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COOK COUNTY RECORDER

## ASSIGNMENT AND ASSUMPTION OF LEASE AND OTHER AGREEMENTS

#026 - Countryside

THIS ASSIGNMENT AND ASSUMPTION OF LEASE AND OTHER AGREEMENTS ("Agreement") is made effective as of the 6<sup>th</sup> day of August, 1997, between VENTURE STORES, INC., a Delaware corporation, having an office at 2001 East Terra Lane, P. O. Box 110, Mail Stop 222C, O'Fallon, Missouri 63366-0110 ("Assignor"), and KRCV Corp., a Kansas corporation, having an office at 3333 New Hyde Park Road, Suite 100, P. O. Box 5020, New Hyde Park, New York 11042-0020 ("Assignee").

"Lease" means: that certain lease described in Exhibit B attached hereto and incorporated herein by this reference and any amendments or modifications thereto.

"Contract for Sale" means: that certain Contract of Sale, dated as of the date hereof, between Assignor and Assignee with respect to, among other things, the assignment of the lease from Assignor to Assignee;

"Premises" means: the premises demised under the Lease.

Instrument prepared by Alfred Henneboehle, Esq.  
and when recorded return to:  
KRCV Corp.  
c/o Kimco Realty Corporation  
3333 New Hyde Park  
Suite 100  
P. O. Box 5020  
New Hyde Park, New York 11042-0020

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"Real Property," means: the real property described in Exhibit A attached hereto and incorporated herein by this reference. The Premises are located within the Real Property.

"Buildings" means: all buildings, structures, fixtures and other improvements on or to the Real Property and/or the Premises.

"Agreements" means: all recorded or unrecorded agreements, instruments, documents, writings, easements, reservations, encumbrances, covenants, conditions and restrictions which in any manner affect, benefit and/or burden the Lease, the Premises, the Buildings, the Rents, the Real Property, the shopping center, if any, of which the Premises, the Buildings and/or the Real Property are a part, and/or the rights and obligations of Assignor with respect to any of same.

IN CONSIDERATION of the promises herein contained, the sum of Ten Dollars (\$10.00) in hand paid by Assignee to Assignor, and for other good and valuable consideration, the mutual receipt and legal sufficiency of which are hereby acknowledged, Assignor and Assignee do hereby agree as follows:

1. Assignor does hereby assign unto Assignee, its successors and assigns, forever, all the estate, rights, title and interests of Assignor in and to or with respect to the Lease, the Premises, the Agreements, the Real Property and the Buildings, subject to all Permitted Exceptions (as defined in the Contract of Sale), excepting, however, (i) any lease which, in accordance with the Contract for Sale, shall contemporaneously herewith, be collaterally assigned to KRCV Corp. or other Purchaser Designee, as defined in the Contract for Sale, it being agreed that with respect to any such collaterally assigned lease, Assignor is and shall remain the landlord thereunder, subject nevertheless, to the provisions of such collateral assignment, and (ii) any items of personal property other than the Personal Property (as defined in the Contract of Sale).

2. Assignee for itself, its successors, successors in interest and assigns, hereby assumes and agrees from and after the date hereof to keep, observe and perform all of the obligations, terms, covenants, conditions and restrictions with respect to the Lease to be kept, observed or performed by Assignor and which first accrue from and after the date of this Agreement.

3. This Agreement is entered into by Assignor and Assignee pursuant to, and is subject to the terms and provisions of, the Contract of Sale. Except as expressly set forth in the Contract of Sale, Assignor makes no representations or warranties with respect to the Lease, the Premises, the Agreements, the Real Property and/or the Buildings.

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4. Assignor does hereby covenant to and with Assignee that Assignor and its successors and assigns shall and will WARRANT AND DEFEND the leasehold title to the Premises and title in and to the Improvements unto the said Assignee and to the successors and assigns of the said Assignee forever, against the lawful claims of all persons claiming by, through or under Assignor but none other.

5. This Agreement shall be binding upon, and shall inure to the benefit of, Assignor and Assignee and their respective successors, successors in interest and assigns.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Agreement as of the date above first written.

ASSIGNOR:

VENTURE STORES, INC.

By: Russell Solt  
Name: Russell Solt  
Title: Exec. V.P.

ASSIGNEE:

KRCV CORP.

By: Edward J. Freeman  
Name: Edward J. Freeman  
Title: VP

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STATE OF NEW YORK )  
 )  
COUNTY OF NASSAU ) SS.

