

JUL 25 1995

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CERTIFICATE OF TITLE

Date Of First Registration

DECEMBER SIXTEENTH (16th), 1992

TRANSFERRED FROM CERTIFICATE NO 1036581

97165726

STATE OF ILLINOIS)
(COOK COUNTY)

I, ~~James V. White~~ Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

TEACHERS' RETIREMENT SYSTEM, of the State of Illinois,
(a retirement system)

03-35-200-049

of the VILLAGE OF MOUNT PROSPECT County of COOK and State of ILLINOIS

is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.



- LOT ONE.....(1)
- LOT TWO.....(2)
- LOT THREE.....(3)
- LOT FIVE.....(5)
- LOT SIX.....(6)

In Kensington Center - Resubdivision Twenty Five (25), in part of the Northeast Quarter (1/4) of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, on February 1, 1989, as Document Number 3770802.

97165726

- DEPT-04 TIER CERT \$23.00
- TELETYPE TEAM 1619 03/11/97 09:22:00
- 8:194 : CT *-97-165726
- COOK COUNTY RECORDER

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Witness My hand and Official Seal

this TWELFTH (12th) day of JULY 1995

Jesse White
Registrar of Titles Cook County Illinois

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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
29487-95	General Taxes for the year 1994, 1st installment paid, 2nd installment not paid. Subject to General Taxes levied in the year 1995. Subject to Annual Assessment Repair Peotomash Drainage District 60014-014.			<i>[Signature]</i>
In Duplicate	Subject to public utility and drainage easement contained in Plat registered as Document Number 1306513, in favor of Commonwealth Edison Company, its respective successors and assigns, for serving foregoing premises and other property with electric, etc., as herein reserved and granted. For particulars see Document.			<i>[Signature]</i>
3162886	Amendment Agreed to by and between the Village of Mount Prospect, an Illinois Municipal Corporation, American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Number 35771, Northern Illinois Gas Company, an Illinois Corporation and the Rauenhurst Corporation, a Minnesota Corporation, wherein parties agree to annex property described on Exhibit "A" attached hereto and made a part hereof, to the Village of Mount Prospect, under terms, covenants and agreements as herein set contained. For particulars see Document. (Exhibits "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U" and Resolutions attached hereto and made a part hereof). (Affects foregoing premises and other property).	May 2, 1990	May 28, 1990 2:45PM	<i>[Signature]</i>
3269320	Easement Agreement by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 35771 (Grantor), Northern Illinois Gas Company, an Illinois Corporation (Grantor) and Rauenhurst Corporation, a Minnesota Corporation (Grantee) wherein Grantor grants to Grantee, its successors and assigns easement for sewers, water main, roadway and a temporary roadway easement over part of foregoing premises and other property, as shown on Exhibit "A" attached hereto and made a part hereof. For particulars see Document. (Riders attached hereto and made a part hereof) (Affects Lots 1, 2 and 6).	August 13, 1981	August 3, 1982 1:28PM	<i>[Signature]</i>
In Duplicate	Easement Agreement by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 35771, Northern Illinois Gas Company, an Illinois Corporation (Collectively "Grantors"), Opus Corporation, a Minnesota Corporation ("Opus") and the village of Mount Prospect, an Illinois Municipal Corporation ("Village"), wherein Grantors grant to Grantee a non-exclusive perpetual easement, to install, construct, reconstruct, operate, maintain, alter, repair, replace and remove storm sewers and manholes etc., over part of foregoing premises, herein set forth. For particulars see Document. (Affects Lots 3 only).	August 13, 1981	August 3, 1982 1:28PM	<i>[Signature]</i>
336005	Declaration by Opus Corporation, a Minnesota Corporation, subjecting premises described on Exhibit "A" attached hereto to the covenants, conditions, restrictions, reservations and easements etc., as herein set forth. For particulars see Document.	March 7, 1990	April 9, 1990 3:33PM	<i>[Signature]</i>
In Duplicate	Subject to reservation of rights by Opus Corporation ("Grantor"), in favor of Grantor, its successors and assigns, as to the Plans and specifications of improvements etc., to be made on foregoing premises, as contained in Deed registered as Document Number 3746022. For particulars see Document.	May 19, 1986	July 31, 1986 4:02PM	<i>[Signature]</i>
3336013	Mortgage and Security Agreement from American National Bank and Trust Company of Chicago, as Trustee under Trust Number 126169 - 02, to Boulevard Bank National Association, to secure note in the principal sum of \$3,300,000.00, payable as therein stated, in accordance with the terms, covenants and agreements herein contained. For particulars see Document. (Legal Description as Exhibit "A" attached hereto and made a part hereof).			<i>[Signature]</i>
3746023	Assignment of Rents and Lessor's Interest in Leases from American National Bank and Trust Company of Chicago, as Trustee under Trust Number 126169 - 02 ("Borrower") Dennis Hillman and John E. Shaffer ("Beneficiary") ("Assignors"), to Boulevard Bank National Association ("Assignee") wherein Assignor sells, assigns, transfers and set over unto Assignee all right, title and interest in and to all the rents, issues, profits and all leases entered into on foregoing premises, etc. For particulars see Document. (Exhibits "A" and "B" attached hereto and made a part hereof).	Oct. 7, 1988	Oct. 13, 1988 7:36PM	<i>[Signature]</i>
In Duplicate	FINANCING STATEMENT: American National Bank and Trust Company of Chicago, as Trustee under Trust Number 126169 - 02 Debtor, Boulevard Bank National Association Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits "A" and "B" attached hereto and made a part hereof).	Oct. 7, 1988	Oct. 13, 1988 3:36PM	<i>[Signature]</i>
3746024	Mortgage Duplicate Certificate 718033 issued 10/13/88 on Mortgage 3746023. Subject to building line as shown on Plat registered as Document Number 3779997. For particulars see Document. (Affects Lots 3 and 3).			<i>[Signature]</i>
3746025	Subject to public utility easement contained in area "A" in Plat registered as Document Number 3779997, in favor of Northern Illinois Gas Company, its respective successors and assigns, for serving foregoing premises and other property with gas services etc., as herein reserved and granted. For particulars see Document. (Affects Lots 2, 3 and 5 only). Subject to public utility easement contained in area "B" in Plat registered as Document Number 3779997, in favor of Commonwealth Edison Company, its respective successors and assigns, for serving foregoing premises and other property with electric and communication services etc., as herein reserved and granted. For particulars see Document.			<i>[Signature]</i>

