document Number 3784976, under covenants and agreements herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached). <u>General Taxes</u> for the year 1989. 1st Inst. Paid, 2nd Inst. Not Paid. <u>Subject to General Taxes</u> levied in the year 1990. | Mar. 20, 1989 | Apr. 13, 1989 12:10PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3867429 | Third Loan Modification Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation, Harbor Properties Associates, Inc., an Illinois corporation and Victor L. Chatfield, Joseph Plaska and Harry Lipner, modifying and amending Mortgage registered as Document Number 3710722, as herein set forth, under covenants and conditions herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached). | Mar. 7, 1990 | Mar. 20, 1990 2:31PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3867431 | Mortgage from Harbor Properties Associates, Inc., a corporation, to Harris Bank Argo, to secure note in the sum of \$630,000.00, payable as therein stated. For particulars see Document. (Resolution and Legal Description as Exhibit "A" Attached). | Mar. 1, 1990 | Mar. 20, 1990 2:31PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3867430 298031-90 | Second Subordination Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation and Harris Bank-Argo, an Illinois corporation, stating that Mortgage registered as Document Number 3710722 is subordinate to Mortgages registered as Document Numbers 3784976 and 3867431, under covenants and agreements herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached). | Mar. 1, 1990 | Mar. 20, 1990 2:31PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3882034 | Mortgage from Harbor Properties Associates, Inc., a corporation, to Harris Bank Argo, to secure note in the sum of \$600,000.00, payable as therein stated. For particulars see Document. (Resolution and Legal Description as Exhibit "A" Attached). | May 1, 1990 | May 18, 1990 2:43PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3882035 | Fourth Loan Modification Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation, Harbor Properties Associates, Inc., an Illinois corporation and Victor L. Chatfield, Joseph Plaska and Harry Lipner, modifying and amending Mortgage registered as Document Number 3710722, as herein set forth, under covenants and conditions herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached). | May 1, 1990 | May 18, 1990 2:43PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3882036 | Third Subordination Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation and Harris Bank-Argo, an Illinois corporation, stating that Mortgage registered as Document Number 3710722 is subordinate to Mortgages registered as Document Numbers 3784976, 3867431 and 3882034, under covenants and agreements herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached). | May 16, 1990 | May 18, 1990 2:43PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3882036 298031-91 | Mortgage from Harbor Properties Associates, Inc., a corporation, to Corrugated Supplies Corp., a Delaware Corporation, its successors and assigns, of a non-exclusive easement for vehicular and pedestrian ingress and egress to, from and over the driveways, accessways, sidewalks, paths, entrances and other common areas, etc. more particularly described on Exhibit "C" attached hereto. For particulars see Document. (Legal Description as Exhibits "A" and "B" Attached) (Also Cancels Document Number 3752818, shown supra). | May 16, 1990 | May 18, 1990 2:43PM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3960311 | Restated Easement Agreement by and between Corrugated Supplies Corp., a Delaware Corporation and Harbor Properties Associates, Inc., an Illinois Corporation, wherein Corrugated grants to Harbor, its successors and assigns, a non-exclusive easement over part of property described on Exhibit "B" attached hereto, consisting of a room and loading dock located on said property and more particularly described on Exhibit "B" attached hereto and herein referred to as the "Staging Room", under covenants, conditions, restrictions and agreements herein contained. For particulars see Document. (Exhibits "A" and "C" attached) (Also Cancels Document Number 372819, shown supra). | Mar. 13, 1991 | Apr. 10, 1991 9:30AM | <i>Carol Mackay, Registrar</i> |
| In Duplicate 3960312 | Fifth Loan Modification Agreement by and between First Chicago Bank of Oak Park, an Illinois banking corporation, Harbor Properties Associates, Inc., an Illinois corporation and Victor L. Chatfield, Joseph Plaska and Harry Lipner, modifying and amending Mortgage registered as Document Number 3710722, as herein set forth, under covenants and conditions herein contained. For particulars see Document. (Legal Description as Exhibit "A" Attached). | Mar. 15, 1991 | Apr. 10, 1991 9:30AM | <i>Carol Mackay, Registrar</i> |
| 1950313 | | Apr. 19, 1991 | Apr. 10, 1991 9:51AM | <i>Carol Mackay, Registrar</i> |

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