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COOK COUNTY, ILLINOIS
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Cross Reference: Assignment of Lease
recorded as Instrument Number 85261581
and Amendatory Agreement recorded as
Instrument Number 93820416 in Cook
County, Illinois

SECOND AMENDATORY AGREEMENT
(North Riverside Mall)

between

CHICAGO TITLE AND TRUST COMPANY, as trustee under Trust Agreement
dated June 13, 1985, and known as Trust No. 1085900 ("Land Trustee");

ILLINOIS PARTNERS LIMITED PARTNERSHIP (formerly Six Anchors
Limited Partnership), a Maryland limited partnership having its principal place of business
and chief executive office c/o The Prime Group, Inc., 77 West Wacker Drive, Suite 3900,
Chicago, Illinois 60601 ("Beneficiary"); and

AURORA SPC, INC., a Maryland corporation, having its principal place of
business at 210 West Pennsylvania Avenue, Suite 610, Towson, Maryland 21204

After recording, please return to:

Thomas L. Totten, Esquire
Piper & Marbury
36 South Charles Street
Baltimore, Maryland 21201

This instrument was prepared by the above named attorney.

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SECOND AMENDATORY AGREEMENT (North Riverside Mall)

THIS SECOND AMENDATORY AGREEMENT (this "Second Amendatory Agreement") is made as of April 15, 1994 by and among **CHICAGO TITLE AND TRUST COMPANY**, as trustee under a Trust Agreement dated June 15, 1985 and known as Trust No. 1085900 (the "Land Trustee"), **ILLINOIS PARTNERS LIMITED PARTNERSHIP** (formerly Six Anchors Limited Partnership), a Maryland limited partnership, having its principal office c/o The Prime Group, Inc., 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601 (the "Beneficiary", collectively with the Land Trustee, the "Mortgagor") and **AURORA SPC, INC.**, a Maryland corporation, having its principal place of business and principal office c/o President, 210 West Pennsylvania Avenue, Suite 610, Towson, Maryland 21204 ("Current Mortgagee").

RECITALS

A. The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 (the "Original Mortgagee") made a loan (the "Loan") to Mortgagor, which Loan was evidenced by that certain Mortgage Note dated October 31, 1985, in the original principal amount of Sixty-Eight Million Dollars (\$68,000,000) (the "Original Mortgage Note").

B. The Loan was secured, *inter alia*, by (i) that certain Mortgage dated as of October 31, 1985 from the Mortgagor to the Original Mortgagee recorded as Instrument No. 85261579 in Cook County, Illinois (the "Original Mortgage"); (ii) that certain Assignment of Lease dated as of October 31, 1985 between Mortgagor and the Original Mortgagee recorded in Cook County, Illinois as Instrument Number 85261581 (the "Original Lease Assignment"); and (iii) that certain Security Agreement between Mortgagor and Original Mortgagee dated as of October 31, 1985 (the "Original Security Agreement").

C. The Original Mortgage Note was amended by that certain Amended and Restated Mortgage Note, executed as of September 28, 1993, but effective as of January 1, 1993, in the original principal amount of \$68,000,000 (the "Amended and Restated Note").

D. The Original Mortgage was amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, between Mortgagor and the Original Mortgagee and recorded as Instrument No. 93820415 in Cook County, Illinois encumbering the property described on Exhibit B attached hereto. The Original Mortgage, as so amended and restated, is hereinafter referred to as the "Amended and Restated Mortgage".

E. The Original Lease Assignment and the Original Security Agreement were amended by that certain Amendatory Agreement dated as of September 28, 1993, but effective as of January 1, 1993, between Mortgagor and the Original Mortgagee and recorded as Instrument Number 93820416 in Cook County, Illinois (the "First Amendatory Agreement"). The Original Lease Assignment, as modified by the First Amendatory Agreement, is hereinafter referred to as

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the "Amended Lease Assignment" and the Original Security Agreement as amended by the First Amending Agreement, is hereinafter referred to as the "Amended Security Agreement."

