

ASSIGNMENT

THIS ASSIGNMENT ("Assignment") is dated as of this 4th day of February 1998, by the CITY OF CHICAGO, an Illinois municipal corporation, having its offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602 ("City") to CHICAGO SUN-TIMES, INC., a Delaware corporation, having its offices at 401 North Wabash Avenue, Chicago, Illinois 60611 ("ST").

WHEREAS, the City, pursuant to that certain ordinance adopted on March 6, 1996 (C.O.P. 16295-16297), shall be conveying to ST that certain property ("Property") located in the I-55/Ashland Redevelopment Project Area of the City, which Property is legally described on Exhibit A attached hereto.

THEREFORE, in conjunction with the conveyance of the Property by the City to ST, the City shall assign to ST, and its successors and assigns, all rights of indemnification obtained by the City from Sears, Roebuck and Co. ("Sears"), as such are described in that certain "Agreed Final Judgment Order" entered October 29, 1993 in City of Chicago v. Sears, Roebuck and Co., 93 L 50731, a copy of which Judgment Order is attached hereto as Exhibit B.

IN WITNESS WHEREOF, the City has executed this Assignment as of the date first written above.

THE CITY OF CHICAGO,
an Illinois municipal corporation

By: [Signature]
Christopher D. Hill
Commissioner
Department of Planning and Development

THIS INSTRUMENT PREPARED BY: AFTER RECORDING, PLEASE RETURN TO:

Mark Lenz
Assistant Corporation Counsel
City of Chicago
30 North LaSalle Street
Room 1610
Chicago, Illinois 60602

Robert H. Gerstein
Holleb & Coff
55 East Monroe Street
Suite 4100
Chicago, IL 60603

BOX 333-CTI

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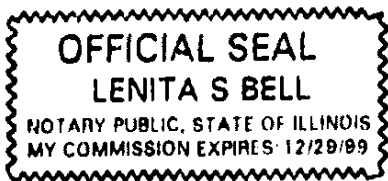
STATE OF ILLINOIS)
COUNTY OF COOK)

I, Lenita S. Bell, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTOPHER R. HILL, personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago, a municipal corporation, and 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 being first duly sworn by me acknowledged that as such Commissioner, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4 day of February, 1998.

Lenita S. Bell
Notary Public

My commission expires 12/29/99.



CLERK OF COOK COUNTY Clerk's Office

EXHIBIT "A"

PARCEL I-1:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF THE AFORESAID SOUTHEAST 1/4 OF SECTION 30 AT A POINT 2119.91 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 27 MINUTES 46 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULAR TO THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 50.00 FEET OF THE AFORESAID SOUTHEAST 1/4; THENCE SOUTH 1 DEGREE 32 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, BEING THE WEST LINE OF SOUTH ASHLAND AVENUE AS CONDEMNED BY CIRCUIT COURT CASE NO. B71139, A DISTANCE OF 259.71 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 18 SECONDS EAST, ALONG SAID WEST LINE OF SOUTH ASHLAND AVENUE, 553.15 FEET TO A POINT WHICH IS SOUTH 88 DEGREES 27 MINUTES 46 SECONDS WEST, 62.54 FEET FROM A POINT ON THE EAST LINE OF THE AFORESAID SOUTHEAST 1/4 OF SECTION 30 WHICH IS 1307.19 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS WEST, 956.03 FEET TO THE POINT OF CURVATURE; THENCE SOUTHWESTERLY 349.59 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 445.10 FEET AND WHOSE CHORD BEARS SOUTH 65 DEGREES 42 MINUTES 51 SECONDS WEST TO A POINT OF TANGENCY; THENCE SOUTH 43 DEGREES 12 MINUTES 49 SECONDS WEST, 77.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 208.38 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 534.80 FEET AND WHOSE CHORD BEARS SOUTH 54 DEGREES 22 MINUTES 34 SECONDS WEST, 207.07 FEET TO A POINT ON THE EAST LINE OF THE PARCEL OF LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED DATED OCTOBER 25, 1928 AND RECORDED NOVEMBER 15, 1928 AS DOCUMENT NO. 10206804; THENCE NORTH 1 DEGREE 22 MINUTES 55 SECONDS WEST, ALONG THE AFORESAID EAST LINE, 65.62 FEET; THENCE NORTHEASTERLY 123.17 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 380.00 FEET AND WHOSE CHORD BEARS NORTH 61 DEGREES 20 MINUTES 56 SECONDS EAST, 122.63 FEET TO A POINT ON A LINE DRAWN 109.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID PARCEL OF LAND CONVEYED TO THE STATE OF ILLINOIS PER DOCUMENT NO. 10206804; THENCE NORTH 1 DEGREE 22 MINUTES 55 SECONDS WEST 822.71 FEET TO A POINT ON A LINE DRAWN 50.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHERLY DOCK LINE OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JUNE 21, 1915; THENCE NORTH 63 DEGREES 53 MINUTES 26 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 519.62 FEET; THENCE CONTINUING NORTH 66 DEGREES 46 MINUTES 06

