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AGREEMENT TERMINATING SUB-SUBLEASE

This Agreement terminating a Sub-Sublease is executed as of the 11th day of April, 1995, by and between Board of Trade of the City of Chicago, an Illinois special charter corporation (hereinafter referred to as "CBOT") and MACE Realty Corporation, an Illinois corporation (hereinafter referred to as "MACE").

R E C I T A L S

A. MACE is the sub-sublessee under a sub-sublease from Chicago Mercantile Exchange as sub-lessor to MACE dated December 30, 1982, a memorandum of which was recorded in the office of the recorder of deeds of Cook County, Illinois as Document 26454261 (the "Air Rights Sub-Sublease").

B. By assignment and assumption agreement dated as of December 1, 1989, Chicago Mercantile Exchange assigned to CBOT all of its right, title, and interest as sub-lessor of the Air Rights Sub-Sublease.

C. CBOT and MACE desire to terminate the Air Rights Sub-Sublease and all of MACE's right, title, and interest therein.

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

1. The term of the Air Rights Sub-Sublease and all right, title, and interest of MACE as sub-sublessee thereunder is hereby terminated as of April 14, 1995.

JR 02 7521055

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DEPT. OF RECORDING 141.00
 0012 TRAN 3603 04/17/95 14113100
 1990 JIM *-95-252546
 COOK COUNTY RECORDER

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2. CBOT acknowledges that MACE has delivered possession of the premises described in the Air Rights Sub-Sublease in accordance with its terms.

BOARD OF TRADE OF THE CITY OF CHICAGO
an Illinois special charter corporation

ATTEST:

By Thomas R. Johnson

Paul J. DeLoe

MACE REALTY CORPORATION, an Illinois
corporation

ATTEST:

By Thomas R. Johnson

[Signature]

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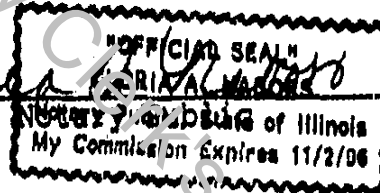
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that THOMAS R. DONOVAN, personally known to me to be the _____ President of Board of Trade of the City of Chicago, an Illinois special charter corporation, and PAUL J. DRAHS, personally known to me to be the _____ Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary they signed and delivered the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of April, 1995.



My Commission Expires: 11/2/96

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that THOMAS R. DONOVAN, personally known to me to be the _____ president of MACE Realty Corporation, an Illinois corporation, and GLEN M. JOHNSON, personally known to me to be the _____ Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary they signed and delivered the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of April, 1995.

Georgia A. [Signature]
Notary Public, State of Illinois
My Commission Expires 11/7/96

My Commission Expires: 11/2/96

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The Property described in the document to which this page is attached consists of portions of the following Property Identification Numbers:

17-16-115-003-6001
17-16-115-003-6002
17-16-115-004-6001
17-16-115-004-6002

The street address of the property is:

444 W. Jackson Boulevard
Chicago, IL

PREPARED BY
William R. Theisen

RETURN TO Box 209

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01-20-2018

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ALL THAT PARCEL OF LAND, BEING THAT PORTION ABOVE THE EXCEPTED SPACE HEREINAFTER DEFINED, COMPRISED OF THOSE CERTAIN PARCELS OF LAND HEREINAFTER DESCRIBED, IN THE COUNTY OF COOK, STATE OF ILLINOIS, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, INCLUDING THE COLUMNS, FOUNDATIONS AND SUPPORTS THEREOF TO BE CONSTRUCTED WITHIN THE EXCEPTED SPACE, WHICH PARCELS OF LAND ARE BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A-2

A PARCEL OF LAND COMPRISED OF PART OF LOTS 5 AND 6 IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, BLOCK 78, PARTS OF BLOCKS 61 AND 77, AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 29, 1924 IN BOOK 188 OF PLATS AT PAGE 15, AS DOCUMENT NUMBER 8339751, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 6 WITH THE EAST LINE OF THE WEST 83.50 FEET OF SAID LOT 6, AND RUNNING

