



ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS (this "Assignment") made this 28th day of July, 1988, by LASALLE NATIONAL BANK ("Trustee"), a national banking association having an address at 135 South LaSalle Street, Chicago, Illinois 60603, not personally but solely as Trustee under Trust Agreement dated June 26, 1984 and known as Trust No. 108573 (the "Land Trust") for the benefit of CR ASSOCIATES, an Illinois general partnership having its principal place of business at 40 Skokie Boulevard, Suite 600, Northbrook, Illinois 60062, Attention: Kenneth L. Tucker and by CR ASSOCIATES as the sole beneficiary of the Land Trust (Trustee and CR Associates are hereinafter collectively referred to as the "Assignor"), to JOHN M. HART, TRUSTEE FOR HART ADVISERS I TRUST, under a Trust Agreement dated July 13, 1988, having an office at One State Street, Hartford, Connecticut 06103 (the "Assignee");

W I T N E S S E T H :

The Assignor, in consideration of the sum of TEN DOLLARS (\$10.00) cash, in hand paid, and other good and valuable consideration paid by the Assignee, the receipt and sufficiency of which are hereby acknowledged, does hereby ASSIGN, TRANSFER and SET OVER unto the Assignee its successors and assigns, the following:

A. All right, title and interest and all powers, privileges and benefits of the Assignor in, to and under (1) any and all leases, subleases, occupancy agreements, operating agreements and other instruments or similar arrangements, whether oral or written, now or hereafter covering or affecting all or any part of the land described in Schedule A attached hereto and made a part hereof or all or any part of any buildings or improvements now or hereafter located thereon (such land, buildings and improvements being hereinafter collectively referred to as the "Premises"), and (2) any and all presently effective or future modifications, renewals or extensions of any such leases, subleases, occupancy agreements, operating agreements or other instruments or arrangements (such leases, subleases, occupancy agreements, operating agreements, instruments, arrangements, modifications, renewals and extensions being hereinafter referred to, individually, as a "Lease" and, collectively, as the "Leases"; the tenants, occupants or other users under such Leases being hereinafter referred to, individually, as a "tenant" and, collectively, as the "tenants");

B. All right, title and interest and all powers, privileges and benefits of the Assignor in, to and under any and all presently effective and future guaranties of the tenant's performance under any of the Leases (such guaranties being hereinafter referred to, individually, as a "Guaranty" and, collectively, as the "Guaranties");

THIS ASSIGNMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:
Rodney J. Dillman, Esq.
Day, Berry & Howard
CityPlace
Hartford, Connecticut 06103-3499

7/29/88 Request description affects property on certificate no. 1454453, 1454459, 1454461, 1454465, 1454467, 1454469, 1454471

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C. All rents, income and other benefits to which the Assignor may now or hereafter be entitled under each and every one of the Leases, and all rents, income and other benefits to which the Assignor may now or hereafter be entitled under each and every one of the Guaranties;

D. All awards hereafter made to the Assignor in any bankruptcy, insolvency or reorganization case or proceeding in any state or federal court involving any tenant under any of the Leases or any guarantor under any of the Guaranties and any and all claims and rights to the payment of money at any time arising in connection with any rejection or breach of any of the Leases by any tenant thereunder or by any trustee of any such tenant under any state or federal bankruptcy, insolvency or reorganization law, including, without limitation, any and all rights to recover damages arising out of any such rejection or breach, any and all rights in and to charges payable by any such tenant or by any such trustee with respect to the premises covered by any such Lease following the entry of any order for relief relating to such tenant under such law and any and all rents, income and other benefits outstanding under any of the Leases as of the date of entry of any such order for relief (and the Assignor hereby appoints the Assignee as the Assignor's attorney-in-fact to appear in any such case or proceeding on the Assignor's behalf and in its name, to prosecute any claim for such awards or payments and to collect any such award or payment, such appointment being irrevocable and coupled with an interest).

