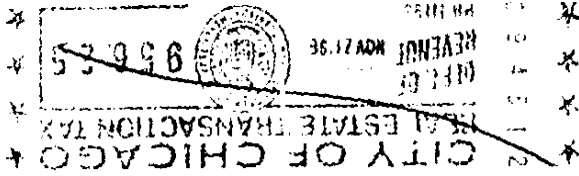
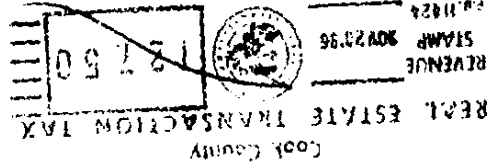
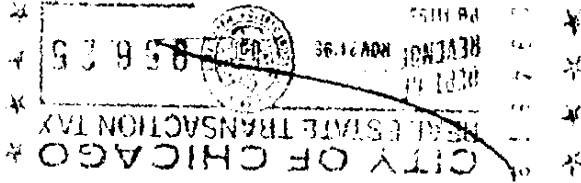


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96889549
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day of September, 1996.

IN WITNESS WHEREOF, the parties hereto have respectively executed this Memorandum on this 20th

day of September, 1996, and shall end on April 30, 2046. The date of the execution of the Lease was September 20, 1996. The Lease commenced on September 20, 1996, and shall end on April 30, 2046.

This Memorandum is executed for the purpose of giving record notice of the Lease, which is unrecorded and the terms and conditions of the Lease are by this reference made a part hereof as though set forth in full.

LOTS 7, 8 AND 9 IN THE LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF BLOCKS 14 AND 20 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Apartment 4C in the apartment building of the Lessor known as 227-237 East Delaware Place located on real estate in the City of Chicago, County of Cook, in the State of Illinois described as follows:

WHEREAS, a lease ("Lease") between Lessor and Lessee was made regarding the following described premises ("Premises"):

WITNESSETH:

THIS MEMORANDUM OF LEASE (the "Memorandum") is made this 20 day of September, 1996, by and between 227-237 East Delaware Place Corporation, an Illinois corporation, ("Lessor"), and Marilyn Hasbrock and Wilbert Hasbrock, husband and wife, of 227-237 East Delaware Place, Unit 4C, Chicago, Illinois 60611 ("Lessee").

MEMORANDUM OF LEASE

DEPT-03 RECORDING \$227.00
140012 TRAN 3156 11/21/96 15:12:00
49932 CG *-96-889549
COOK COUNTY RECORDER

96889549

762657702

MEMORANDUM

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Lessor:
227-237 East Delaware Place Corporation,
an Illinois corporation

Lessee:
Marilyn Hasbrouck
Marilyn Hasbrouck
Wilbert P. Hasbrouck
Wilbert Hasbrouck

Attest:
By: M. Faccina
Agent for
227-237 E. Delaware Pl. Corp -

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 1-1 & Cook County Ord. 95104 Par. 1
Date 11/21/00 Sign Margaret Pasulka

96889549

Prepared by and return after recording to:

Margaret M. Pasulka
Lord, Bissell & Brook
115 S. LaSalle Street
Chicago, Illinois 60603

BOX 333-CTT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

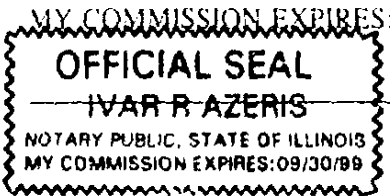
STATE OF ILLINOIS
COUNTY OF COOK

ACKNOWLEDGEMENT

On this 20th day of Sept., 1996 before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Marilyn Hasbrouck, to me personally well known, who executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of Sept., 1996.

Ivar R. Azeris
NOTARY PUBLIC



96889549

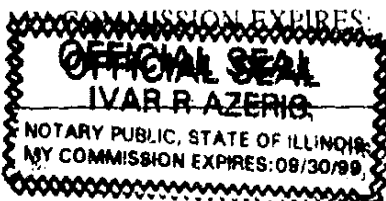
STATE OF ILLINOIS
COUNTY OF COOK

ACKNOWLEDGEMENT

On this 20th day of Sept., 1996 before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Wilbert Hasbrouck, to me personally well known, who executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of Sept., 1996.