On this 6<sup>th</sup> day of August, 1997, before me appeared Edward Senenman to me personally known, who, being by me duly sworn, did say that he is the VP of KRCV CORP., a corporation of the State of Kansas, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors; and said Edward Senenman acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

EILEEN DONLON  
Notary Public, State of New York  
No. 41-4503038  
Qualified in Queens County  
Commission Expires July 31, 1999

My term expires:

STATE OF NEW YORK )  
 )  
COUNTY OF NASSAU ) SS.

On this 6<sup>th</sup> day of August, 1997, before me appeared Russell Solt, to me personally known, who, being by me duly sworn, did say that he is the Exec. V.P. of VENTURE STORES, INC., a corporation of the State of Delaware, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors; and said Russell Solt acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

EILEEN DONLON  
Notary Public, State of New York  
No. 41-4503038  
Qualified in Queens County  
Commission Expires July 31, 1999

My term expires:

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EXHIBIT A

## LEGAL DESCRIPTION OF "SHOPPING CENTER SITE":

That part of the North Three Quarters of Lot 11 (except the East two (2) rods of the North Eighteen (18) rods thereof) in School Trustees Subdivision of Section 10, Township 38 North, Range 12 East, of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point, said point being 50.00 feet West of the East line of Lot 11 and 33.00 feet North of the South line of the North 3/4 of Lot 11; thence West along a line parallel with and 33 feet North of the South line of the North 3/4 of Lot 11 bearing N 89° - 45' - 58" W, a distance of 771.12 feet to a point; thence South along a straight line, bearing South 0° - 02' - 05" E, a distance of 33.00 feet to a point on the South line of the North 3/4 of Lot 11 and 513.00 feet East of the West line of Lot 11; thence West along said South line of the North 3/4 of Lot 11, bearing N 89° - 45' - 58" W, a distance of 351.33 feet to a point on a line 161.67 feet East of and parallel with the West line of Lot 11; thence North along a line 161.67 feet East of and parallel with the West line of Lot 11, bearing N 0° - 02' - 05" W, a distance of 978.14 feet to a point on a line 20 feet South of and parallel with the North line of Lot 11; thence East along a line 20 feet South of and parallel with the North line of Lot 11, bearing S 89° - 45' - 40" E, a distance of 1123.03 feet to a point on a line 50.00 feet West of and parallel with the East line of Lot 11; thence South along a line 50.00 feet West of and parallel with the East line of Lot 11, bearing S 0° - 00' - 00" W, a distance of 945.08 feet to the point of beginning.

Store No. 26  
Countryside  
140 Countryside Plaza  
Countryside, IL 60525-3935

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## LEGAL DESCRIPTION OF "MAY PARCEL"

That part of the North Three Quarters of Lot 11 in School Trustee Subdivision of Section 18, Township 38 North, Range 12 East, of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point, said point being 50.00 feet West of the East line of Lot 11 and 33.00 feet North of the South line of North 3/4 of Lot 11; thence West along a line which is parallel to and 33.00 feet North of the South line of the North 3/4 of Lot 11, bearing N 89° - 45' - 58" W, a distance of 119.00 feet to a point; thence North along a line parallel with the East line of Lot 11, bearing N 0° - 00' - 00" E, a distance of 100.00 feet to a point; thence East along a line parallel to the South line of the North 3/4 of Lot 11, bearing S 89° - 45' - 58" E, a distance of 180.00 feet to a point; thence North along a line perpendicular to the South line of the North 3/4 of Lot 11, bearing N 0° - 00' - 00" E, a distance of 157.00 feet to a point; thence West along a line parallel with the South line of the North 3/4 of Lot 11, bearing N 89° - 45' - 58" W, a distance of 15.00 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing N 0° - 00' - 00" E, a distance of 631.58 feet to a point; thence East along a line parallel with the South line of the North 3/4 of Lot 11, bearing S 89° - 45' - 58" E, a distance of 299.36 feet to a point; thence South along a line parallel to the East line of Lot 11, bearing S 0° - 00' - 00" W, a distance of 218.58 feet to a point; thence East along a line parallel with the South line of the North 3/4 of Lot 11, bearing S 89° - 45' - 58" E, a distance of 174.00 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing N 0° - 00' - 00" E, a distance of 38.00 feet to a point; thence East along a line parallel to the South line of the North 3/4 of Lot 11, bearing S 89° - 45' - 58" E, a distance of 200.00 feet to a point on a line 50.00 feet west of and parallel with the East line of Lot 11; thence South along the said line, bearing S 0° - 00' - 00" W, a distance of 708.00 feet to the point of beginning.