Specifically, but in no way limiting the generality of the foregoing, the Assignor hereby assigns, transfers and sets over unto the Assignee all right, title and interest, all powers, privileges and benefits and all rents, income and other benefits in, to and under the Leases and the Guaranties referred to in Schedule B attached hereto and made a part hereof. This Assignment is made by the Assignor as additional security for the payment and satisfaction of the following obligations of the Assignor: (a) the indebtedness evidenced by a certain Secured Promissory Note (hereinafter referred to as the "Mortgage Note") of even date herewith in the principal amount of Twenty-One Million and No/100 Dollars (\$21,000,000.00) made by the Trustee and payable to the order of the Assignee, with interest at the rate or rates therein provided, both principal and interest being payable as therein provided, and all amounts remaining unpaid thereon being finally due and payable December 1, 1998, and all other notes given in substitution therefor or in renewal or extension thereof, in whole or in part (such Mortgage Note, as modified from time to time, and all other notes given in substitution therefor or renewal or extension thereof, in whole or in part, being hereinafter called the "Note"); (b) all indebtedness and other obligations incurred or arising pursuant to the provisions of a certain Mortgage and Security Agreement (as modified from time to time, hereinafter referred to as the "Mortgage"), executed and delivered by the Assignor, of even date herewith covering the Premises; and (c) all indebtedness and other obligations incurred or arising pursuant to the provisions of any and all other instruments securing the payment of the Note; (as modified from time to time, the instruments referred to in clauses (b) and (c) hereof

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being hereinafter collectively referred to as the "Security Instruments"), SUBJECT, HOWEVER, to the terms, provisions and conditions herein set forth.

1. The Assignor hereby covenants and warrants unto the Assignee (a) that the Assignor (i) has full title to, and full right to assign, the Guaranties, the Leases and the rents, income and other benefits which become due and payable thereunder; (ii) has not executed any prior assignments of the Guaranties, the Leases or the rents, income and other benefits which become due and payable thereunder; and (iii) has performed no act or executed any other instrument which might prevent the Assignee from enjoying and exercising any of its rights and privileges evidenced hereby; (b) with respect to each of the Leases presently in effect (i) such Lease is valid and enforceable and is in full force and effect; (ii) such Lease has not been modified or any provision thereof waived; (iii) the tenant thereunder is not in default under the terms of such Lease; and (iv) the tenant thereunder has no claim or offset under said Lease against any rents or charges due or to become due thereunder; provided, nevertheless, that the foregoing clause (b) shall be for the benefit of the Assignee only and shall not be deemed to affect the rights of the Assignor with respect to any such Lease or against any tenant thereunder; and (c) with respect to each of the Guaranties, such Guaranty is in full force and effect and is not subject to any claims or offsets by the guarantor thereunder.

2. The Assignor covenants and agrees that, so long as the indebtedness evidenced by the Note shall remain unpaid, the Assignor shall not, without the prior written consent of the Assignee, except to the extent expressly permitted in the Mortgage, (a) further assign the Guaranties, the Leases or the rents, income and other benefits which become due and payable thereunder; or (b) enter into any new Lease (other than a Pre-Approved Lease, as defined below) or enter into any agreement or do any act to amend, modify, extend, terminate or cancel, accept the surrender of, subordinate, accelerate the payment of rent under, or change the terms of any renewal option of, any of the Guaranties or any of the Leases; or (c) consent to the release of any party liable under any of the Guaranties or any of the Leases or to the assignment of the interest of any tenant under any of the Leases, or consent to any sublease; and any such act, if done or permitted to be done without the prior written consent of the Assignee, shall be null and void. A "Pre-Approved Lease" shall mean a lease of less than 5,000 rentable square feet on a standard form lease document approved by Assignee and providing for a minimum annual rental of not less than that required by the leasing plan approved by Assignee.

