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 COOK COUNTY RECORDER

H455-0713

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RELEASE OF MORTGAGE, TERMINATION OF COLLATERAL
 ASSIGNMENT OF LEASE, AND TERMINATION OF
 OPTION TO PURCHASE BY CORPORATION

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, having cancelled the note representing the underlying indebtedness and being the secured party in a mortgage executed by LASALLE NATIONAL BANK, as Trustee under Trust Number 102809, to BOSTON SAFE DEPOSIT AND TRUST COMPANY, as Trustee of the BELL SYSTEM TRUST, dated December 10, 1981, and recorded December 23, 1981, as document number 26092830, as amended by instrument recorded November 19, 1984 as Document Number 27341315, as assigned to TELEPHONE MUTUAL LIMITED PARTNERSHIP by instrument recorded December 30, 1986 as Document Number 86625483, as further amended by instrument recorded April 14, 1989 as Document Number 89165697, and as assigned to MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY by instrument recorded March 4, 1992 as Document Number 92137442;

ALSO that certain Collateral Assignment of Lease, made by LASALLE NATIONAL BANK, as Trustee under Trust Number 102809, to BOSTON SAFE DEPOSIT AND TRUST COMPANY, as Trustee of the BELL SYSTEM TRUST, a Memorandum of which was recorded December 23, 1981 as Document Number 26092831, as assigned to TELEPHONE MUTUAL LIMITED PARTNERSHIP by Document Number 86625483, and as assigned to MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY by Document Number 92137442;

ALSO that certain Option to Purchase in favor of BOSTON SAFE DEPOSIT AND TRUST COMPANY, as Trustee of the BELL SYSTEM TRUST, a Memorandum of which was recorded December 23, 1981 as Document Number 26092829, as amended by Memorandum of Amendment of Second Option Agreement recorded November 30, 1984 as Document Number 27355651, as assigned to TELEPHONE MUTUAL LIMITED PARTNERSHIP by Document Number 86625483, and as assigned to MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY by Document Number 92137442; acknowledges that they have received full payment and satisfaction of all money secured thereby and in consideration forever releases and discharges the debt and quit claims and conveys all right, title and interest in and to the premises described on Exhibit A attached hereto and incorporated herein by this reference.

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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

Witness this 7th day of MAY, 1997.

WITNESS:

MASSACHUSETTS MUTUAL LIFE
INSURANCE COMPANY

[Signature]
Print Name: Roxana J. Bishop

By: [Signature]
Print name: DAVID L. BRASSARD
Title: Senior Managing Director

[Signature]
Print Name: Sarah King

Attest: [Signature]
Print name:
Title: Dean A. [Signature]
Assistant Secretary

10063046

STATE OF CONNECTICUT

COUNTY OF HARTFORD-NEW BRITAIN

I, the undersigned, a Notary Public in and for the County and State written above, DO HEREBY CERTIFY that on the 7th day of May, 1997, David L. Brassard and Dean A. Rogness, personally appeared before me and being first duly sworn by me severally acknowledged to be the Senior Managing Director and Assistant Secretary of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, and that they signed the foregoing instrument in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, have hereunto set my hand and seal the day and year first above written.

THIS INSTRUMENT WAS PREPARED BY
William A. Herzberger, Esq.
Jones, Day, Reavis & Pogue
901 Lakeside Avenue
Cleveland, Ohio 44114
216-586-3939

[Signature]
Notary Public
My Commission Expires:
September 30, 2001

[Notarial Seal]

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Exhibit A

Legal Description

PARCEL 1:

That part of the Northeast quarter (1/4) of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at a point of intersection of the North line of the South 50.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14 and the West line of the East 40.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14; thence South 86° 03' 42" West, along the North line of the South 50.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14, a distance of 236.70 feet to the Point of Beginning; thence continuing South 86° 03' 42" West, along said North line, a distance of 359.00 feet to a point; thence North 3° 56' 18" West a distance of 74.29 feet to a point; thence North 58° 28' 35" West, a distance of 311.51 feet to a point; thence North 16° 37' 46" West, a distance of 222.79 feet to a point; thence North 51° 33' 53" West, a distance of 209.76 feet to a point; thence North 10° 51' 44" West, a distance of 177.36 feet to a point; thence North 86° 03' 42" East, a distance of 829.88 feet to a point; thence South 3° 56' 18" East, a distance of 784.00 feet to the Point of Beginning, in Cook County, Illinois.

PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 as created by Grant of Easement from the First National Bank of Chicago, as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust Funds to LaSalle National Bank as Trustee under Trust Number 102809, dated June 23, 1980 and recorded August 1, 1980 as Document Number 25533623 for ingress and egress over the following described land:

That part of the Northeast quarter (1/4) of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois:

Commencing at the Point of Intersection of the North line of the South 50.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14 and the West line of the East 40.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14; thence North 0° 04' 02" East along the West line of the East 40.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14 a distance of 723.15 feet to the Point of Beginning; thence South 86° 03' 42" West, a distance of 120.00 feet to a point; thence North 82° 37' 51" West, a distance of 61.19 feet to a point; thence South 86° 03' 42" West, a distance of 105.51 feet to a point; thence North 3° 56' 18" West, a distance of 34.00 feet to a point; thence North 86° 03' 42" East, a distance of 288.62 feet to a point on said West line of the East 40.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14; thence South 0° 04' 02" West, a distance of 46.10 feet, along said West line of the East 40.00 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14, to the Point of Beginning in Cook County, Illinois.

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PARCEL 3:

Easement appurtenant to and for the benefit of Parcel 1 as created by Two Woodfield Sign Easement Agreement between LaSalle National Bank Trust Numbers 104255 and 102809 recorded September 23, 1985 as Document Number 85-200,794 for a sign easement over the following described land:

That part of the Northeast quarter (1/4) of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows:

Beginning at a Point of Intersection of the West line of the East 40 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14 and the North line of the South 50 feet (measured perpendicularly) of the Northeast quarter (1/4) of said Section 14; thence South 86° 03' 42" West along said North line a distance of 236.70 feet to a point; thence North 3° 56' 18" West, a distance of 767.50 feet to a point; thence North 86° 03' 42" East a distance of 288.62 feet to a point; thence South 0° 04' 02" East a distance of 769.25 feet to the hereinabove designated Point of Beginning, in Cook County, Illinois.

PARCEL 4:

A non-exclusive perpetual easement in favor of Parcel 1 to use the Lake Area, as that term is described and defined therein, for flood control, recreation and aesthetic purposes as created, limited and defined in Declaration of Protective Covenants, Restrictions and Easements recorded as Document Number 25196718.

PARCEL 5:

A non-exclusive, perpetual easement in favor of Parcel 1 for the use of the Office Campus Amenities Common Easement Area, as that term is defined and/or described therein, as created, limited and defined in Declaration of Protective Covenants, Restrictions and Easements recorded as Document Number 25196718.

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