F. By that Transfer and Assignment from the Original Mortgagee to Current Mortgagee dated as of the date hereof, recorded or intended to be recorded in Cook County, Illinois immediately prior hereto (the "First Assignment"), the Original Mortgagee transferred, assigned and conveyed to Current Mortgagee, the Amended and Restated Mortgage, the Amended Lease Assignment and the Amended Security Agreement, together with the indebtedness secured thereby, the real and personal property described therein, and all right, title, interest, privileges and powers of the Original Mortgagee in and to said property and in or under the Amended and Restated Mortgage, the Amended Lease Assignment and the Amended Security Agreement.

G. The Amended and Restated Note was amended and restated by that certain Second Amended and Restated Mortgage Note, dated as of the date hereof in the original principal amount of \$68,000,000 registered in the name of Current Mortgagee until the execution and delivery of the Mortgage Note Trust Agreement (as hereinafter defined), whereupon such Second Amended and Restated Mortgage Note will be registered in the name of the Mortgage Note Trust Trustee (as hereinafter defined) (the "Second Amended and Restated Note"), and the Amended and Restated Mortgage was amended by that certain First Amendment to Amended and Restated Mortgage dated as of the date hereof between Mortgagor and Current Mortgagee, recorded or intended to be recorded in Cook County, Illinois (the "First Amendment to Amended and Restated Mortgage").

H. The parties desire to further amend the Amended Lease Assignment and the Amended Security Agreement in accordance with the terms hereof.

I. Immediately subsequent hereto, Current Mortgagee intends, by that Transfer and Assignment dated as of the date hereof from Current Mortgagee to The Bank of New York, as trustee ("Mortgage Note Trust Trustee") recorded or intended to be recorded in Cook County, Illinois, immediately subsequent hereto (the "Second Assignment"), to transfer, assign and convey to Mortgage Note Trust Trustee, as trustee under that IPLP Mortgage Note Trust Agreement between Current Mortgagee and Mortgage Note Trust Trustee dated as of the date hereof, (the "Mortgage Note Trust Agreement"), the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage, and the Amended Lease Assignment and the Amended Security Agreement, each as amended by this Second Amending Agreement, together with the indebtedness secured thereby, the real and personal property described therein, and all right, title, interest, privileges and powers of Current Mortgagee in and to said property and in or under the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage, and the Amended Lease Assignment and the Amended Security Agreement, each as amended by this Second Amending Agreement, and pursuant to the Mortgage Note Trust Agreement, the Mortgage Note Trust Trustee will assume all of the obligations of Current Mortgagee under the Transaction Documents (as defined in Exhibit E).

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

1. Definitions. Except as otherwise provided herein, terms used herein which are otherwise not defined herein, but which are defined in the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage, shall have the meanings given such terms set forth therein.

2. Amendments to Amended Lease Assignment. As of the date hereof, the Amended Lease Assignment is hereby amended as follows:

a. The term "Assignment" shall mean and refer to the Amended Lease Assignment, as amended by this Second Amendatory Agreement, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms of thereof have been obtained as required therein.

b. The term "Lender" shall mean and refer to the Current Mortgagee, and upon the execution and delivery of the Mortgage Note Trust Agreement, the Mortgage Note Trust Trustee, and its successors and assigns.

c. The term "North Riverside Mortgage" shall mean and refer to the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

d. The term "Note" shall mean and refer to the Second Amended and Restated Note, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

e. The term "Lease/Sale Agency Agreement" shall mean and refer to the Lease/Sale Agency Agreement among Mortgagor, the Original Mortgagee and The Dial Corp, a Delaware corporation ("Dial") dated as of September 28, 1993, but effective as of January 1, 1993, as amended by that certain First Amendment to Lease/Sale Agency Agreement, dated as of the date hereof among the Mortgagor, the Current Mortgagee and Dial, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