3. The Assignor covenants and agrees with the Assignee (i) to observe and perform all obligations imposed upon the landlord under the Leases and not to do or permit to be done anything to impair the security thereof, and to execute and deliver at the request of the Assignee all such further assurances and assignments of the Leases and the Guaranties, and the premises covered thereby, as the Assignee shall from time to time require; (ii) to appear in and defend any action growing out of, or in any manner connected with, any of the Leases or any of the Guaranties or the obligations or liabilities of the Assignor as landlord or of the tenant or guarantor thereunder; and (iii) to enforce, short of termination, the performance and observance of

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each and every covenant and condition of each Lease to be performed or observed by the tenant thereunder. The Assignor shall furnish to the Assignee, within three (3) days after the receipt thereof, or the mailing of or service thereof by the Assignor, as the case may be, a copy of each notice which the Assignor shall give to or receive from any tenant under any of the Leases. The Assignor shall, upon request from the Assignee, furnish the Assignor within five (5) days after such request, true and complete copies of all Leases and Guaranties then in effect.

4. Until the occurrence of an Event of Default (as defined in the Mortgage), the Assignor shall be entitled, and is hereby granted a license, to collect, use and enjoy all rents, income and other benefits which become due and payable under the Leases or the Guaranties, but not more than one (1) month in advance. All rents, income and other benefits payable under the Leases or the Guaranties, collected by the Assignor, whether before or after such Event of Default, shall constitute a trust fund for payment of all amounts due under the Security Instruments and the Note, including, without limitation, principal and interest, taxes, assessments, insurance premiums, maintenance and utility charges, relating to the Premises, and the Assignor shall use and apply such rents, income and other benefits in such manner before using the same for any other purpose. If an Event of Default shall have occurred, the aforesaid license shall, at the option of the Assignee, terminate, in which event the Assignee shall have the right (i) to collect said rents, income and other benefits, with or without taking possession of the Premises or any part thereof, (ii) to enter upon and take possession of the Premises, or any part thereof, for the purpose of collecting said rents, income and other benefits, (iii) to dispossess by the usual summary proceedings any tenant defaulting in the payment thereof to the Assignee, (iv) to let the Premises or any part thereof, and (v) to apply said rents, income and other benefits, after payment of all necessary charges and expenses, toward the payment of principal, interest, reasonable attorneys' fees and other indebtedness under the Note and any of the Security Instruments, in such order as the Assignee in its discretion may elect. A written demand by the Assignee on any tenant for the payment of rent, income and other benefits which become due under such tenant's Lease, after the occurrence of an Event of Default claimed by the Assignee, shall be sufficient to warrant and require such tenant to make all future payments of such rents, income and other benefits directly to the Assignee without the necessity for further consent by the Assignor. Each such tenant shall be entitled to rely upon a written demand by the Assignee for such payment and shall be fully protected from all claims by the Assignor for all payments made to the Assignee after receipt of such written demand. The Assignor hereby authorizes the Assignee to give notice in writing to this Assignment at any time to any tenant under any of the Leases.

5. All bonds and security to be furnished to the Assignor under the terms of any Lease shall, at the request of the Assignee, be deposited in an interest-bearing escrow account in a bank or other financial institution approved in writing by the Assignee. The Assignor shall deliver to the Assignee upon request an undertaking by such bank or other financial institution stating that it will not disburse any monies from such account without the prior written consent of the Assignee in each instance (which consent shall not be unreasonably

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withheld if (i) the Assignor affirmatively demonstrates that the Assignor is entitled to receive a portion of such monies under the terms of the Lease pursuant to which such portion was deposited and under applicable law, and (ii) no Event of Default shall then exist and no state of facts shall then exist which, with notice or the passage of time, or both, would constitute an Event of Default if not cured or corrected) unless such disbursement is made directly to a tenant pursuant to the terms of such tenant's Lease.

