

UNOFFICIAL COPY

97230000

DEPT-01 RECORDING \$33.00
T#0012 TRAN 4509 04/02/97 14:58:00
#0797 # CG *-97-230000
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDERS USE ONLY

This Indenture, made this 25th day of February A.D. 19 97 between LaSalle National Bank, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 15th day of January 19 92, and known as Trust Number 116878 (the "Trustee"), and Sun Life Assurance Company of Canada, a Canadian Corporation, as to an undivided 11.82 percentage interest (the "Grantees") (Address of Grantee(s): One Sun Life Executive Park, Wellesley Hills, Massachusetts 02181)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

FOR THE "PERMITTED EXCEPTIONS" SEE ATTACHED EXHIBIT "B" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

*LaSalle National Bank, successor trustee to LaSalle National Trust, N.A.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
RECEIVED REVENUE MAR 28 1997
92,250.00

Property Address: 5240 North Pulaski Road, Chicago, Illinois 60630 & known as North Mayfair Commons
Permanent Index Number: 13-10-200-010-0000
together with the tenements and appurtenances thereunto belonging.

FORM NO. 0

BOX 333-CTI

11 of 13

7645557, DI, JLLH

97230000

UNOFFICIAL COPY

To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Bank

as Trustee as aforesaid,

By Nancy A. Carlin
Assistant Vice President

Nancy A. Carlin
Assistant Secretary

This instrument was prepared by <u>Corinne Bek</u>	LASALLE NATIONAL BANK Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
---	--

State of Illinois
County of Cook

SS:

*LaSalle National Bank, successor trustee to
LaSalle National Trust, N.A.

I, Harriet Denisewicz a Notary Public in and for said County,

in the State aforesaid, Do Hereby Certify that Corinne Bek

Assistant Vice President of LaSalle National Bank, and Nancy A. Carlin

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

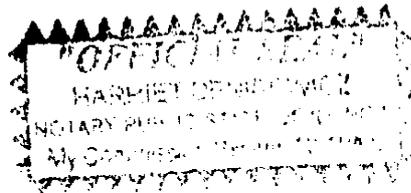
Given under my hand and Notarial Seal this 26th day of March A.D. 19 97

Harriet Denisewicz
Notary Public

Box No. _____
TRUSTEE'S DEED
Address of Property _____

LaSalle National Bank

Trustee
To



LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60603-4192

97230000

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN ST. LUCAS FIRST SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1992, AS DOCUMENT 92586021, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LANDSCAPE EASEMENT AGREEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY ST. LUCAS ASSOCIATION, A CORPORATION OF ILLINOIS, TO LA SALLE NATIONAL TRUST, N. A. AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 15, 1992 AND KNOWN AS TRUST NUMBER 116878, RECORDED FEBRUARY 5, 1992 AS DOCUMENT 92075915, AS MODIFIED BY AMENDMENT TO LANDSCAPE EASEMENT AGREEMENT RECORDED AUGUST 2, 1994 AS DOCUMENT 94680049, OVER THE FOLLOWING DESCRIBED LAND:

A 10 FOOT WIDE STRIP OF LAND BEING DESCRIBED AS:

THAT PART OF THE SOUTH 590 FEET OF THE EAST 673 FEET OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) OF THE AFORESAID NORTHEAST 1/4 OF SECTION 10, WITH THE WEST LINE OF THE EAST 33 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) OF THE AFORESAID NORTHEAST 1/4 OF SECTION 10, THENCE NORTH 0 DEGREES 00 MINUTES 26 SECONDS EAST ALONG THE LAST DESCRIBED WEST LINE 530.01 FEET TO THE NORTH LINE OF THE SOUTH 590 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 10 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST ALONG SAID NORTH LINE 485.02 FEET TO A POINT DISTANCE 145 FEET EAST OF THE AFORESAID WEST LINE OF THE EAST 663 FEET OF SAID SECTION 10; THENCE SOUTH 46 DEGREES 13 MINUTES 09 SECONDS WEST, ALONG A LINE HEREIN DESIGNATED AS LINE 'A' 300.85 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID EAST 663 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 10 AND DISTANT 140 FEET SOUTH OF THE AFORESAID NORTH LINE OF THE SOUTH 580 FEET OF SAID SECTION 10; THENCE SOUTH 0 DEGREES 00 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF THE EAST 663 FEET OF SAID SECTION 10 FOR A DISTANCE OF 320.22 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 10 FEET TO THE WEST LINE OF THE EAST 673 FEET OF THE NORTHEAST 1/4 OF AFORESAID SECTION 10; THENCE NORTH 0 DEGREES 00 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE 324.49 FEET TO THE INTERSECTION WITH A LINE DRAWN 10 FEET NORTHWESTERLY OF AND PARALLEL WITH THE HEREINABOVE DESIGNATED LINE 'A'; THENCE NORTH 46 DEGREES 13 MINUTES 09 SECONDS EAST ALONG SAID PARALLEL LINE 209.18 FEET TO THE NORTH LINE OF THE SOUTH 390 FEET TO THE NORTHEAST 1/4 OF AFORESAID SECTION 10; THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE 489 FEET TO THE WEST LINE OF THE AFORESAID EAST 33 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTH 0 DEGREES 00 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE 10 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING FROM SAID EASEMENT PARCEL THE SOUTHERLY 55.21 FEET AS RELEASED BY INSTRUMENT RECORDED APRIL 17, 1995 AS DOCUMENT 95250414.