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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
	Subject to public utility easement contained in area "C" in Plat registered as Document Number 3773302, in favor of the Village of Mount Prospect, its respective successors and assigns, for serving foregoing premises and other property with water main and sewer services, etc., as herein reserved and granted. For particulars see Document.			<u>Paul White</u>
	Subject to public utility easement contained in area "D" in Plat registered as Document Number 3773302, in favor of Opus Designers, Builders, Developers Incorporated, its respective successors and assigns, for serving foregoing premises and other property with storm water detention and drainage etc., as herein reserved and granted. For particulars see Document.			<u>Paul White</u>
	Subject to public utility easement contained in area "E" in Plat registered as Document Number 3773302, in favor of Cabinet Incorporated, its respective successors and assigns, for serving foregoing premises and other property with cable television services etc., as herein reserved and granted. For particulars see Document.			<u>Paul White</u>
3773302 In Duplicate	Mortgage and Security Agreement from American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Number 106169 - 02, to Teachers' Retirement System of the State of Illinois, a Retirement System, to secure note in the principal sum of \$3,237,800.00, plus future advances in the principal amount not to exceed \$1,000,000.00, pursuant to that certain Loan Agreement of open date herewith payable as therein stated. For particulars see Document. Exhibits "A" and "B" attached hereto and made a part hereof.	May 9, 1989	May 11, 1989 16:57A31	<u>Paul White</u>
3773303 In Duplicate	Assignment of Leases and Rents from American National Bank and Trust Company, as Trustee under Trust Number 106169 - 02 ("Borrower") and Kingston Court Limited Partnership, an Illinois limited partnership ("Beneficiary") ("Assignors"), to Teachers' Retirement System of the State of Illinois, a retirement system ("Assignee"), wherein Assignor assigns and transfers to Assignee all of the Leases and Rents etc., of the foregoing premises. For particulars see Document. Exhibit "A" attached hereto and made a part hereof.	May 9, 1989	May 11, 1989 19:57A31	<u>Paul White</u>
3773304	Agreement by and between American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Number 106169 - 02 ("Trustee"), Kingston Court Limited Partnership, an Illinois limited partnership ("Lender"), and Teachers' Retirement System of the State of Illinois, a retirement system ("Borrower"), wherein Borrower grants to Lender a right of first option to prepay or terminate financing, in accordance with the terms and provisions herein contained. For particulars see Document. Exhibit "A" attached hereto and made a part hereof.	May 9, 1989	May 11, 1989 16:57A31	<u>Paul White</u>
3773305 In Duplicate	FINANCING STATEMENT: American National Bank and Trust Company of Chicago, as Trustee under Trust Number 106169 - 02 Debtor, Teachers' Retirement System of the State of Illinois, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. Exhibits "A", "B" and Schedule "T" attached hereto and made a part hereof.	May 9, 1989	May 11, 1989 19:58A31	<u>Paul White</u>
3773306 In Duplicate	Assignment of Lessor's Interest in Leases and Rents from American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Number 106169 - 02 ("Land Trust") and Kingston Court Limited Partnership, an Illinois limited partnership ("Beneficiary"), to Wells Fargo Realty Advisors Funding Incorporated, a Colorado Corporation, ("Assignee"), wherein Land Trust and Beneficiary assigns all leases and agreements, together with all the rents, income, receipts, revenues, issues and profits etc., of the foregoing premises. For particulars see Document.	August 1, 1989	August 2, 1989 12:18PM	<u>Paul White</u>
3773307	Subject to General Taxes levied in the year 1993.			<u>Paul White</u>
299537-73	Subcontractor's Notice and Claim for Lien by Mid Res, Incorporated of Niles against Superconductor Corporation ("Tenant"), and Teachers' Retirement System ("Owner"), filed in the Office of the Registrar of Titles of Cook County, Illinois, for labor, materials, supplies, equipment and services etc., in the amount of \$136,063.00 with interest. For particulars see Document. (Affidavit and Legal Description attached hereto and made a part hereof). (Affects the North 18 feet of Lot 5 and all of Lot 6 aforesaid only).			<u>Paul White</u>
3029531	Original Contractor's Claim for Lien by Mid Res, Incorporated of Niles against Superconductor Corporation ("Tenant"), and Teachers' Retirement System ("Owner"), filed in the Office of the Registrar of Titles of Cook County, Illinois, for labor, materials, supplies, equipment and services etc., in the amount of \$4,092.30 with interest. For particulars see Document. (Affidavit and Legal Description attached hereto and made a part hereof). (Affects the North 18 feet of Lot 5 and all of Lot 6 aforesaid only).		Nov. 17, 1993 2:09PM	<u>Paul White</u>
3029532			Nov. 17, 1993 2:10PM	<u>Paul White</u>

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Clerk's Office

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