6. The acceptance of this Assignment and the collection of rents, income and other benefits under the Leases or the Guaranties shall not constitute a waiver of any rights of the Assignee under the terms of the Note or the Security Instruments. The receipt by the Assignee of any rent, income or other benefits under the Leases or the Guaranties pursuant to this Assignment after the institution of foreclosure proceedings under any of the Security Instruments shall not cure any default of the Assignor hereunder or under the Note or any of the Security Instruments or affect such proceedings or any sale pursuant thereto. No waiver by the Assignee of any breach by the Assignor of any covenant or condition contained herein, nor any failure by the Assignee to exercise any right or remedy in respect of any breach hereunder, shall constitute a waiver or relinquishment for the future of any such covenant or condition or of any subsequent breach of any such covenant or condition, or bar any right or remedy of the Assignee in respect of any such subsequent breach. Any action of the Assignee hereunder shall not constitute a waiver of or be deemed to cure any default by the Assignor hereunder or under the Note or any of the Security Instruments, and shall not affect or prejudice any other rights or remedies of the Assignee which other rights or remedies may be exercised by the Assignee prior to, concurrently with or subsequent to action hereunder, and any action by the Assignee under the Note or any of the Security Instruments, or the release of any party liable thereunder, or any extension or indulgence with respect thereto, shall not affect or prejudice the Assignee's rights hereunder.

7. The Assignee shall not be liable for any loss sustained by the Assignor resulting from any failure by the Assignee to let the Premises, or any part thereof, after default or from any other act or omission of the Assignee in managing the Premises, or any part thereof, after default. The acceptance of this Assignment shall not be deemed to impose upon the Assignee any of the obligations or duties of the Assignor provided in any of the Leases, and the Assignor shall comply with and observe its obligations as landlord under all Leases. The Assignor shall and does hereby agree to indemnify the Assignee for, and to hold the Assignee harmless from, any and all liabilities, losses, damages, claims, demands and expenses (including, without limitation, reasonable attorneys' fees) which may or might be incurred under any of the Leases or under or by reason of this Assignment or which may be asserted against the Assignee by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any of the Leases. Should the Assignee incur any such liabilities, losses, damages, claims, demands or expenses, the amount thereof shall be secured hereby; and the Assignor shall reimburse the Assignee therefor immediately upon demand, failing which the Assignee may, at its option, declare all indebtedness secured by the Note and by the Security Instruments to be immediately due and payable.

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8. Nothing contained herein and no act done or omitted by the Assignee pursuant to the powers and rights granted it hereunder shall be deemed to be a waiver by the Assignee of its rights and remedies under the Note and the Security Instruments, and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms of the Note and the Security Instruments. The right of the Assignee to collect the indebtedness evidenced by the Note and to enforce any other security therefor may be exercised by the Assignee either prior to, simultaneously with or subsequent to any action taken by it hereunder.

9. Violation of any of the covenants, representations and provisions contained herein by the Assignor shall be deemed a default under the terms of the Note and the Security Instruments.

10. Default by the Assignor under any of the terms of the Leases shall be deemed a default under the terms of the Note and the Security Instruments. Any expenditures made by the Assignee in curing such a default on the Assignor's behalf, with interest thereon at the Default Rate set forth in the Mortgage, shall become part of the debt secured by this Assignment.

11. In the event that any of the covenants, agreements, terms or provisions contained in this Assignment, the Note or any of the Security Instruments shall for any reason be invalid, illegal or unenforceable, in whole or in part or in any respect, or in the event that any such covenants, agreements, terms or provisions shall operate, or would prospectively operate, to invalidate this Assignment, the Note or any of the Security Instruments, then, and in any such event, such covenants, agreements, terms or provisions only shall be deemed to be null and void and of no force and effect, and the validity, legality and enforceability of the remaining covenants, agreements, terms or provisions contained in this Assignment, the Note and the Security Instruments shall remain operative and in full force and effect and shall in no way be affected, prejudiced or disturbed.

12. The full performance of the Mortgage and the fully recorded satisfaction or release thereof or reconveyance of the Premises, or any part thereof, shall render this Assignment automatically void with respect to the Premises or the part hereof described in said satisfaction, release or reconveyance.

13. The terms, provisions, representations and warranties herein contained shall be binding upon the Assignor and the respective heirs, administrators, executors, personal representatives, successors and assigns of the Assignor, as well as any subsequent owner of the Premises, and shall inure to the benefit of the Assignee, its successors and assigns, including, without limitation, any subsequent holder of the Mortgage or any party who acquires title to the Premises in foreclosure. No assignee of the landlord's interest in said Leases after a foreclosure of the Mortgage shall be liable to account to the Assignor for any rents, income or other benefits thereafter collected.