97230000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CROSS-ACCESS AGREEMENT DATED MARCH 21, 1995 AND RECORDED APRIL 17, 1995 AS DOCUMENT 95250414 MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 15, 1992 KNOWN AS TRUST NUMBER 116878 AND NORWOOD BUILDERS, INC., FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 1 IN ST. LUCAS FIRST SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED AUGUST 7, 1992, AS DOCUMENT 92586021, IN COOK COUNTY, ILLINOIS, BOUNDARY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, AFORESAID; THENCE NORTH 89 DEGREES, 35 MINUTES, 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, 304.18 FEET TO THE HEREIN DESCRIBED POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 24 MINUTES, 24 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 49.15 FEET; THENCE NORTH 79 DEGREES, 46 MINUTES, 34 SECONDS WEST, 180.92 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 36 SECONDS WEST, 148.13 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 1 AFORESAID, THENCE SOUTH 0 DEGREES, 00 MINUTES, 26 SECONDS WEST, ALONG SAID WEST LINE 10.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 46.92 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND WHOSE CHORD BEARS SOUTH 56 DEGREES 47 MINUTES 35 SECONDS EAST, 42.28 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1 AFORESAID; THENCE NORTH 0 DEGREES 24 MINUTES 24 SECONDS EAST, 10.00 FEET; THENCE SOUTH 89 DEGREES, 35 MINUTES, 36 SECONDS EAST, 115.49 FEET; THENCE SOUTH 79 DEGREES, 46 MINUTES, 34 SECONDS EAST, 148.00 FEET; THENCE SOUTH 0 DEGREES, 24 MINUTES, 24 SECONDS WEST, 24.76 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1, AFORESAID, SAID POINT BEING 339.18 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES, 35 MINUTES, 36 SECONDS EAST, ALONG SAID SOUTH LINE, 35.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-10-200-010-0000

COMMONLY KNOWN AS: 5240 North Pulaski Road, Chicago, Illinois 60630 and known as North Mayfair Commons

97230000

97230000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real Estate Taxes not due and payable.
2. Mortgage and Security Agreement dated March 1, 1993 and recorded April 16, 1993 as Document Number 93281621, made by LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 15, 1992 and known as Trust Number 116878, and Foster/Pulaski Limited Partnership, an Illinois limited partnership, in favor of Commonwealth of Pennsylvania State Employees' Retirement Board to secure a Note for \$9,000,000.00.
3. Assignment of Rents and Leases recorded April 16, 1993 as Document Number 93281622, made by LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 15, 1992 and known as Trust Number 116878, and Foster/Pulaski Limited Partnership, an Illinois limited partnership, to Commonwealth of Pennsylvania State Employees' Retirement Fund Board.
4. Financing Statement with Commonwealth of Pennsylvania State Employees' Retirement System, Secured Party, and LaSalle National Trust, N.A., under Trust Number 116878, Debtor, filed April 16, 1993 as Document Number 93U06196.
5. Financing Statement with Commonwealth of Pennsylvania State Employees' Retirement System, Secured Party, and Foster/Pulaski Limited Partnership, an Illinois limited partnership, Debtor, filed April 16, 1992 as Document Number 93U06197.
6. Terms, provisions, conditions and limitations contained in the Water Main Easement reserved in the Deed from St. Lucas Association, an Illinois corporation, to LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 15, 1992 and known as Trust Number 116878, dated January 23, 1992 and recorded February 5, 1992 as Document Number 92075914.
7. Terms, provisions, conditions and limitations contained in Landscape Easement Agreement made by St. Lucas Association, an Illinois corporation, to LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 15, 1992 and known as Trust Number 116878, recorded February 5, 1992 as Document Number 94680049 and rights of the owner, or owners, of the adjoining land to the concurrent use of the easement.