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SECONDS EAST, ALONG A LINE DRAWN 50.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID SOUTHERLY DOCK LINE, 443.22 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 06 SECONDS EAST, 448.48 FEET TO A POINT ON A LINE DRAWN 115.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 1 DEGREE 32 MINUTES 14 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 225.19 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 06 SECONDS EAST, 65.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA = 1,292,225 SQUARE FEET OR 29.66541 ACRES

Pin # 17-30-400-001

*Vacant land on West side of ... Ashland
Chicago, IL*

Property of Cook County Clerk's Office

a stipulation as to the facts and testimony to be introduced into evidence in this matter. The Court having heard such evidence, both oral and documentary pertaining to the just compensation to be paid by the Plaintiff for the property described in the Complaint for Condemnation in open Court, and the Court being fully advised in the premises, finds and determines the just compensation to be paid by Plaintiff herein to the owner or owners of, or party or parties interested in the Property including any and all claims for damages and relocation costs is the sum of **TWELVE MILLION DOLLARS AND NO/100 DOLLARS (\$12,000,000)** for the fee simple title thereto.

IT IS THEREFORE ORDERED AND ADJUDGED by the Court that the Plaintiff, within sixty (60) days from the entry of this Order pay to the County Treasurer of Cook County, Illinois, for the benefit of the owner or owners of the party or parties interested in the Property as full compensation for the taking of the Property aforesaid for the uses and purposes set forth herein. No interest shall accrue on this award. Said award includes all claims for damages and relocation costs.

IT IS FURTHER ORDERED AND ADJUDGED that upon deposit of said **TWELVE MILLION DOLLARS AND NO/100 (\$12,000,000.00)** with the County Treasurer as aforesaid, the Plaintiff herein shall be thereby vested with fee simple title to the Property.

IT IS FURTHER ORDERED AND ADJUDGED, pursuant to agreement and stipulation between the parties as follows:

Defendant Sears shall proceed with and complete the removal of the Underground Storage Tanks ("USTs") and any soil contaminated by the leakage or spillage from the USTs of hazardous materials or petroleum products ("Contaminated Soil") to the extent required by current law and by the Illinois Environmental Protection Agency's (IEPA) current regulations. The Treasurer of Cook County shall retain **ONE HUNDRED THOUSAND DOLLARS**

(\$100,000) of the judgment award until Defendant Sears submits a certification from the IEPA that all USTs and Contaminated Soil has been removed from the Property. If Sears can not obtain such a certificate from the IEPA, then Sears may withdraw the final \$100,000 upon a sealed certification from a Professional Engineer, registered in the State of Illinois, certifying that Sears has taken all action required under the law relating to the removal of the USTs and the Contaminated Soil. Sears agrees to indemnify and hold harmless the Plaintiff and its assigns, from any future remediation, cost, liability or expense relating to the USTs and the Contaminated Soil.

IT IS FURTHER ORDERED AND ADJUDGED that this Court shall retain jurisdiction of the above-entitled cause for purposes of awarding Plaintiff a Writ of Assistance to put Plaintiff in possession of the Property and to enforce the terms and conditions contained in the Stipulation and Final Judgment Order filed herein. The Court finds that there is no just reason for delaying the enforcement of said judgment. The parties hereto agree not to appeal this judgment.

ENTER:

[Signature]
JUDGE
Oct 29, 1993

APPROVED:

CITY OF CHICAGO

SEARS ROEBUCK AND CO.

[Signature]
Kathleen Ransford

K. E. DIRECTOR
[Signature]
LEGAL
[Signature]

[Signature]
Russell S. Davis
E.V.P. & C.F.O.

EARL L. NEAL & ASSOCIATES
111 W. Washington #1700
Chicago, Illinois 60602
(312) 641-7144
#91186

SOUTHERN PACIFIC TRANSPORTATION CO.

JUDGE EARL ARKISS
[Signature]
John Simon
Jenner & Block
OCT 29 1993
Circuit Court - 598

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(\\$100,000) of the judgment award until Defendant Sears submits a certification from the IEPA that all USTs and Contaminated Soil has been removed from the Property. If Sears can not obtain such a certificate from the IEPA, then Sears may withdraw the final \\$100,000 upon a sealed certification from a Professional Engineer, registered in the State of Illinois, certifying that Sears has taken all action required under the law relating to the removal of the USTs and the Contaminated Soil. Sears agrees to indemnify and hold harmless the Plaintiff and its assigns, from any future remediation, cost, liability or expense relating to the USTs and the Contaminated Soil.

IT IS FURTHER ORDERED AND ADJUDGED that this Court shall retain jurisdiction of the above-entitled cause for purposes of awarding Plaintiff a Writ of Assistance to put Plaintiff in possession of the Property and to enforce the terms and conditions contained in the Stipulation and Final Judgment Order filed herein. The Court finds that there is no just reason for delaying the enforcement of said judgment. The parties hereto agree not to appeal this judgment.

ENTER:

JUDGE

APPROVED:

CITY OF CHICAGO

SEARS ROEBUCK AND CO.

