

# UNOFFICIAL COPY

WHEN RECORDED MAIL TO

JAMES B. SMITH, ESQ.  
UNGARETTI & HARRIS  
3500 THREE FIRST NATIONAL  
PLAZA  
CHICAGO, ILLINOIS 60602-4283

DEPT-01 RECORDING \$33.00  
T#0012 TRAN 2940 11/04/96 12:25:00  
#1886 SER \*-96-842317  
COOK COUNTY RECORDER

96842317

(TAX PARCEL NUMBER)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

KNOW ALL MEN BY THESE PRESENTS,

33.

THAT Francis X. Gilhool, of the County of New York and State of New York, DOES HEREBY CERTIFY that a certain mortgage and security agreement dated the 17th day of November, 1994, made by CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation to LEHMAN BROTHERS HOLDINGS INC. D/B/A LEHMAN CAPITAL, A DIVISION OF LEHMAN BROTHERS HOLDINGS INC., a Delaware corporation, and recorded as document No. 94999859 in the office of the County Recorder of Cook County, in the State of Illinois, and relating to the following real property:

See Exhibit A attached hereto and made a part hereof

is, with the note or notes accompanying it, fully paid, satisfied, released and discharged.

Witness his hand this 32<sup>nd</sup> day of October, 1996.

LEHMAN BROTHERS HOLDINGS INC. D/B/A LEHMAN  
CAPITAL, A DIVISION OF LEHMAN BROTHERS  
HOLDINGS INC., a Delaware corporation

By: Francis X. Gilhool  
Francis X. Gilhool  
Authorized Signatory

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This instrument was prepared by: Mitchell G. Williams, Esq.  
Thacher Proffitt & Wood  
Two World Trade Center  
New York, New York 10048

BVA 300-011

ACC 5 31 D 2 11 5 F 16

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STATE OF NEW YORK )

) ss.

COUNTY OF NEW YORK )

I, Christopher Olenik, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Francis X. Gilhool personally known to me to be the same person whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as authorized signatory of LEHMAN BROTHERS HOLDINGS INC. D/B/A LEHMAN CAPITAL, A DIVISION OF LEHMAN BROTHERS HOLDINGS INC., a Delaware corporation, free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of October, 1996.

Christopher Olenik  
Notary Public

Commission expires \_\_\_\_\_

CHRISTOPHER OLENIK  
Notary Public, State of New York  
No. 02705661248  
Qualified in New York County  
Commission Expires Sept. 9, 1998

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## EXHIBIT A

PROPERTY #: 15  
ADDRESS: 4501 Augusta Boulevard, Chicago, Illinois  
COUNTY: Cook County  
RECORD OWNER: CenterPoint Properties Corporation  
(Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being

PARCEL 11:

BLOCKS 10, 11 AND 14 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH 187.65 FOOT VACATED STREETS LYING BETWEEN BLOCKS 10 AND 11 AND BETWEEN BLOCKS 11 AND 14, AND TOGETHER WITH A 33 FOOT STRIP LYING SOUTH OF AND ADJOINING

BLOCK 14:

(EXCEPT THEREFROM THAT PART THEREOF LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT A POINT IN THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 90 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 14 EXTENDED WEST AS MEASURED ALONG SAID EAST RIGHT OF WAY LINE; THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY LINE 156 FEET; THENCE EAST ON THE EXTENDED NORTH LINE OF BLOCK 15 IN SAID SNYDER AND LEE'S SUBDIVISION AFORESAID 55 FEET; THENCE NORTHWESTERLY TO A POINT 33 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 15 AND 33 FEET EAST OF THE EAST LINE OF SAID RIGHT OF WAY OF SAID RAILROAD COMPANY; THENCE NORTH 14 DEGREES 59 MINUTES 36 SECONDS WEST ALONG A LINE THAT INTERSECTS THE POINT OF COMMENCEMENT FOR A DISTANCE OF 108.65 FEET TO THE POINT OF BEGINNING OF THE LINES BEING DESCRIBED; THENCE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS EAST 77.85 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST 42.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST 211.93 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS WEST 149.70 FEET; THENCE NORTH 49 DEGREES 42 MINUTES 32 SECONDS WEST 106.53 FEET; THENCE NORTH 43 DEGREES 29 MINUTES 28 SECONDS EAST 135.63 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 133.23 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 8.32 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 79.97 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 14.10 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 191.18 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 13.78 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 97.60 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS 3.81 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 85.56 FEET TO A POINT IN THE NORTH LINE OF BLOCK 10 AFORESAID 337.43 WEST OF THE NORTHEAST CORNER OF SAID BLOCK;