Ivar R. Azeris
NOTARY PUBLIC



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STATE OF ILLINOIS
COUNTY OF COOK

ACKNOWLEDGEMENT

On this ~~24th~~ day of Sept, 1991, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, Nancy Faurer, as ~~President~~, and _____ as Secretary, of 227-237 East Delaware Place Corporation ("Corporation") appeared in person and severally acknowledged that as such President and Secretary of said Corporation they signed and delivered the said instrument 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 voluntary act and deed of said Corporation for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 25th day of Sept, 1991.

Jeanne Joseph
NOTARY PUBLIC

MY COMMISSION EXPIRES:



96889549

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LEASEHOLD MORTGAGE

THIS LEASEHOLD MORTGAGE (the "Leasehold Mortgage") is made as of this 20 day of September, 1996, by Wilbert Hasbrouck and Marilyn Hasbrouck, husband and wife (collectively "Mortgagor"), in favor of Marilynne F. Besse as Trustee U/T/A dated September 30, 1995, ("Mortgagee").

96889550

DEPT-01 RECORDING \$39.00
 T#0012 TRAN 3156 11/21/96 15:13:00
 #9933 CG *-96-889550
 COOK COUNTY RECORDER

RECITALS:

39.00
B

WHEREAS, on December 15, 1995, Mortgagee accepted an assignment, as lessee, of a certain Proprietary Lease ("Lease"), which encumbers real estate located at 227-237 East Delaware Place, Unit 4C, in Chicago, Illinois 60611 ("Premises"), as legally described on attached Exhibit A ("Exhibit A").

WHEREAS, Mortgagee has agreed to sell, and Mortgagor has agreed to purchase, 710 shares of stock ("Stock") in 227-237 East Delaware Place Corporation, an Illinois corporation ("Corporation"), and Mortgagee has also agreed to assign, and Mortgagor has agreed to accept such assignment of, the Lease. A Memorandum of Lease ("Memorandum") with respect to the Lease executed of even date herewith is being recorded simultaneously with the recording of this Leasehold Mortgage in the office of the Cook County Recorder of Deeds as Document No. 96889549

WHEREAS, in consideration for the sale of the Stock and the assignment of the Lease, Mortgagor has executed and delivered to Mortgagee a certain note of even date herewith (the "Note"), made payable to the order of and delivered to Mortgagee, in and by which Note Mortgagor promises to pay the said principal sum of One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00) and interest at the rate and in installments as provided in the Note (the "Loan"), with a final payment of the balance due on October 1, 2006, or such earlier date as may be provided in the Note. All of said principal and interest are made payable at such place as the holder or holders of the Note (the "Holder") may from time to time in writing appoint, and in absence of such appointment, then at the residence of Mortgagee in Chicago, Illinois.

The Note is secured by this Leasehold Mortgage conveying Mortgagor's leasehold interest in the Premises, a certain Security Agreement executed of even date herewith ("Security Agreement"), UCC Financing Statements from Mortgagor to Mortgagee (together, the Note, Leasehold Mortgage, Security Agreement, UCC Financing Statements, and all other documents and instruments executed or delivered in connection with the transaction are referred to as the "Loan Documents").

All capitalized terms used herein but not defined shall have the meaning ascribed in the Note and Security Agreement executed of even date herewith from Mortgagor to Mortgagee.

NOW, THEREFORE, in consideration of said debt and the Recitals set forth above and to secure the timely payment of both principal and interest thereof, in accordance with the terms and provisions of the Note and this Leasehold Mortgage and to secure the performance of the covenants and agreements contained herein, and in the Note and the Loan Documents, and to be performed by Mortgagor, Mortgagor does by these presents MORTGAGE, WARRANT, GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Mortgagee, its successors and assigns, all of its leasehold estate.

BOX 333-CTI

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Property of Cook County, Ill. 96889550

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