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GROUND LEASE TERMINATION AGREEMENT

This Ground Lease Termination Agreement (the "Termination Agreement") is dated as of April 24, 1997 and is made by LASALLE NATIONAL TRUST, N.A., a national banking association, as trustee under Trust Agreement dated May 20, 1993 and known as Trust Number 118065 (the "Lessor") and LASALLE NATIONAL TRUST, N.A., a national banking association, as trustee under Trust Agreement dated May 20, 1993 and known as Trust Number 118066 ("Lessee").

DEPT-01 RECORDING 953.00
T#0012 TRAN 543 06/09/97 15:07:00
#1934 # CG # -97-408386
COOK COUNTY RECORDER

RECITALS

A. Pursuant to successive assignments more particularly described on Exhibit A attached hereto, Lessor and Lessee are current parties to that certain Ground Lease dated as of November 21, 1969 (the "Ground Lease"). The leasehold estate created pursuant to said Ground Lease affects the property legally described in Exhibit B attached hereto (the "Premises").

B. Lessor and Lessee desire to enter into this Termination Agreement evidencing their mutual agreement that the Ground Lease be terminated.

AGREEMENT

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

1. Termination. As of the date hereof, (a) the Ground Lease is terminated; (b) Lessee has surrendered possession of the Premises to Lessor and has no further rights with respect to the Premises or any personal property presently in the Premises;

2. Waiver and Release. Lessor and Lessee hereby release each other from any liability in connection with the Ground Lease and waive all claims which either party may have against the other.

This instrument is executed by LASALLE NATIONAL BANK, not personally but solely as trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee. All the terms, provisions, stipulations, covenants, and conditions to be performed by LASALLE NATIONAL BANK are understood by it to apply to it as trustee, as aforesaid, and not individually and all statements herein made by it as trustee are intended and are to be construed accordingly. No liability shall be asserted or be enforceable against LASALLE NATIONAL BANK by reason of any of the terms, provisions, stipulations, covenants and conditions herein contained in this instrument.

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3. Counterparts. This Termination Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Termination Agreement in manner sufficient to bind them as of the day and year first above written.

LESSOR

LASALLE NATIONAL TRUST, N.A., a national banking association, as trustee under Trust Agreement dated May 20, 1993 and known as Trust Number 118065

Attest:

[Signature]
Assistant Secretary

By *[Signature]*
Its: President

LESSEE:

LASALLE NATIONAL TRUST, N.A., a national banking association, as trustee under Trust Agreement dated May 20, 1993 and known as Trust Number 118066

Attest:

[Signature]
Assistant Secretary

By *[Signature]*
Its: President

Return to

Caryn Chalmers
Comptroller in Charge & Rosenthal
3610 ...
Chicago, IL 60606

97401 286

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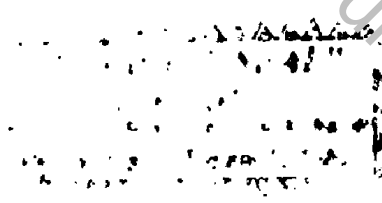
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, VICKI HOWE, Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSEPH W. LAW, and Deborah Carlson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such SR. VICE PRESIDENT and SECRETARY respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said JOSEPH W. LAW did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29th day of April, 1987

[Signature]
Notary Public



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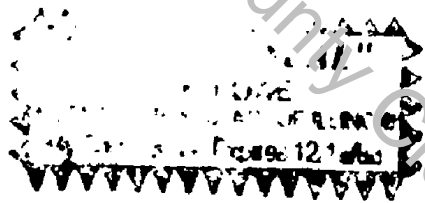
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, VICKI HOWE, Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSEPH W. LAW, and Deborah Carbon, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. VICE PRESIDENT and SECRETARY respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said JOSEPH W. LAW did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29th day of April, 1987

Vicki Howe
Notary Public



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EXHIBIT A

LEASEHOLD ESTATE CREATED BY LEASE FROM PRUDENTIAL INSURANCE COMPANY OF AMERICA, LESSOR, TO WINSTON DEVELOPMENT CORPORATION, LESSEE, DATED NOVEMBER 21, 1969, A MEMORANDUM OF WHICH WAS RECORDED MARCH 6, 1970 AS DOCUMENT 21099160, AMENDED AND ASSIGNED BY MESNE INSTRUMENTS TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1984 AND KNOWN AS TRUST NUMBER 57174, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING DECEMBER 1, 1969 AND ENDING NOVEMBER 30, 2019.

