

**UNOFFICIAL COPY 98583257**

0503/0126 07 001 Page 1 of 7  
1998-07-07 15:54:30  
Cook County Recorder 33.00

Prepared by and  
return to:

Glenn T. Garfinkel  
Gould & Ratner  
222 N. LaSalle St.  
Chicago, IL 60601

**ASSIGNMENT AND  
TRANSFER OF INTEREST  
IN GROUND LEASES,  
BUILDING AND  
IMPROVEMENTS**

Space Above This Line for Recording Data

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, LaSalle National Bank, not personally but solely as Trustee under Trust Agreement dated March 3, 1998 and known as Trust No. 121604 (the "Assignor") does hereby sell, assign, transfer, release, set over, convey and deliver unto 55 East Monroe, L.L.C., a Delaware limited liability company (the "Assignee") and its successors and assigns, all of Assignor's right, title and interest in and to the leasehold interest granted pursuant to the following ground leases: (a) that certain Indenture of Lease dated May 18, 1966, made by THE UNIVERSITY OF CHICAGO, a not for profit corporation of Illinois, individually and as Trustee under Deed in Trust dated May 4, 1916 and recorded June 6, 1916 as Document No. 5882434, to Chicago Title and Trust Company, as Trustee under Trust Agreement dated May 4, 1966 and known as Trust No. 49367, which Indenture of Lease was recorded on May 23, 1966 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 19834980, and amended by a certain Amendment to Lease dated July 15, 1968 and by a certain Second Amendment to Lease dated February 6, 1973 and recorded February 27, 1973 as Document No. 22233163, and further amended by a certain Amendment to Lease dated November 29, 1977 and recorded July 28, 1978 as Document No. 24557609, and assigned by a series of assignments, last assigned to 55 East Monroe Building L.L.C. by document recorded as Document No. 95399778 and further assigned to LaSalle National Bank as Trustee under a Trust Agreement dated March 3, 1998 and known as Trust No. 121604 by document recorded as Document No. 98583256, demising and leasing for a term of years ending August 31, 2067, the premises described in Schedule A hereto (as so amended, the "U of C Lease"); (b) that certain Indenture of Lease dated May 18, 1966, made by THE BAPTIST THEOLOGICAL UNION, located at Chicago, an

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Illinois corporation, to CHICAGO TITLE AND TRUST COMPANY, as Trustee under Trust Agreement dated May 4, 1966 and known as Land Trust No. 49367, which Indenture of Lease was recorded on May 23, 1966 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 19834981, as amended by a certain Amendment to Lease dated July 15, 1968 and by a certain Second Amendment to Lease dated February 6, 1973 and recorded February 27, 1973 as Document No. 22233162, and further amended by a certain Amendment to Lease dated November 29, 1977 and recorded July 28, 1978 as Document No. 24557610, and assigned by a series of assignments, last assigned to 55 East Monroe Building L.L.C. by document recorded as Document No. 95399778 and further assigned to LaSalle National Bank as Trustee under a Trust Agreement dated March 3, 1998 and known as Trust No. 121604 by document recorded as Document No. 98583257, demising and leasing for a term of years ending August 31, 2067, the premises described in Schedule A hereto (as so amended, the "Baptist Lease"); (c) that certain Indenture of Lease dated May 1, 1969, made by Cole Taylor Bank, not personally but as Successor Trustee to Harris Trust and Savings Bank, an Illinois corporation, as Successor Trustee under Trust Agreement dated October 2, 1950 and known as Trust No. 9484, to Chicago Title and Trust Company, as Trustee under Trust Agreement dated May 4, 1966 and known as Trust No. 49367, which Indenture of Lease was recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21046254, and amended by Addendum to Lease dated May 1, 1969 and recorded as Document No. 20863207, by Addendum No. 2 to Lease dated as of June 6, 1969 and recorded as Document No. 21047587, by Addendum No. 3 to Lease dated as of November 1, 1971 and recorded as Document No. 22233164, and by Amendment to Ground Lease dated May 11, 1994, and assigned by a series of assignments, last assigned to 55 East Monroe Building L.L.C. by document recorded as Document No. 95399778 and further assigned to LaSalle National Bank as Trustee under a Trust Agreement dated March 3, 1998 and known as Trust No. 121604 by document recorded as Document No. 98583257, demising and leasing for a term of years ending August 31, 2067, the premises described in Schedule A hereto (as so amended, the "Cole Taylor Lease") (the U of C Lease, Baptist Lease and Cole Taylor Lease, are hereinafter collectively referred to as the "Leases"); (d) the premises described in Schedule A; and (e) the building, improvements and fixtures now or hereafter located on the premises described in Schedule A, and all tenements, hereditaments, easements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns, from and after the date hereof.