3. Amendments to Security Agreement. As of the date hereof, the Amended Security Agreement is hereby amended as follows:

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a. The term "Agreement" shall mean and refer to the Amended Security Agreement, as amended by this Second Amending Agreement, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

b. The term "Lender" shall mean and refer to the Current Mortgagee, and upon the execution and delivery of the Mortgage Note Trust Agreement, the Mortgage Note Trust Trustee, and its successors and assigns.

c. The term "Mortgage" shall mean and refer to the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

d. The term "Note" shall mean and refer to the Second Amended and Restated Note, as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

e. The term "Lease/Sale Agency Agreement" shall mean and refer to the Lease/Sale Agency Agreement among Mortgagor, the Original Mortgagee and The Dial Corp ("Dial"), dated as of September 29, 1993, but effective as of January 1, 1993, as amended by that First Amendment to Lease/Sale Agency Agreement, dated as of the date hereof among Mortgagor, Current Mortgagee and Dial, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

f. Exhibit A to the Amended Security Agreement is hereby deleted and replaced with revised Exhibit A attached hereto.

g. All notices to the Beneficiary under the Amended Security Agreement shall be delivered to the address set forth below:

Illinois Partners Limited Partnership
c/o The Prime Group, Inc.
77 West Wacker Drive, Suite 3900
Chicago, IL 60601
Attn: Jeffrey A Patterson and Robert J. Rudnick
FAX No: (312) 782-5867

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with a copy to:

Dennis W. Townsend
210 West Pennsylvania Avenue, Suite 610
Towson, MD 21204
FAX No. (410) 321-1901

h. All notices to the Lender under the Amended Security Agreement shall be delivered to the address set forth below:

Until the execution and delivery of the Mortgage Note Trust Agreement, to:

Aurora SPC, Inc.
210 West Pennsylvania Ave., Suite 610
Towson, MD 21204
Attn: President
FAX No: (410) 321-1901

Upon the execution and delivery of the Mortgage Note Trust Agreement, to:

The Bank of New York, as Trustee
101 Barclay Street
Floor 12W
New York, New York 10286
Attn.: Corporate Trust -MBS
Fax: (212) 815-4135

with a copy to:

CRICO Mortgage Company, Inc.
11200 Rockville Pike
Rockville, Maryland 20852
Attn.: Frederick J. Burchill
Fax: (301) 466-3121

4. Amendments to Other Loan Documents. As of the date hereof, the other Loan Documents have been and are hereby amended by redefining all references therein to the "Note", "the Mortgage" and the "Lease Assignment" so that such terms shall mean and refer respectively to the Second Amended and Restated Note, the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage and the Original Lease Assignment, as

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amended by the First Amendatory Agreement and by this Second Amendatory Agreement, in each such case, as such documents may be further amended, modified or supplemented from time to time in accordance with the terms thereof.

5. Estoppel. As a material inducement to Current Mortgagee, Mortgagor hereby warrants, represents and certifies to Current Mortgagee as of the date hereof that the Second Amended and Restated Note, Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage and the other Loan Documents, as amended, are in all respects the legal, valid and binding obligations of Mortgagor, enforceable against Mortgagor in accordance with their respective terms and free from any and all infirmities, defenses or counterclaims of any nature whatsoever, subject to applicable bankruptcy, insolvency, liquidation, receivership, moratorium, reorganization or other similar debtor relief laws relating to or affecting the enforcement of creditor's rights generally. Nothing contained in this Second Amendatory Agreement shall be deemed to release, terminate or subordinate any lien, security interest or assignment created or evidenced by the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage or the Original Lease Assignment, as amended by the First Amendatory Agreement and this Second Amendatory Agreement.

6. No Novation. Nothing herein shall be construed to alter or affect the priority of the lien created by the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage or any other Loan Document, it being the expressly declared intention of the parties hereto that no novation of any Loan Document be created hereby.

7. Continuing Effect. Except as modified by this Second Amendatory Agreement, all of the terms, covenants and conditions of the Amended Lease Assignment and the Amended Security Agreement shall continue to remain unchanged and in full force and effect.