14. This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents contained in the Security Instruments.

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15. All notices to any party hereto shall be delivered in accordance with the manner set forth in the Mortgage.

16. The liability of Trustee and CR Associates hereunder shall be joint and several.

17. This Agreement 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 said 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 said Trustee, CR Associates or any partner of CR Associates by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this Agreement.

18. This loan transaction is entered into by John M. Hart not personally but solely as trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in him as such trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by John M. Hart are undertaken by him solely as trustee, as aforesaid, and not individually and any 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 said trustee by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in any Loan Document (as defined in the Mortgage), and all liability asserted or enforced against said trustee by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in any Loan Document shall be limited to the assets of the trust created by the Declaration of Trust.

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IN WITNESS WHEREOF, the Assignor has caused this Assignment to be executed by a person or persons duly authorized, all as of the day and year first above written.

ASSIGNOR:
CR ASSOCIATES

By CRID, Inc.
A General Partner

By: [Signature]
Its President

By Chicago Ridge Commons
Limited Partnership
A General Partner

By Tucker Investments, Inc.
Its General Partner

By: [Signature]
Richard H. Tucker
Its Vice President

LASALLE NATIONAL BANK, Trustee
as aforesaid *and not personally*

By: [Signature] ASSISTANT VICE PRESIDENT
Attent: By: [Signature]
Its

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STATE OF ILLINOIS)
COUNTY OF) ss.

I, Denise M. Norton, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Robert G. Rogers, President of CRID, Inc., a Pennsylvania corporation, as a general partner of CR Associates, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said CRID, Inc. and of said CR Associates for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of July, 1988.

Denise M. Norton

Notary Public
My Commission Expires.....
OFFICIAL
DENISE M. NORTON
NOTARY PUBLIC STATE OF ILLINOIS
My Comm. Expires Sept. 7, 1990
SEAL

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STATE OF ILLINOIS

COUNTY OF COOK

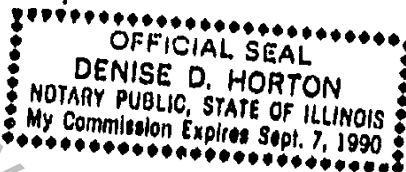
ss.

I, Denise D. Horton, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Richard H. Tucker, the Vice-President of Tucker Investments, Inc., an Illinois corporation and a general partner of Chicago Ridge Commons Limited Partnership, an Illinois limited partnership, as a general partner of CR Associates, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said Chicago Ridge Commons Limited Partnership and of said CR Associates for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of July, 1988.

Denise D. Horton

Notary Public
My Commission Expires:



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Notary Public of Cook County Clerk's Office

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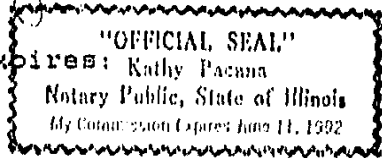
STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, Kathy Pacana, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Carol Ann Bok the ASSISTANT VICE PRESIDENT of Lasalle National Bank, a national banking association, not personally but solely as trustee under Trust Agreement dated June 26, 1984 and known as Trust No. 108573, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Assistant Vice President Carol Ann Bok, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said Lasalle National Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of July, 1988.

Kathy Pacana

Notary Public
My Commission Expires:



[SEAL]

Address of Assignee:

John M. Hart, Trustee for Hart
Advisers I Trust
One State Street
Hartford, Connecticut 06103

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LEGAL DESCRIPTION.