This Assignment is made without covenant and warranty of any kind by the Assignor and without recourse to the Assignor.

This Assignment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise a single document.

IN WITNESS WHEREOF, the Assignor has caused this instrument to be duly executed this 1st day of July, 1998

LASALLE NATIONAL BANK, as  
Trustee under Trust Agreement  
dated March 3, 1998 and known  
as Trust No. 121604  
and not personally,

ATTEST:

By:

Its:

*Rebecca Berg*  
REBECCA BERG

By:

Its:

*James M. Lang*  
SR. VICE PRESIDENT

This instrument is executed by LASALLE NATIONAL BANK, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LASALLE NATIONAL BANK are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LASALLE NATIONAL BANK by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

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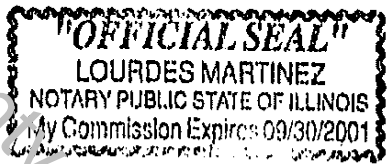
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF C O O K )

I, \_\_\_\_\_, a Notary Public in and for said County in the State aforesaid, do hereby certify that JOSEPH W. LANG, Sr. Vice President of **LASALLE NATIONAL BANK**, not personally but as Trustee under Trust Agreement dated March 3, 1998 and known as Trust No. 121604 and Deborah Berg, ASSN Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal on July 2nd, 1998.

Lourdes Martinez  
Notary Public

My Commission Expires: \_\_\_\_\_



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ACCEPTANCE AND ASSUMPTION

The undersigned, being the Assignee referred to in the foregoing Assignment and Transfer of Interest in Ground Leases, Building and Improvements, in consideration for said Assignment and Transfer, does hereby accept the foregoing assignment and transfer, of the interests described therein and does hereby assume and agree to perform and be bound by all of the covenants and obligations of the Assignor as Lessee under the provisions of the Leases.

TST 55 EAST MONROE, L.L.C., a Delaware limited liability company

By: Tishman Speyer/Travelers Real Estate Venture, L.P., a Delaware limited partnership, its solo member

By: Tishman Speyer/Travelers Associates, a Delaware general partnership, its general partner

By: TSCE Real Estate Venture, L.P., a Delaware limited partnership, its general partner

By: TSCE Venture Corp., a Delaware corporation, its general partner

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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STATE OF New York )  
                                   )     SS  
COUNTY OF New York )

I the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that PAUL GALIANO, the \_\_\_\_\_ of TSCE VENTURE CORP., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed and delivered the said instrument as \_\_\_\_\_ own free and voluntary act and as the free and voluntary act of said \_\_\_\_\_, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of June, 1998.

Rose A. Scalia  
Notary Public  
ROSE A. SCALIA  
Notary Public, State of New York  
No. 01SC4835954  
Qualified in Queens County  
Commission Expires 8/31/99

My Commission Expires:

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SCHEDULE A

The Leases demise and lease the following described premises:

(a) The premises demised under the U of C Lease:

PARCEL 1-A:

LOTS TWO AND THREE IN BLOCK FOUR IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 1-B:

THE NORTH FIFTY-FOUR FEET OF LOT SIX IN BLOCK FOUR IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(b) The premises demised under the Baptist Lease:

PARCEL 2:

THE SOUTH 1/2 OF LOT 7 AND SUBLOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15; ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(c) The premises demised under the Cole Taylor Lease:

PARCEL 3:

THE NORTH HALF OF LOT SEVEN AND THAT PART OF LOT SIX LYING SOUTH OF THE NORTH FIFTY-FOUR FEET THEREOF (EXCEPT THE EAST NINE FEET OF SAID LOTS) IN BLOCK FOUR IN FRACTIONAL SECTION FIFTEEN, ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 55 East Monroe Street, Chicago, Illinois

PIN NOS.: 17-15-103-001-0000  
17-15-103-002-0000  
17-15-103-003-0000  
17-15-103-009-8001  
17-15-103-009-8002

Prepared By and after Recording Return To:

Glenn T. Garfinkel  
Gould & Ratner  
222 North LaSalle Street  
Suite 800  
Chicago, IL 60601

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