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CANCELLATION OF GROUND LEASE AND BUILDING PURCHASE OPTION

FIRST AMERICAN TITLE INSURANCE # 086526 188 Az

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CANCELLATION OF GROUND LEASE AND BUILDING PURCHASE OPTION

THIS AGREEMENT is made as of this 26th day of September, 1995 by and between MACNEAL HEALTH SERVICES CORPORATION, an Illinois not-for-profit corporation ("MacNeal"), and BMR, LIMITED, an Illinois limited partnership ("BMR, Limited").

WITNESSETH:

WHEREAS, MacNeal, as landlord, and Berwyn Magnetic Resonance Center (BMRC), as tenant, entered into an executed a Ground Lease dated December 31, 1984, demising the premises located at the northeast corner of South Oak Park Avenue and 34th Street, Berwyn, Illinois, as legally described in the Ground Lease ("Premises"); and

WHEREAS, the Ground Lease is in its second and final renewal and said term will terminate December 31, 1999.

WHEREAS, in addition to the Ground Lease, MacNeal and BMRC entered into and executed a Building Purchase Option Agreement and an Option Purchase Agreement which were both dated as of the 31st day of December, 1984 (collectively referred to together with the Ground Lease as the "Agreements"); and

WHEREAS, BMR, Limited assumed all of the obligations and duties of BMRC as described in the Agreements, which assumption was recorded by a Memorandum of Lease dated February 1, 1988 and filed July 13, 1988 as document number T3723333.

WHEREAS, MacNeal and BMR, Limited desire to cancel all the obligations, duties and liabilities between them with respect to the Agreements.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Agreements are hereby cancelled as of this date and each party hereto releases and forever discharges the other from any liabilities or obligations under the Agreements.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day

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and year first above written.

MACNEAL HEALTH SERVICES CORPORATION, an Illinois not-for-profit corporation

Attest:

Karen D. [Signature]
Asst. Secretary

By: Brian [Signature]

BMR, LIMITED, an Illinois limited partnership

By: Glen D. Dobben [Signature]
Glen D. Dobben, One of its General Partners

By: Galdino E. Valvassori [Signature]
Galdino E. Valvassori, One of its General Partners

By: Enrique Palacios [Signature]
Enrique Palacios, One of its General Partners

Sworn to and subscribed
before me this 26th day
of September 1995

[Signature]
Notary

" OFFICIAL SEAL "
BRIAN L DOBBEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 8/3/96

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EXHIBIT A

Legal Description

LOT 24, 25, 26 IN BLOCK 11, IN BERWYN, BEING A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Nos.: 16-31-221-041, 16-31-221-042 and 16-31-221-043



PREPARED BY:

John M. Kimey
To Chuck & Patsy

225 W. Washington St.

SUITE 1300

CHICAGO, IL 60606

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