8. Binding Effect. The terms, covenants and conditions herein shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, successors, personal representatives and assigns.

9. Illinois Law. This Second Amendatory Agreement shall be governed and controlled by the laws of the State of Illinois.

10. Headings. The section headings are for convenience only and do not affect in any way the meaning of this Second Amendatory Agreement.

11. Counterpart Signatures. This Second Amendatory Agreement may be executed in multiple counterparts, all of which taken together shall constitute one and the same original

12. Liability of Mortgagor. Notwithstanding anything to the contrary contained in the Loan Documents, the liability and obligation of Beneficiary or any partner of Beneficiary to perform and observe and make good the obligations contained in this Agreement shall not be

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enforced by any action or proceeding wherein damages or any money judgment shall be sought against Beneficiary or any partner of Beneficiary, except a foreclosure action against the Mortgaged Property, but any judgment in any such foreclosure action shall be enforceable against Beneficiary or any partner of Beneficiary only to the extent of Beneficiary's, or any partner of Beneficiary's, interest in the assets of the trust established by the Land Trust Agreement (as defined in the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage), and in the Mortgaged Property and in the income therefrom and Mortgagee, by accepting the Second Amended and Restated Note and the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage, irrevocably waives any and all right to sue for, seek or demand any deficiency judgment against Beneficiary or any partner of Beneficiary in any such foreclosure action, under or by reason of or under or in connection with the Second Amended and Restated Note or the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage.

Notwithstanding the provisions of the immediately preceding paragraph, Beneficiary shall be and remain liable for any loss or damage suffered or incurred by Mortgagee as a result of (but only to the extent of the loss or damage so suffered or incurred): (i) Beneficiary's misapplication of any proceeds of insurance and condemnation proceeds as required by the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage, or any Loan Documents; (ii) Beneficiary's willful damage or destruction to the Mortgaged Property; (iii) fraudulent conduct on the part of Beneficiary or any general partner of Beneficiary; or (iv) any security deposits advanced or prepaid rent applied by Mortgagee in violation of applicable law or the provisions of the Amended and Restated Mortgage, as amended by the First Amendment to Amended and Restated Mortgage.

IN WITNESS WHEREOF, each party has executed this Second Amendatory Agreement as of the day first above written.

MORTGAGOR

CHICAGO TITLE AND TRUST COMPANY,
as trustee under a Trust Agreement dated June 15,
1985 and known as Trust No. 1085900

By: Melanie M. Hinds

Name: MELANIE M. HINDS

Title: ASST. VICE PRESIDENT

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ILLINOIS PARTNERS LIMITED
PARTNERSHIP, a Maryland limited partnership

By: DWT Venture, Incorporated, a Maryland
corporation, a General Partner

By: *Dennis W. Townsend*
Dennis W. Townsend, President

[CORPORATE SEAL]

By: *Dennis W. Townsend*
Dennis W. Townsend, a General Partner

By: Retail Partners, Inc., an Illinois
corporation, a General Partner

By: *Bob Baltierra*
Name: Bob Baltierra
Title: Vice President

[CORPORATE SEAL]

MORTGAGEE

AURORA SPC, INC.,
a Maryland corporation

By: *Dennis W. Townsend*
Name: Dennis W. Townsend
Title: Vice President

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THE DIAL CORP hereby consents and agrees to the foregoing Second Amendatory Agreement.

THE DIAL CORP,
a Delaware corporation

By: 

Name: R. G. Nelson

Title: Vice President-Treasurer

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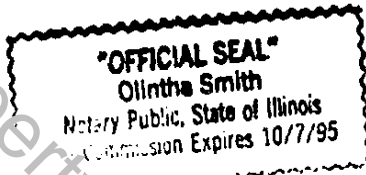
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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that MELANIE M. HINDS ~~VICE PRESIDENT~~ personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as _____ free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8th day of April A.D. 1994.