97220000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

8. Terms, provisions, conditions and limitations in a non-exclusive easement as created by Cross-Access Agreement dated March 21, 1995 and recorded April 17, 1995 as Document Number 95250414 made by and between LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 15, 1992 known as Trust Number 116878 and Norwood Builders, Inc., for the purpose of ingress and egress and rights of the owner, or owners, of the adjoining land to the concurrent use of the easement.
9. Lease made by Foster/Pulaski Limited Partnership, Lessor, and Jewel Food Stores, Inc., Lessee, recorded March 3, 1992 as Document Number 92132320, demising the land for a term of years, and all parties claiming by, through and under said Lessee.
10. Subordination, Non-Disturbance and Attornment Agreement recorded May 11, 1993 as Document Number 93352572 between Jewel Food Stores, Inc and Commonwealth of Pennsylvania Employees' Retirement Board.
11. Lease made by LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 15, 1992 and known as Trust Number 116878, to Blockbuster Videos, Inc., a Texas corporation, dated September 25, 1992, a Memorandum thereof which was recorded January 28, 1993 as Document Number 93073859, demising part of the land for a term of 7 years beginning as described therein, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee, or by any party claiming by, through, or under said Lessee. Said Lessee contains four options to extend for a period of 5 years each.
12. Subordination, Non-Disturbance and Attornment Agreement dated March 25, 1993 and recorded April 16, 1993 as Document Number 93281626, which subordinates said Blockbuster Videos, Inc. Lease to the Mortgage to the Commonwealth of Pennsylvania Employees' Retirement Board recorded April 16, 1993 as Document Number 93281621.
13. Bo Rics of Indiana Lease commencing January 1, 1993 and ending December 31, 1997.
14. Subordination, Non-Disturbance and Attornment Agreement dated February 10, 1993 and recorded April 16, 1993 as Document Number 93281624, which subordinates Bo Rics of Indiana Lease to the Mortgage to the Commonwealth of Pennsylvania Employees' Retirement Board recorded April 16, 1993 as Document Number 93281621
15. Pizza Hut Lease commencing March 1, 1993 and ending February 28, 1998.

97230000

UNOFFICIAL COPY

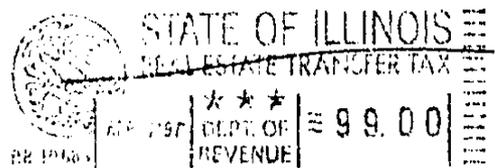
Property of Cook County Clerk's Office

UNOFFICIAL COPY

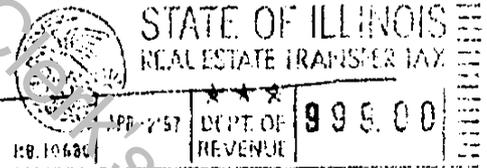
16. Subordination, Non-Disturbance and Attornment Agreement dated March 29, 1993 and recorded April 16, 1993 as Document Number 93281627, which subordinates the Pizza Hut Lease to the Mortgage to the Commonwealth of Pennsylvania Employees' Retirement Board recorded April 16, 1993 as Document Number 93281621.
17. Signature Investments, Inc. Lease commencing December 1, 1992 and ending February 28, 2003.
18. Subordination, Non-Disturbance and Attornment Agreement recorded May 11, 1993 as Document Number 93352571 between Signature Investments, Inc. and Commonwealth of Pennsylvania State Employees' Retirement System.
19. Collateral Assignment of Lease recorded July 10, 1995 as Document Number 95441893 made between Tae Kyu Ong and Kim Ok Ong d/b/a Signature Cleaners assigning all interest in the Lease to Foster Bank
20. Foster Optical Lease commencing April 23, 1993 and ending April 23, 1998.
21. Environmental disclosure documents for transfer of real property recorded February 5, 1992 as Document Numbers 92075918 and 92075919.

92230000

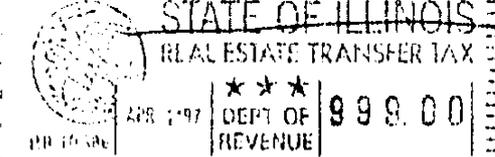
COOK COUNTY
2 1 7 4



COOK COUNTY
2 1 7 4



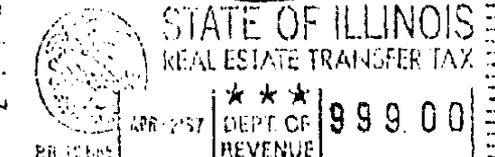
COOK COUNTY
2 1 7 4



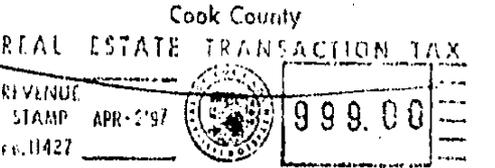
COOK COUNTY
2 1 7 4



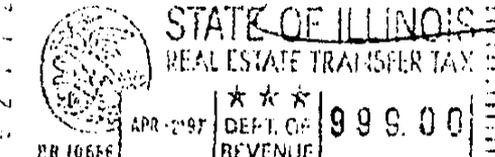
COOK COUNTY
2 1 7 4



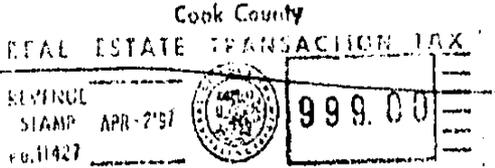
COOK COUNTY
2 1 7 4



COOK COUNTY
2 1 7 4



COOK COUNTY
2 1 7 4



UNOFFICIAL COPY

Property of Cook County Clerk's Office