AND ALSO EXCEPT THEREFROM THAT PART OF BLOCK 10 AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 10 AFORESAID, 337.43 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE THEREOF 10.0 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 00 SECONDS EAST 89.13 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 13.81 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 00 SECONDS WEST 3.57 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 3.81 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 00 SECONDS WEST 85.56 FEET TO THE POINT OF BEGINNING); ALL IN COOK COUNTY, ILLINOIS

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RECORD OWNER: CenterPoint Properties Corporation

(Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

### PARCEL 12:

A 33 FOOT STRIP WEST OF AND ADJOINING PARCEL 11 (EXCEPT THAT PART OF SAID 33 FOOT STRIP DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 90 FEET NORTH OF THE EXTENDED SOUTH LINE OF SAID BLOCK 14 AS MEASURED ALONG SAID EAST RIGHT OF WAY LINE; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY 156 FEET THENCE EAST ON THE EXTENDED NORTH LINE OF BLOCK 15 IN SAID SNYDER AND LEE'S SUBDIVISION AFORESAID 55 FEET; THENCE NORTHWESTERLY TO A POINT 33 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 15 AND 33 FEET EAST OF THE EAST LINE OF SAID RIGHT OF WAY OF SAID RAILWAY COMPANY AND THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING;

AND ALSO EXCEPT THEREFROM THAT PART THEREOF CONVEYED IN DEED DATED JULY 31, 1987 AND RECORDED AUGUST 24, 1987 AS DOCUMENT 87467108 AND FILED AUGUST 24, 1987 AS DOCUMENT LR3645593 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 100929-06 TO BOULEVARD BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NUMBER 8564;

AND ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE SOUTH LINE OF AUGUSTA BOULEVARD; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY 420 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTH LINE OF AUGUSTA BOULEVARD, 12 FEET EAST OF SAID POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF AUGUSTA BOULEVARD TO THE POINT OF BEGINNING); IN COOK COUNTY, ILLINOIS

### PARCEL 13:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 15, TOGETHER WITH THE SOUTH 33 FEET OF THE 66 FOOT STRIP OF LAND LYING NORTH OF AND ADJOINING THE EAST 1/2 OF SAID BLOCK, IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1890 AS DOCUMENT 1327108 IN BOOK 44 OF PLATS, PAGE 29

### ALSO

ALL OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY (NOW VACATED) LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 12 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 13 TO 24 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 15 IN SNYDER AND LEE'S SUBDIVISION AFORESAID

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### (Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

#### PARCEL 14:

THAT PART OF THE WEST 1/2 OF BLOCK 15 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDARY AND DESCRIBED AS FOLLOWS: TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF BLOCK 15; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF SAID BLOCK 15, A DISTANCE OF 263.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 15; THENCE WEST ALONG SAID NORTH LINE OF SAID BLOCK 15, 277.50 FEET; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 15 FEET, THENCE SOUTHEASTERLY 276 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID BLOCK 15 WHICH IS DISTANT 156.50 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE 156.50 FEET TO THE PLACE OF BEGINNING

#### PARCEL 15:

THE 33 FEET LYING NORTH OF AND ADJOINING THE EAST 277.50 FEET OF THE WEST 1/2 OF BLOCK 15 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 16:

LOTS 16 AND 17 IN BRIDGEMAN'S AUGUSTA STREET SUBDIVISION, BEING A SUBDIVISION OF LOTS 13 TO 33 AND THE WEST 18 FEET OF LOT 34 IN BLOCK 9 IN A RESUBDIVISION OF BLOCKS 1 AND 9 IN CLARK AND SEATON'S SUBDIVISION OF BLOCKS 1 AND 9 OF SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN# 16-03-316-012

16-03-317-003 #004

16-03-320-004 #006

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