Olintha Smith
Notary Public

STATE OF _____

COUNTY OF _____

I, _____, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that _____ personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as _____ free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____ A.D. 19__.

Notary Public

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STATE OF NEW YORK

COUNTY OF NEW YORK

I, TIMOTHY J. HORMAN, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that DENNIS W. TOWNSEND personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as PRESIDENT DWT free and voluntary act, for the uses and purposes therein set forth. VENTURE INCORPORATED

GIVEN under my hand and notarial seal, this 6TH day of APRIL A D 1994


Notary Public

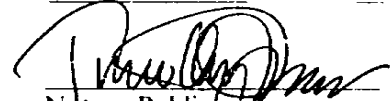
TIMOTHY J. HORMAN
Notary Public, State of New York
No. 31-4975020
Qualified in NY County
Commission Expires Nov. 26, 1994

STATE OF NEW YORK

COUNTY OF NEW YORK

I, TIMOTHY J. HORMAN, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that DENNIS W. TOWNSEND personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as GENERAL PARTNER free and voluntary act, for the uses and purposes therein set forth. ILLINOIS PARTNERS LIMITED PARTNERSHIP

GIVEN under my hand and notarial seal, this 6TH day of APRIL A D 1994


Notary Public

TIMOTHY J. HORMAN
Notary Public, State of New York
No. 31-4975020
Qualified in NY County
Commission Expires Nov. 26, 1994

Notary Public of Cook County Clerk's Office

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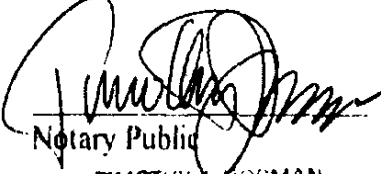
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STATE OF NEW YORK

COUNTY OF NEW YORK

I, TIMOTHY J. HORMAN, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that DAVID B. TOWNSEND personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as VICE PRESIDENT free and voluntary act, for the uses and purposes therein set forth. AURORA SFC

GIVEN under my hand and notarial seal, this 6TH day of APRIL A.D. 1994


Notary Public

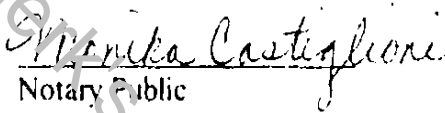
TIMOTHY J. HORMAN
Notary Public, State of New York
No. 31-4975020
Qualified in NY County
Commission Expires Nov. 28, 1994

STATE OF ILLINOIS

COUNTY OF COOK

I, MONIKA CASTIGLIONI, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that JULIE A. PATTERSON personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as VICE PRESIDENT free and voluntary act, for the uses and purposes therein set forth. RETAIL PARTNERS, INC

GIVEN under my hand and notarial seal, this 7TH day of APRIL A.D. 1994


Notary Public

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STATE OF Arizona

COUNTY OF Maricopa

I, Dianne Stoehr, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that R. G. Nelson personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 6th day of April A.D. 1994.

My Commission Expires April 30, 1996

Dianne Stoehr
Notary Public

STATE OF _____

COUNTY OF _____

I, _____, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that _____ personally known to me to be the person whose name subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as _____ free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____ A.D. 19__.

Notary Public

This document was prepared by:

Piper & Marbury
36 South Charles Street
Baltimore, Maryland 21201
Attention: Thomas L. Totten, Esquire

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EXHIBIT A

1. Debt: The term "Debt" as used in this Agreement shall collectively mean all principal, interest and other sums of any nature whatsoever which may or shall become due and payable under the Loan Documents.

2. Loan Documents: The term "Loan Documents" as used in this Agreement shall collectively mean the following documents and instruments executed in connection with the Loan:
 - (a) This Agreement.

 - (b) Second Amended and Restated Mortgage Note dated as of April 12, 1994 in the original principal amount of \$68,000,000 given by Chicago Title and Trust Company, as trustee, Lake County Trust Company, as trustee and Illinois Partners Limited Partnership (formerly known as Six Anchors Limited Partnership) to Lender.