That part of the East Half (a) of the Southwest Quarter (a) of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, lying Northerly of the Southwest Highway described as follows: beginning at a point on the East Line of said Southwest Quarter (a), a distance of 314 feet South of the intersection of said line with the Northerly line of the Southwest Highway; thence South along said East Line, a distance of 294.5 feet to its intersection with a line drawn parallel and 193.22 feet Northerly, and at right angles to the said Northerly line of the Southwest Highway; thence Southwesterly along said parallel line, a distance of 554.6 feet; thence Southwesterly at right angles to said parallel line, a distance of 179.22 feet to its intersection with the said Northerly line of the Southwest Highway; thence Southwesterly along said Northerly line a distance of 516.53 feet to the intersection of said Northerly line with a line drawn 50 feet Northerly of, at right angles to and parallel with the original Northerly line of the Highway; thence Northerly on a line parallel with and 23.22 feet Northerly of and at right angles to the aforesaid Northerly line of the Southwest Highway, a distance of 100 feet; thence Northerly on a straight line a distance of 235.57 feet to a point which is 23.22 feet Northerly of, measured at right angles to, the Northerly line of said Southwest Highway; said straight line which extends Northerly, a distance of 18.69 feet intersects the Northerly property line of the Baltimore and Ohio Chicago Terminal Railroad Company at a point, which when measured along said Northerly property line of the railroad, is 480 feet Northerly of the intersection of the Northerly property line of the aforesaid railroad (which is parallel) and the said Northerly property line of the railroad; thence Northerly on a line forming an angle of 64 degrees 07 minutes 30 seconds with the last described line, and said line being 353.73 feet long; thence Northerly at right angles to, and parallel with the Northerly line of the aforesaid Southwest Highway, a distance of 26.78 feet, more or less, to the point of intersection of the East line of the West 134.8 feet of the East Half (a) of the Southwest Quarter (a) of said Section 7; thence North along said East line to the point of intersection of the South line of the North 178.0 feet of the East Half (a) of said Southwest Quarter (a); thence East along said South line to the point of intersection with the East line of said Southwest Quarter (a) of Section 7; thence South along said East line to the point of beginning, comprising from the above described facts that part lying within Roods Subsection 14th, Subdivision 12, registered in the Office of the Registrar of Titles on March 7, 1929, as Document Number 207910.

DATE: (Month of year) 6

JUNE 1988

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LEGAL DESCRIPTION.

A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4, BEING 170 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S 00° 02' W, A DISTANCE OF 4.06 FEET ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 TO A POINT; THENCE N 90° 00' W, A DISTANCE OF 419.44 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 TO A POINT; THENCE N 43° 19' 29" W, A DISTANCE OF 90.85 FEET ALONG A LINE TO A POINT; THENCE S 53° 16' 19" W, A DISTANCE OF 243.79 FEET TO A POINT; THENCE N 12° 28' 32" W, A DISTANCE OF 10.48 FEET ALONG A LINE TO A POINT; THENCE N 50° 00' W, ALONG A LINE PARALLEL WITH SAID NORTH LINE OF SOUTHEAST 1/4, A DISTANCE OF 274 FEET TO A POINT; THENCE N 00° 06' E, A DISTANCE OF 891.00 FEET ALONG A LINE 350 FEET EAST OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 TO A POINT; THENCE N 90° 00' E, A DISTANCE OF 980.00 FEET ALONG A LINE 10 FEET SOUTH OF MEASURED PARALLEL WITH THE EAST LINE OF SAID SECTION 7 AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST 1/4 TO THE PLACE OF BEGINNING.

DATE: (Month of year) 7

Day

Month

24-07-401-011 019, 020
 026-028-053
 99th & Ridgeland

County Registrar's Office

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That part of the East Half (N) of the Southeast Quarter (N) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the West line of Ridgeland Avenue, with the North line of said Southeast Quarter (N) and running thence South along said West line of Ridgeland Avenue, 140 feet; thence West parallel with the North line of said Southeast Quarter (N) to a point 230 feet West of the East line of said Southeast Quarter (N) for a place of beginning; thence continuing West on said parallel line 100 feet; thence North parallel with the East line of said Southeast Quarter (N) to a point on said North line of said Southeast Quarter (N) 380 feet West of the East line of said Southeast Quarter (N); thence East along said North line of said Southeast Quarter (N) 100 feet; thence South parallel with the East line of said Southeast Quarter (N) to the place of beginning (excepting from said tract of land the North 33 feet thereof).

