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RIDER NO. 1 TO PURCHASE AGREEMENT

THIS RIDER IS ATTACHED TO AND MADE A PART OF THAT CERTAIN PURCHASE AGREEMENT DATED THE 15th DAY OF November, 1996, BY AND BETWEEN Robbye J. Bell, AS PURCHASER(S), AND CP- IGL PARTNERSHIP, An Illinois Partnership, sole beneficiary of LaSalle National Trust, N.A., Trust No. 118065, AS SELLER (THE "Purchase Agreement").

See Legal Description

DEPT-01 RECORDING \$25.00

T#0012 TRAN 3656 01/08/97 15:06:00

PARTIAL TERMINATION OF LEASE #7659 + CG *-97-017928
COOK COUNTY RECORDER

DEPT-10 PENALTY \$22.00

The Property referenced in the Purchase Agreement is subject to a certain lease from Prudential Insurance Company of America, as lessor, to Winston Development Corporation, as lessee, dated November 21, 1969, a Memorandum of which was recorded March 6, 1970 as Document No. 21099166 in Cook County, Illinois (said lease as from time to time amended is referred to herein as the "Ground Lease"). The interest of the lessor under the Ground Lease has been assigned to LaSalle National Trust, N.A., not individually, but solely as Trustee under Trust Agreement dated May 20, 1993 and known as Trust No. 118065. The interest of the lessee under the Ground Lease has been assigned to LaSalle National Trust, N.A., not individually, but solely as Trustee under Agreement dated May 20, 1993 and known as Trust No. 118066.

25.00
22.00
22.00

In consideration of the consummation of the unit sale transaction, as contemplated in the Purchase Agreement, the undersigned, not personally, but as Trustee of Trust No. 118065 and Trust No. 118066 aforesaid, hereby releases and terminates the Ground Lease as pertains to Residential Condominium Unit No. 21E of the 111 East Chestnut Condominium, more particularly described on Exhibit A attached hereto, subject to the express condition that the transaction is closed as contemplated in the Purchase Agreement and the Trustee's Deed to Residential Condominium Unit No. 21E is duly recorded in the offices of the Cook County, Illinois Recorder of Deeds.

IN WITNESS WHEREOF, the parties hereto have executed this Partial Release as of the date of December, 1996.

LASALLE NATIONAL TRUST, N.A., not personally, but as Trustee under Trust No. 118065 and Trust No. 118066

By: [Signature]
Its: SR. VICE PRESIDENT

ATTEST:

By: Nancy A. Breen
Its: ASSISTANT SECRETARY

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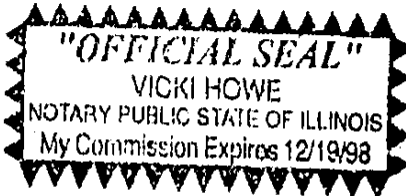
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STATE OF ILLINOIS)
COUNTY OF Cook)

VICKI HOWE

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH W. LANG, as Sr. Vice President and NANCY A. STACK, as Assistant Secretary of LASALLE NATIONAL TRUST, N.A., not personally but as Trustee under Trust Agreements known as Trust nos. 118065 and 118066, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. Vice President and Assistant 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 Company for the uses and the purposes therein set forth; and said Assistant Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Company did affix the corporate seal of said Company to said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purpose therein set forth.

GIVEN under my hand and notarial seal this 17th day of December, 1996.



Vicki Howe
Notary Public

97017928

mail to:

ROBBYE O. BELL
111 E. CHESTNUT #21E
CHICAGO IL 60611

BOX 333-CTI

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBER 2100B IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED 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 AS DOCUMENT NUMBER 04074563; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

PERMANENT INDEX NUMBERS: 17-03-225-031; 17-03-225-032; 17-03-225-033;
17-03-225-034; 17-03-225-035; 17-03-225-036; 17-03-225-037; 17-03-225-038;
17-03-225-039; 17-03-225-040; 17-03-225-041; 17-03-225-042; 17-03-225-043;
17-03-225-044; 17-03-225-045; 17-03-225-046; 17-03-225-047; 17-03-225-048;
17-03-225-049; 17-03-225-050; 17-03-225-051; 17-03-225-052; 17-03-225-053;
17-03-225-054; 17-03-225-055; 17-03-225-056; 17-03-225-057; 17-03-225-058;
17-03-225-059; 17-03-225-060; 17-03-225-061; 17-03-225-062; 17-03-225-063;
17-03-225-064; 17-03-225-065; 17-03-225-066; 17-03-225-067; 17-03-225-068;
17-03-225-069; 17-03-225-070.

ALL PERMANENT INDEX NUMBERS AFFECTS LAND AND OTHER PROPERTY

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