 - (c) That certain Mortgage dated as of October 31, 1985 given by Chicago Title and Trust Company, as trustee, and Six Anchors Limited Partnership to The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 covering the fee estate in certain premises in North Riverside, Illinois more particularly described therein, which Mortgage was recorded on October 31, 1985 as Instrument Number 55-261-579, as amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, recorded as Instrument Number 93820415, as amended by that First Amendment to Amended and Restated Mortgage dated as of April 12, 1994, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

 - (d) That certain Mortgage dated as of October 31, 1985 given by Chicago Title and Trust Company, as trustee, and Six Anchors Limited Partnership to The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 covering the

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fee estate in certain premises in Orland Park, Illinois more particularly described therein, which Mortgage was recorded on October 31, 1985 as Instrument Number 85-261-587, as amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, recorded as Instrument Number 93820405, as amended by that First Amendment to Amended and Restated Mortgage dated as of April 15, 1994, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

(e) That certain Mortgage dated as of October 31, 1985 given by Lake County Trust Company, as trustee, and Six Anchors Limited Partnership to The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 covering the fee estate in certain premises in Merrillville, Indiana more particularly described therein, which Mortgage was recorded on October 31, 1985 as Instrument Number 826824, as amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, recorded as Instrument Number 93067360, as amended by that First Amendment to Amended and Restated Mortgage dated as of April 15, 1994, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

(f) That certain Mortgage dated as of October 31, 1985 given by Chicago Title and Trust Company, as trustee, and Six Anchors Limited Partnership to The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 covering the fee estate in certain premises in Bloomingdale, Illinois more particularly described therein, which Mortgage was recorded on October 31, 1985 as Instrument Number R85-94908, as amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, recorded as Instrument Number 93-232828, as amended by that First Amendment to Amended and Restated Mortgage dated as of April 15, 1994, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

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(g) That certain Mortgage dated as of October 31, 1985 given by Chicago Title and Trust Company, as trustee, and Six Anchors Limited Partnership to The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 covering the fee estate in certain premises in Lombard, Illinois more particularly described therein, which Mortgage was recorded on October 31, 1985 as Instrument Number R85-94917, as amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, recorded as Instrument Number 93-232819, as amended by that First Amendment to Amended and Restated Mortgage dated as of April 15, 1994, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

(h) That certain Mortgage dated as of October 31, 1985 given by Chicago Title and Trust Company, as trustee, and Six Anchors Limited Partnership to The Trustees of Mellon Participating Mortgage Trust Commercial Properties Series 85/10 covering the fee estate in certain premises in Matteson, Illinois more particularly described therein, which Mortgage was recorded on October 31, 1985 as Instrument Number 85-261-571, as amended and restated by that certain Amended and Restated Mortgage dated as of September 28, 1993, but effective as of January 1, 1993, recorded as Instrument Number 93820410, as amended by that First Amendment to Amended and Restated Mortgage dated as of April 15, 1994, and as further modified, amended or supplemented from time to time in accordance with the terms thereof, provided that all consents required pursuant to the terms thereof have been obtained as required therein.

(i) All other documents and instruments of any nature whatsoever executed and delivered in connection with the loan or otherwise relating thereto, excluding the Subordinate Promissory Note (as defined in the Second Amended and Restated Mortgage Note described in clause (b) above).