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## LEGAL DESCRIPTION OF "DEVELOPER PARCEL":

That part of the North Three Quarters of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East, of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point on the South line of the North 3/4 of Lot 11, said point being 821.10 feet West of the East line of Lot 11; thence West along said South line, bearing N 89° - 45' - 58" W, a distance of 351.33 feet to a point on a line 161.67 feet East of and parallel with the West line of Lot 11; thence North along said line bearing N 0° - 2' - 0" W, a distance of 978.14 feet to a point on a line 20 feet South of and parallel with the North line of Lot 11; thence East along said line bearing S 89° - 45' - 40" E, a distance of 1123.03 feet to a point on a line 50 feet West of and parallel with the East line of Lot 11; thence South along said line, bearing S 0° - 0' - 0" W, a distance of 237.08 feet to a point; thence West along the line parallel with the South line of the North 3/4 of Lot 11, bearing North 89° - 45' - 58" W, a distance of 200.00 feet to a point; thence South along a line parallel with the East line of Lot 11, bearing S 0° - 0' - 0" W, a distance of 38 feet to a point; thence West along a line parallel with the South line of the North 3/4 of Lot 11, bearing N 89° - 45' - 58" W, a distance of 171.00 feet to a point; thence North along a line parallel with the East line of Lot 11, bearing N 0° - 0' - 0" E, a distance of 218.58 feet to a point; thence West along a line parallel with the South line of the North 3/4 of Lot 11, bearing N 89° - 45' - 58" W, a distance of 290.38 feet to a point; thence South along a line parallel with the East line of Lot 11, bearing S 0° - 0' - 0" W, a distance of 631.58 feet to a point; thence East along a line parallel with the South line of the North 3/4 of Lot 11, bearing S 89° - 45' - 58" E, a distance of 15.00 feet to a point; thence South along a line perpendicular with the South line of the North 3/4 of Lot 11, bearing S 0° - 14' - 2" W, a distance of 157.00 feet to a point; thence West along a line parallel with the South line of the North 3/4 of Lot 11, bearing N 89° - 45' - 58" W, a distance of 100.00 feet to a point; thence South along a line parallel with the East line of Lot 11, bearing S 0° - 0' - 0" W, a distance of 100.00 feet to a point; thence East along a line parallel with the South line of the North 3/4 of Lot 11, bearing S 89° - 45' - 58" E, a distance of 47.68 feet to a point; thence South along a straight line, bearing S 0° - 2' - 0" E, a distance of 33.00 feet to the point of beginning.

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EXHIBIT A  
LEASE PREMISES

## LEGAL DESCRIPTION

Countryside  
140 Countryside Plaza  
Countryside, IL

THE SUB-LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE SUB-LEASE, EXECUTED BY LAGRANGE DEVELOPMENT COMPANY, A LIMITED PARTNERSHIP OF INDIANA, AS SUB-LESSOR, AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, AS SUB-LESSEE, DATED DECEMBER 30, 1976, A MEMORANDUM OF WHICH SUB-LEASE WAS RECORDED FEBRUARY 24, 1977, AS DOCUMENT 23810712 AND AMENDED BY FIRST AMENDMENT DATED AS OF MARCH 10, 1980 AND BY DOCUMENT RECORDED JANUARY 28, 1986 AS DOCUMENT 86037320.

TO WIT:

PARCEL 1:

THAT PART OF THE NORTH 3/4 OF LOT 11 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 30.00 FEET WEST OF THE EAST LINE OF LOT 11, AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, THENCE WEST ALONG A LINE WHICH IS PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES, 45 MINUTES, 38 SECONDS WEST, A DISTANCE OF 819.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11, BEARING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 38 SECONDS EAST A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 00 DEGREES, 14 MINUTES, 02 SECONDS EAST, A DISTANCE OF 137.00 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES, 45 MINUTES, 38 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 631.38 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 38 SECONDS EAST, A DISTANCE OF 299.36 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 218.38 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 38 SECONDS EAST, A DISTANCE OF 176.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 38 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 11; THENCE SOUTH ALONG THE SAID LINE, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 708.00 FEET TO THE POINT OF BEGINNING;

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PROPERTY A  
 COUNTY A  
 LEGAL DESCRIPTION  
 Countrywide  
 Page 2

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:  
 (PARCEL 2, TRACT 1)