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 83.50 FEET OF LOT 6, A DISTANCE OF 103.39 FEET TO AN INTERSECTION WITH A LINE WHICH IS 13.50 FEET SOUTH FROM AND PARALLEL WITH THE SOUTHERLY FACE OF THE MOST SOUTHERLY ROW OF COLUMNS SUPPORTING A MULTI-STORY OFFICE BUILDING SITUATED ON SAID LOT 6;

THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 45.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 128.50 FEET OF SAID LOT 6;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 128.50 FEET OF LOT 6, A DISTANCE OF 14.83 FEET TO AN INTERSECTION WITH A LINE WHICH IS 1.33 FEET NORTH FROM AND PARALLEL WITH SAID SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS;

THENCE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 92.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 220.50 FEET OF SAID LOT 6;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 220.50 FEET OF LOT 6, A DISTANCE OF 14.83 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 13.50 FEET SOUTH FROM AND PARALLEL WITH THE SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS;

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THENCE EAST ALONG SAID PARALLEL LINE, AND ALONG SAID PARALLEL LINE EXTENDED, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 310.50 FEET EAST FROM AND PARALLEL WITH SAID WEST LINE OF LOT 6;

THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 104.88 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 5; AND

THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING HOWEVER FROM SAID PARCEL OF LAND THAT PORTION THEREOF LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE AT AN ELEVATION OF 42.32 FEET ABOVE CHICAGO CITY DATUM, AND EXCEPTING FROM SAID PARCEL OF LAND THOSE PARTS THEREOF OCCUPIED BY TEN COLUMNS OF THE SAID MOST SOUTHERLY ROW OF COLUMNS, EACH OF WHICH TEN COLUMNS MEASURES 2.50 FEET FROM EAST TO WEST AND EXTENDS 1.33 FEET SOUTHWARDLY INTO AND UPON SAID PREMISES FROM THE MOST NORTHERLY NORTH LINE THEREOF.

PARCEL A-2

A PARCEL OF LAND BEING THAT PART OF LOT 6 IN SAID RAILROAD COMPANIES' RESUBDIVISION LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE AT AN ELEVATION OF 42.32 FEET ABOVE CHICAGO CITY DATUM, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 6 WITH THE EAST LINE OF THE WEST 115.75 FEET OF SAID LOT 6, AND RUNNING

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 115.75 FEET OF LOT 6, A DISTANCE OF 11.36 FEET TO AN INTERSECTION WITH A LINE WHICH IS 105.75 FEET SOUTH FROM AND PARALLEL WITH THE SOUTHERLY FACE OF THE MOST SOUTHERLY ROW OF COLUMNS SUPPORTING A MULTI-STORY OFFICE BUILDING SITUATED ON SAID LOT 6, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING FOR SAID HEREINAFTER DESCRIBED PART OF LOT 6;

THENCE CONTINUING NORTH ALONG SAID EAST LINE OF THE WEST 115.75 FEET OF LOT 6, A DISTANCE OF 81.50 FEET TO AN INTERSECTION WITH A LINE WHICH IS 24.25 FEET SOUTH FROM AND PARALLEL WITH SAID SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS;

THENCE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 18.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 134.00 FEET OF SAID LOT 6;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 134.00 FEET OF LOT 6, A DISTANCE OF 81.50 FEET TO AN INTERSECTION WITH SAID LINE

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WHICH IS 105.75 FEET SOUTH FROM AND PARALLEL WITH THE SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS; AND

THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING HOWEVER FROM THE NORTH 13.75 FEET OF SAID PARCEL OF LAND THAT PORTION THEREOF LYING BELOW OR BENEATH THE LEVEL OF THE TOP OF THE FINISHED FLOOR SLAB OF THE GROUND FLOOR OF A PROPOSED BUILDING WHICH IS AT AN ELEVATION OF 30.83 FEET ABOVE CHICAGO CITY DATUM, AND EXCEPTING FROM THE SOUTH 18.00 FEET OF THE NORTH 31.75 FEET OF SAID PARCEL OF LAND THAT PORTION THEREOF LYING BELOW OR BENEATH THE LEVEL OF THE TOP OF THE FINISHED FLOOR SLAB OF THE GROUND FLOOR OF SAID PROPOSED BUILDING WHICH IS AT AN ELEVATION OF 30.25 FEET ABOVE CHICAGO CITY DATUM, AND EXCEPTING FROM THE REMAINDER OF SAID PARCEL OF LAND THAT PORTION THEREOF LYING BELOW OR BENEATH THE LEVEL OF THE TOP OF THE FINISHED FLOOR SLAB OF THE GROUND FLOOR OF SAID PROPOSED BUILDING IN SAID REMAINDER WHICH IS AT AN ELEVATION OF 28.33 FEET ABOVE SAID CHICAGO CITY DATUM.

PARCEL A-3

A PARCEL OF LAND BEING THAT PART OF LOT 6 IN SAID RAILROAD COMPANIES' RESUBDIVISION LYING BELOW AND EXTENDING DOWNWARD FROM A HORIZONTAL PLANE AT AN ELEVATION OF 42.32 FEET ABOVE CHICAGO CITY DATUM, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 6 WITH THE EAST LINE OF THE WEST 161.00 FEET OF SAID LOT 6, AND RUNNING

THENCE NORTH ALONG THE EAST LINE OF THE WEST 161.00 FEET OF SAID LOT 6, A DISTANCE OF 11.65 FEET TO AN INTERSECTION WITH A LINE WHICH IS 105.75 FEET SOUTH FROM AND PARALLEL WITH THE SOUTHERLY FACE OF THE MOST SOUTHERLY ROW OF COLUMNS SUPPORTING A MULTI-STORY OFFICE BUILDING SITUATED ON SAID LOT 6, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING FOR SAID HEREAFTER DESCRIBED PART OF LOT 6;

THENCE CONTINUING NORTH ALONG SAID EAST LINE OF THE WEST 161.00 FEET OF LOT 6, A DISTANCE OF 107.08 FEET TO AN INTERSECTION WITH A LINE WHICH IS 1.33 FEET NORTH FROM AND PARALLEL WITH SAID SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS;

THENCE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 59.50 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 220.50 FEET OF SAID LOT 6;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 220.50 FEET OF SAID LOT 6, A DISTANCE OF 25.58 FEET TO AN INTERSECTION WITH A LINE

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WHICH IS 24.25 FEET SOUTH FROM AND PARALLEL WITH SAID SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS;

THENCE EAST ALONG SAID PARALLEL LINE AND ALONG SAID PARALLEL LINE EXTENDED, A DISTANCE OF 57.75 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 278.25 FEET OF SAID LOT 6;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 278.25 FEET OF LOT 6, A DISTANCE OF 14.25 FEET;

THENCE WEST ALONG A LINE PERPENDICULAR TO THE EAST LINE OF THE WEST 278.25 FEET AFORESAID, A DISTANCE OF 45.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 233.00 FEET OF SAID LOT 6;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 233.00 FEET OF LOT 6, A DISTANCE OF 17.00 FEET;

THENCE EAST ALONG A LINE PERPENDICULAR TO THE EAST LINE OF THE WEST 233.00 FEET AFORESAID, A DISTANCE OF 45.25 FEET TO AN INTERSECTION WITH SAID EAST LINE OF THE WEST 278.25 FEET OF LOT 6;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 278.25 FEET AFORESAID, A DISTANCE OF 50.25 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 105.75 FEET SOUTH FROM AND PARALLEL WITH THE SOUTHERLY FACE OF SAID MOST SOUTHERLY ROW OF COLUMNS; AND

THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 117.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING HOWEVER FROM THAT PART OF SAID PARCEL OF LAND LYING WEST OF THE EAST LINE OF THE WEST 259.79 FEET OF SAID LOT 6 THAT PORTION THEREOF LYING BELOW OR BENEATH THE LEVEL OF THE TOP OF THE FINISHED FLOOR SLAB OF THE GROUND FLOOR OF A PROPOSED BUILDING WHICH IS AT AN ELEVATION OF 30.25 FEET ABOVE CHICAGO CITY DATUM, AND EXCEPTING FROM THOSE PORTIONS OF SAID PARCEL OF LAND LYING EAST OF SAID EAST LINE OF THE WEST 259.79 FEET OF SAID LOT 6 THOSE PORTIONS THEREOF LYING BELOW OR BENEATH THE LEVEL OF THE TOP OF THE FINISHED FLOOR SLAB OF THE GROUND FLOOR OF SAID PROPOSED BUILDING WHICH IS AT AN ELEVATION OF 28.33 FEET ABOVE CHICAGO CITY DATUM, AND EXCEPTING FROM SAID PARCEL OF LAND THE WEST 1.25 FEET OF THE NORTH 1.33 FEET THEREOF OCCUPIED BY A COLUMN, AND ALSO EXCEPTING THOSE PARTS THEREOF OCCUPIED BY SIX OTHER COLUMNS OF SAID MOST SOUTHERLY ROW OF COLUMNS, EACH OF WHICH SIX COLUMNS MEASURES 2.50 FEET FROM EAST TO WEST AND EXTENDS 1.33 FEET SOUTHWARDLY INTO AND UPON SAID PREMISES FROM THE MOST NORTHERLY NORTH LINE THEREOF.

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The property and space lying between horizontal planes which are 42.24 feet and 90.00 feet, respectively, above Chicago City Datum and enclosed by planes extending vertically upward from the surface of the earth, in that part of Lot 6 in Railroad Companies' Resubdivision of Blocks 62 and 76, both inclusive, Block 78, parts of Blocks 61 and 77, and certain vacated streets and alleys in School Section Addition to Chicago, a Subdivision of Section 16, Township North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

beginning on the east line of the West 20 Feet of said Lot 6, at a point which is nine hundred thirty-eight thousandths (0.938) of a foot north from the south line of said Lot 9, and running

thence north along the east line of the West 20 Feet of Lot 6, a distance of one hundred one and eighty-three thousandths (101.083) feet;

thence east along a line perpendicular to the east line of the West 20 Feet aforesaid, a distance of nineteen and five hundred eighty-four thousandths (19.584) feet;

thence north along a line perpendicular to the last-described course, a distance of one and forty-one thousandths (1.041) feet;

thence east along a line perpendicular to the last-described course, a distance of two and eighty-three thousandths (2.083) feet;

thence south along a line perpendicular to the last-described course, a distance of one and forty-one thousandths (1.041) feet;

thence east along a line perpendicular to the last-described course, a distance of forty-one and seven hundred ninety-two thousandths (41.792) feet;

thence south along a line perpendicular to the last-described course, a distance of one hundred one and eighty-three thousandths (101.083) feet;

thence west along a line perpendicular to the last-described course, a distance of forty-one and seven hundred ninety-two thousandths (41.792) feet;

thence south along a line perpendicular to the last-described course, a distance of one and forty-one thousandths (1.041) feet;

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thence west along a line perpendicular to the last-described course, a distance of two and eighty-three thousandths (2.083) feet;

thence north along a line perpendicular to the last-described course, a distance of one and forty-one thousandths (1.041) feet;

thence west along a line perpendicular to the last-described course, a distance of nineteen and five hundred eighty-four thousandths (19.584) feet to the point of beginning;

TOGETHER with the parcel of the land, property, and space in said Lot 6 occupied (or to be occupied) by foundations, footings, bells, caissons, and columns, and all appurtenances thereto necessary to support of the CHICAGO MERCANTILE EXCHANGE structure expansion and positions identified as CMEA-7 and CMED-7 on architect's drawings for said structure expansion.

ALL IN THE COUNTY OF COOK AND STATE OF ILLINOIS

ExhibitB.lns
11/28/96

Proposed Cook County Clerk's Office

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