Cerback Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-004

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG A STRAIGHT LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1,589.31 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 33.0 FEET TO A POINT IN THE WEST LINE OF THE SAID NORTHEAST 1/4; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 149.15 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTH 67 DEGREES 12 MINUTES 02 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD A DISTANCE OF 438.79 FEET; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 450.53 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A STRAIGHT LINE A DISTANCE OF 55.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 238.5 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 120.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 303.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 136.38 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 88.5 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 358.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 648.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 115.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 54 MINUTES 24 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 56.48 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 218.00 FEET TO A POINT; THENCE SOUTH 80 DEGREES 32 MINUTES 33 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 152.15 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR RETENTION BASIN AND FOR INGRESS AND EGRESS, PARKING, UTILITIES, AND CONSTRUCTION, RECONSTRUCTION, ERECTION AND MAINTENANCE OF FOUNDATION, FOOTINGS, SUPPORTS, CANOPIES, ROOFS, BUILDING AND OTHER OVERHANGS OR PROJECTIONS, AWNING, ALARM BELLS, SIGNS, LIGHTS, AND LIGHTING DEVICES, UTILITY VAULTS, STAIRCASES AND OTHER SIMILAR APPURTENANCES TO PARCEL 1 ABOVE, CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL OPERATION AND

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Cerback Road, 26th Street
 North Riverside, Illinois
 Cook County
 PIN 15-25-200-004

EASEMENT AGREEMENT DATED DECEMBER 6, 1973, AND RECORDED ON JANUARY 3, 1974, AS DOCUMENT NUMBER 22584954 AS AMENDED BY DOCUMENT RECORDED JANUARY 7, 1976 AS DOCUMENT 23346268, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, BY AND AMONG RIVERSIDE MALL ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP, J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, AND MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, IN, OVER, UPON, AND UNDER AS SHOWN ON THE PLOT PLAN ATTACHED TO SAID AGREEMENT, IN COOK COUNTY, ILLINOIS

SUB-PARCEL 'D':

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET WEST OF THE WEST LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY AND 50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE DUE WEST ALONG A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 419.70 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 210.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 467.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 427.38 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 238.5 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 136.38 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 303.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 120.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 238.5 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 484.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 300.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 943.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 198.01 FEET TO A POINT; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 715 FEET TO THE POINT OF BEGINNING;

/CONTAINING 856,769.35 SQ FEET OR 19.6687 ACRES/ SUB-PARCEL R: (RETENTION BASIN):

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY WHICH IS 2020.46 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 67 DEGREES 01 MINUTES 23 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 449.89 FEET TO A POINT IN THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 67 DEGREES 12 MINUTES 02 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY A DISTANCE OF 450.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING;

/CONTAINING 72,840.73 SQ FEET OR 1.6653/ SUB-PARCEL ' E':

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EXHIBIT 1

North Riverside 3/5

(Description of Property)

Cernack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-00

THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY WITH THE NORTHERLY LINE OF 26TH STREET, THENCE NORTH 87 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY LINE OF 26TH STREET A DISTANCE OF 656.43 FEET TO A POINT OF BEGINNING; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE WESTERLY WITH A CENTRAL ANGLE OF 26 DEGREES AND A RADIUS OF 149 FEET, A DISTANCE OF 67.61 FEET; WITH A CHORD DISTANCE OF 67.04 FEET, AND A CHORD BEARING OF NORTH 10 DEGREES 48 MINUTES 53 SECONDS WEST, TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES 48 MINUTES 53 SECONDS WEST ALONG A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, A DISTANCE OF 118.05 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE EASTERLY WITH A RADIUS OF 249 FEET, AND A CENTRAL ANGLE OF 26 DEGREES 13 MINUTES 15 SECONDS, A DISTANCE OF 113.95 FEET WITH A CHORD DISTANCE OF 112.96 FEET, AND A CHORD BEARING OF NORTH 10 DEGREES 42 MINUTES 15 SECONDS WEST TO A POINT ON THE SOUTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD; THENCE NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, A DISTANCE OF 81.89 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVED LINE CONCAVE EASTERLY WITH A RADIUS OF 327 FEET AND A CENTRAL ANGLE OF 31 DEGREES 13 MINUTES 37 SECONDS A DISTANCE OF 178.22 FEET, WITH A CHORD DISTANCE OF 176.02 FEET, AND A CHORD BEARING OF SOUTH 8 DEGREES 12 MINUTES 04 SECONDS EAST, TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 48 MINUTES 53 SECONDS EAST ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, A DISTANCE OF 118.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE AT THE LAST DESCRIBED POINT, CONCAVE WESTERLY, WITH A RADIUS OF 71 FEET; AND A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 39 SECONDS, A DISTANCE OF 10.03 FEET TO A POINT ON SAID NORTHERLY LINE OF 26TH STREET, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF 26TH STREET A DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING;