SUPPLEMENTED AND AMENDED BY INSTRUMENT RECORDED MAY 14, 1971 AS DOCUMENT 21480071, ASSIGNED BY WINSTON DEVELOPMENT CORPORATION TO N.K. WINSTON CORPORATION BY INSTRUMENT RECORDED MAY 14, 1971 AS DOCUMENT 21480072, ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED MAY 14, 1973 AS DOCUMENT 21480073 MADE BY N.K. WINSTON CORPORATION TO 111 E. CHESTNUT CORPORATION, ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT RECORDED DECEMBER 28, 1972 AS DOCUMENT NO. 22170581 MADE BY 111 E. CHESTNUT CORPORATION TO MICHIGAN-CHESTNUT LIMITED PARTNERSHIP, AN ILLINOIS PARTNERSHIP, AMENDMENT TO LEASE DATED OCTOBER 6, 1972 AND RECORDED AS DOCUMENT 22198423, ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT DATED DECEMBER 20, 1984 AND RECORDED DECEMBER 21, 1984 AS DOCUMENT 27380428 MADE BY MICHIGAN-CHESTNUT LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1984 AND KNOWN AS TRUST NUMBER 57174, AMENDMENT TO LEASE DATED JUNE 2, 1987 AND RECORDED SEPTEMBER 14, 1987 AS DOCUMENT 87502618 MADE BY AND BETWEEN THE PRUDENTIAL INSURANCE COMPANY OF AMERICA AND AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1984 AND KNOWN AS TRUST NUMBER 57174, AMENDMENT TO GROUND LEASE DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965518, MADE BY AND BETWEEN THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1984 AND KNOWN AS TRUST NUMBER 57174, ASSIGNMENT OF LEASE MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1984 AND KNOWN AS TRUST NUMBER 57174 TO LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118066 DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965520, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSOR OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

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LEGAL DESCRIPTION:

PARCEL 1:

UNITS 1100C, 1100F, 1100K, 1200A, 1200F, 1200H, 1200K, 1400A, 1400F, 1400K, 1500A, 1500C, 1500F, 1500H, 1500K, 1600A, 1600C, 1600F, 1600H, 1600K, 1700A, 1700C, 1700F, 1700K, 1800A, 1800C, 1800F, 1800H, 1800K, 1900A, 1900C, 1900F, 1900H, 1900K, 2000A, 2000C, 2000F, 2000K, 2100A, 2100C, 2100F, 2100K, 2200A, 2200C, 2200H, 2300A, 2300B, 2300C, 2300K, 2400C, 2400K, 2500A, 2500C, 2500K, 2600H, 2600K, 2700B, 2700C, 2700F, 2800C, 2800K, 2900A, 2900C, 2900F, 2900K, 3000A, 3000B, 3000C, 3000F, 3000H, 3000K, 3100C, 3100F, 3100K, 3200A, 3200B, 3200C, 3200E, 3200F, 3200H, 3200K, 3300A, 3300C, 3300E, 3300H, 3300K, 3400H, 3500A, 3500B, 3500C, 3600A, 3600K, 3700B, 3700C, 3700K, 3800A, 3800E, 3800K, 3900A, 3900H, 3900J, 3900K, 4100B, 4100K, 4200A, 4200D, 4200E, 4300C, 4300F, 4300G, 4300J, 4300K, 4400A, 4400D, 4400F, 4400G, 4500A, 4500C, 4500D, 4500F, 4500K, 4600F, 4600C, 4600D, 4600F, 4600K, 4700A, 4700B, 4700C, 4700D, 4700E, 4700K, 4800A, 4800E, 4800C, 4800D, 4800G, 4800K, 4900C, 4900D, 4900F, 4900G, 4900J, 4900K, 5000B, 5000C, 5000D, 5000F, 5000G, 5000J, 5000K, 5100C, 5100J, 5200B, 5200C, 5200D, 5200F, 5200G, 5200H, 5200J, 5200K, 5300B, 5300C, 5300D, 5300G, 5300J, 5400C, 5400D, 5400G, 5400J, 5400K, 5500A, 5500B, 5500C, 5500D, 5500F, 5500G, 5500H, 5500J, 5500K, 5600C, 5600D, 5600F, 5600G, 5700C, 5700D, 5700F, 5700G, AND 1002 IN THE 111 EAST CHESTNUT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 04074563; TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 2, 2*, 2A, 2A*, 2B, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K*, AND 2L* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL 4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY GRANT OF EASEMENTS PERTAINING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST, N. A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 116065 OVER AND UPON LOTS 3, 3A, 3B, 3C, 3D, 3E AND 3F IN THE MARIA GOULETAS' SUBDIVISION AFORESAID, FOR THE FOLLOWING PURPOSES: IN AND TO ALL STRUCTURAL MEMBERS, WALLS, FLOORS, PADS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED IN AND BENEATH SAID LAND FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS LOCATED FROM TIME TO TIME ON SAID LAND; FOR INGRESS AND EGRESS BY VEHICLE; IN AND TO ALL COMMON STRUCTURAL AND DIVIDING PARTITION WALLS, FLOORS AND CHILINGS SITUATED ON SAID LAND; FOR THE USE, OPERATION, MAINTENANCE, INSPECTION, TESTING, PAINTING, CLEANING, REPAIR AND REPLACEMENT OF ALL PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE, TELEVISION, SEWAGE AND WASTE DISPOSAL, SECURITY SYSTEMS, FIRE PROTECTION, GAS, DOMESTIC WATER, CHILLED WATER, HEATING, COOLING, VENTILATING, SMOKE SHAFT, MAIL DISTRIBUTION, COMMUNICATION, EXHAUST, GARBAGE DISPOSAL AND OTHER PIPING LINES, DUCTS, CONDUITS, CABLES AND ALL OTHER FACILITIES LOCATED ON SAID LAND.

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Address:

111 East Chestnut, Chicago, Illinois
110 East Pearson, Chicago, Illinois

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