Kathleen Ransford

EARL L. NEAL & ASSOCIATES
 111 W. Washington #1700
 Chicago, Illinois 60602
 (312) 641-7144
 #91186

SOUTHERN PACIFIC TRANSPORTATION CO.

 John Simon
 Jenner & Block

EXHIBIT A

INTEREST TO BE ACQUIRED: FEE SIMPLE

COMMON ADDRESS: 2900 S. ASHLAND AVENUE

PIN NOS.: 17-30-400-007-0000, 17-30-401-008-0000,
17-30-401-010-0000, 17-30-401-012-0000,
17-30-401-013-0000

OWNERS AND OTHER PERSONS AND ENTITIES HAVING OR CLAIMING AN INTEREST IN OR POSSESSION OF THE REAL PROPERTY DESCRIBED ABOVE:

SEARS ROEBUCK AND COMPANY, A NEW YORK CORPORATION; FIELDHOUSE, INC., BY REASON OF MECHANICS LIEN CLAIM RECORDED APRIL 29, 1992 AS DOCUMENT NO. 92-25327, SOUTHERN PACIFIC TRANSPORTATION COMPANY AND UNKNOWN OWNERS

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF SAID SECTION 30 AT A POINT 606.10 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTHWESTERLY, MAKING A SOUTHWESTERLY ANGLE OF 63 DEGREES, 14 MINUTES, 30 SECONDS WITH THE SAID EAST LINE OF SECTION 30, A DISTANCE OF 75.03 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 67.00 FEET OF SAID SECTION 30, AND THE POINT OF BEGINNING FOR SAID HEREINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTHWESTERLY ALONG A LINE DEFLECTING 5 DEGREES, 08 MINUTES, 57 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 379.11 FEET; THENCE WESTWARDLY ALONG A LINE DEFLECTING 24 DEGREES, 42 MINUTES, 00 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1142.68 FEET; THENCE NORTHWARDLY ALONG A LINE DEFLECTING 87 DEGREES, 04 MINUTES, 00 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE EXTENDED (SAID LINE BEING THE EAST LINE, AND SOUTHWARD EXTENSION THEREOF, OF THE PARCEL OF LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED DATED OCTOBER 25, 1928 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON NOVEMBER 15, 1928 AS DOCUMENT NO. 10206804), A DISTANCE OF 1452.44 FEET TO AN INTERSECTION WITH THE SOUTHERLY DOCK LINE OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN ORDI-

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NANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON NOVEMBER 24, 1920; THENCE NORTHEASTWARDLY ALONG SAID SOUTHERLY DOCK LINE FORMING AN ANGLE OF 61 DEGREES, 21 MINUTES, 33 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 34.32 FEET TO AN ANGLE IN SAID SOUTHERLY DOCK LINE; THENCE NORTHEASTWARDLY ALONG SAID SOUTHERLY DOCK LINE (MAKING AN ANGLE OF 176 DEGREES, 05 MINUTES, 20 SECONDS TO THE SOUTH WITH THE LAST DESCRIBED COURSE, AND PASSING AT 71.89 FEET THROUGH THE WESTERLY TERMINUS OF THE SOUTHERLY DOCK LINE OF SAID WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JUNE 21, 1915), A TOTAL DISTANCE OF 584.65 FEET TO AN ANGLE IN SAID SOUTHERLY DOCK LINE; THEN NORTHEASTWARDLY ALONG SAID SOUTHERLY DOCK LINE (MAKING AN ANGLE OF 177 DEGREES, 07 MINUTES, 20 SECONDS TO THE SOUTH WITH THE LAST DESCRIBED COURSE), A DISTANCE OF 709.54 FEET TO AN ANGLE IN SAID SOUTHERLY DOCK LINE; THENCE EASTWARDLY ALONG SAID SOUTHERLY DOCK LINE, (MAKING AN ANGLE OF 160 DEGREES, 39 MINUTES, 00 SECONDS TO THE SOUTH WITH THE LAST DESCRIBED COURSE) SAID DOCK LINE BEING A LINE MAKING AN ANGLE OF 87 DEGREES, 39 MINUTES, 20 SECONDS MEASURED FROM SOUTH TO WEST, WITH THE EAST LINE OF SAID SECTION 30, FROM A POINT IN THE EAST LINE OF SECTION 30 DISTANT 2482.26 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 30, A DISTANCE OF 268.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 67.00 FEET OF SAID SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 67.00 FEET AFORESAID, A DISTANCE OF 51.62 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 2428.51 FEET OF SAID SECTION 30; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 2428.51 FEET AFORESAID, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 50.00 FEET AFORESAID, A DISTANCE OF 567.86 FEET; THENCE SOUTHWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 750.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 67.00 FEET OF SAID SECTION 30 DISTANT 1111.00 FEET, MEASURED ALONG SAID WEST LINE, NORTH FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 67.00 FEET AFORESAID, A DISTANCE OF 538.07 FEET TO THE POINT OF BEGINNING; CONTAINING 61.69 ACRES OF LAND, MORE OR LESS.