/CONTAINING 23,991.73 SQ FEET OR 0.5508 ACRES/ SUB-PARCEL 'A';

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 75.00 FEET SOUTH OF THE NORTH LINE AND 148.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 155.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 80.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 115.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 54 MINUTES 34 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 56.48 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

/CONTAINING 11,599.97 SQ FEET OR 0.2663 ACRES/ SUB-PARCEL 'B';

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

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(Description of Premises)

Carmack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-004

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY 50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 06 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE OF THE ILLINOIS CENTRAL RAILROAD A DISTANCE OF 1970.46 FEET TO A POINT; THENCE SOUTH 67 DEGREES 01 MINUTES 23 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 449.89 FEET TO A POINT ON THE NORTHERLY LINE OF THE EASTERLY-WESTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD A DISTANCE OF 613.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 450.53 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 539.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE DUE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 563.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 198.01 FEET TO A POINT; THENCE NORTH 0 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 715.00 FEET TO A POINT 50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

/CONTAINING 736,033.32 SQ FEET OR 16.8970 ACRES/ SUB-PARCEL 'A':

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 50 FEET SOUTH OF AND 476 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 450.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 210.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 80.00 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 678.00 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 427.38 FEET TO A POINT; THENCE DUE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 150 FEET TO A POINT; THENCE DUE WEST ALONG A STRAIGHT LINE A DISTANCE OF 358.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 648.00 FEET TO A POINT; THENCE DUE EAST ALONG A STRAIGHT LINE A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 155.00 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 178.00 FEET TO A POINT; THENCE SOUTH 80 DEGREES 32 MINUTES 13 SECONDS EAST ALONG A STRAIGHT LINE A DISTANCE OF 152.15 FEET TO A POINT; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A STRAIGHT LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED, DEFINED AND LIMITED IN THAT CERTAIN RECIPROCAL OPERATION AND EASEMENT AGREEMENT, DATED DECEMBER 6, 1973, AND RECORDED JANUARY 2, 1974, AS DOCUMENT NUMBER 22584954 AMENDED BY DOCUMENT RECORDED JANUARY 7, 1976 AS 23346268 AND FURTHER AMENDED BY DOCUMENT RECORDED NOVEMBER 23, 1976 AS DOCUMENT 23721362 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, OVER AND ACROSS

LEASEHOLD ESTATE CREATED BY A CERTAIN INDENTURE OF LEASE MADE BY ILLINOIS CENTRAL

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EXHIBIT A

North Riverside 5/5

(Description of Premises)

Cermack Road/26th Street
North Riverside, Illinois
Cook County
PIN 15-25-200-004

GULF RAILROAD COMPANY TO RIVERSIDE MALL ASSOCIATES, A LIMITED PARTNERSHIP OF ILLINOIS DATED FEBRUARY 9, 1973 AND RECORDED JANUARY 2, 1974 AS SCHEDULE B OF DOCUMENT 22584954 DEMISING AND LEASING FOR A TERM OF 53 YEARS BEGINNING JULY 1, 1972 AND ENDING JUNE 30, 2025, THE FOLLOWING DESCRIBED PREMISES, TO WIT:

SUB-PARCEL 'F':

THAT PART OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE NORTH-SOUTH ILLINOIS CENTRAL RAILROAD RIGHT OF WAY WITH THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY A DISTANCE OF 426.84 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 67 DEGREES 12 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHWESTERLY, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 100 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EASTERLY-WESTERLY ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 67 DEGREES 12 MINUTES 02 SECONDS EAST ALONG SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTHEASTERLY, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING

/CONTAINING 10,000 SQUARE FEET OF 0.2295 ACRES/

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