BEGINNING AT A POINT, SAID POINT BEING 30.00 FEET WEST OF THE EAST LINE OF LOT 11 AND 237.08 FEET SOUTH OF THE NORTH LINE OF LOT 11; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO AND 30.00 FEET WEST OF THE EAST LINE OF LOT 11, BEARING SOUTH 00 DEGREES, 00 MINUTES, 03 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 40 DEGREES, 43 MINUTES, 38 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 137.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 IN THE COMMON AREA IN THE FOLLOWING DESCRIBED LAND:

(TRACT 1)

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, SAID POINT BEING 821.10 FEET WEST OF THE EAST LINE OF LOT 11; THENCE WEST ALONG SAID SOUTH LINE, BEARING NORTH 09 DEGREES, 45 MINUTES, 38 SECONDS WEST, A DISTANCE OF 351.00 FEET TO A POINT ON A LINE 161.67 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 11; THENCE NORTH ALONG SAID LINE BEARING NORTH 00 DEGREES, 02 MINUTES, 03 SECONDS WEST A DISTANCE OF 538.14 FEET TO A POINT ON A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 11; THENCE EAST ALONG SAID LINE BEARING SOUTH 89 DEGREES, 43 MINUTES, 40 SECONDS EAST, A DISTANCE OF 1123.02 FEET TO A POINT ON A LINE 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 11; THENCE SOUTH ALONG SAID LINE, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 217.08 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES, 43 MINUTES, 38 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 38 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES, 43 MINUTES, 38 SECONDS WEST, A DISTANCE OF 174.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11.

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EXHIBIT A  
LEGAL DESCRIPTION  
Countryside  
Page 3

BEARING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 218.36 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES, 45 MINUTES, 36 SECONDS WEST, A DISTANCE OF 279.36 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11, BEARING SOUTH 700 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 631.36 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 36 SECONDS EAST, A DISTANCE OF 12.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE PERPENDICULAR WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 127.00 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES, 45 MINUTES, 36 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 36 SECONDS EAST, A DISTANCE OF 47.66 FEET TO A POINT; THENCE SOUTH ALONG A STRAIGHT LINE, BEARING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING. (EXCEPTING THEREFROM THAT PART DEDICATED FOR STREETS BY PLAT RECORDED AS DOCUMENT 23801145), AS DESCRIBED AND DEFINED IN ARTICLE 3 OF THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN LA GRANGE DEVELOPMENT COMPANY, AN INDIANA LIMITED PARTNERSHIP, WITH THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, DATED DECEMBER 30, 1976 AND RECORDED FEBRUARY 24, 1977 AS DOCUMENT 23620713, AND AMENDED BY DOCUMENT RECORDED MARCH 13, 1979 AS DOCUMENT 23392400 AND DOCUMENT RECORDED JANUARY 28, 1986 AS DOCUMENT 8607361, AND DOCUMENT RECORDED DECEMBER 4, 1989 AS DOCUMENT 89173692, ALL IN COOK COUNTY, ILLINOIS.

(TRAC: 2)

BEGINNING AT A POINT, SAID POINT BEING 30.00 FEET WEST OF THE EAST LINE OF LOT 11 AND 257.06 FEET SOUTH OF THE NORTH LINE OF LOT 11; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO AND 30.00 FEET WEST OF THE EAST LINE OF LOT 11, BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES 45 MINUTES 36 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11, BEARING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

140 Countryside Plaza  
Countryside, IL  
PIN: 18-16-301-008-0000

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Store No. 026  
Countryside  
140 Countryside Plaza  
Countryside, IL 60525-3935

## EXHIBIT B

TO

### ASSIGNMENT AND ASSUMPTION OF LEASE AND OTHER AGREEMENTS

1. Ground Sublease dated 12/30/76 by and between LaGrange Development Company ("LaGrange") as Landlord-Developer and The May Department Stores Company ("May") as Tenant.
2. Memorandum of Ground Sublease dated 12/30/76 by and between LaGrange and May recorded 2/24/77 as Document No. 23 830 712 in Cook County, Illinois.
3. First Amendment to Ground Sublease dated 3/10/80 between LaGrange and May.
4. Second Amendment to Ground Sublease dated 11/20/85 between LaGrange and May.
5. Third Amendment to Ground Sublease dated 11/6/89 between LaGrange and Venture Stores, Inc. ("VSI"), successor by assignment dated 8/8/89 from May.
6. Assignment and Assumption of Lease and Other Agreements, as of August 8, 1989 between May and Venture Stores, Inc.

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