ALSO

That part of the East Half (N) of the Southeast Quarter (N) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the West line of Ridgeland Avenue with the North line of said Southeast Quarter (N) and running thence South along said West line of Ridgeland Avenue 140 feet; thence West parallel with the North line of said Southeast Quarter (N) to a point 230 feet West of the East line of said Southeast Quarter (N); thence North to a point on the North line of said Southeast Quarter (N), said point being 230 feet West of the East line of said Southeast Quarter (N); thence East along said North line of said Southeast Quarter (N) to the place of beginning (excepting from said Tract of land the North 33 feet thereof) and excepting that part thereof taken for highways, as shown in Deed Document Number 3202779.

Certificate No. 1454471

A Triangular Parcel of Property in the East Half (N) of the Southeast Quarter (N) of Section 7, Township 37 North, Range 13, described as follows: Beginning at a point in the Northeast line of Baltimore and Ohio Chicago Terminal Railroad Company, 231.39 feet Northwest from the intersection of said property line with the Northerly line of Southwest Highway, thence Northwestwardly along said Railroad property line 430 feet to a point; thence Southeastwardly in a straight line to a point in the Northerly line of a certain parcel of Industrial property, said parcel being 245.23 feet in width by rectangular measurement from the said Northerly line of said Southwest Highway; said point being 100 feet Northeast along said property line from the said Northerly property line of Railroad; thence Southwestwardly along said property line to a point of beginning.

Certificate No. 1454453

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The West 130 feet of the East 130 feet of the South 130 feet of the North 140 feet of the East Half (1/2) of the Southeast Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian.

Certificate No. 1454459

That part of the East Half (1/2) of the South East Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point in the East line of the South East Quarter (1/4) Section 7, 140 feet South of the North East Corner of said South East Quarter (1/4) of said Section 7, thence West on a line 140 feet South of as measured on the West line of Ridgeland Avenue, and parallel with the North line of said South East Quarter (1/4) a distance of 1330.75 feet to the West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7, thence South along said West line of East Half (1/2) of the South East Quarter (1/4) of Section 7, a distance of 731.41 feet to the intersection with the Northerly property line of the Baltimore and Ohio Chicago Terminal Railroad Company, said property line being 40 feet Northeasterly of a right angle to, and parallel with the original Northerly line of the Right-of-Way of the Chicago and Calumet Terminal Railroad Company thence Southeast along said Northerly property line of the Baltimore and Ohio Chicago Terminal Railroad Company, a distance of 140.41 feet to a point which is 430 feet Northwest of (As measured along the said Northerly property line of the Railroad) the point of intersection of the said Northerly property line of the Railroad with the Northerly line of a certain parcel of industrial property, said parcel being 245.25 feet in width by rectangular measurement from the Northerly line of the South West Highway, thence Southeast, a distance of 133.60 feet along a straight line which when extended Southeast intersects the Northerly line of the aforesaid industrial parcel at a point 100 feet Northeasterly as measured along said Northerly property line from the Northerly property line of the said Baltimore and Ohio Chicago Terminal Railroad Company, thence Northeasterly on a line forming an angle of 113 degrees 52 minutes 30 seconds with the last described line, a distance of 26.28 feet to the intersection with a line 330 feet East of, measured at right angles to, and parallel with the West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7, thence North parallel with the said West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7, a distance of 230.04 feet to the intersection with a line 170 feet South of, measured parallel with the East line of said Section 7, and parallel with the North line of the South East Quarter (1/4) of said Section 7, thence North parallel with the North line of the South East Quarter (1/4) of said Section 7, a distance of 280.81 feet to the East line of said Section 7, thence North along said East line of Section 7, a distance of 30 feet, to the point of beginning, except therefrom the East 30.0 feet of the South 30.0 feet of the North 170.0 feet of the East Half (1/2) of the Southeast Quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, all being part of the tract of land described in Document Number 1744167, except therefrom the part thereof lying West of a line 330 feet East of, measured at right angles to and parallel with the West line of the East Half (1/2) of the South East Quarter (1/4) of said Section 7.

Certificate No. 1454461

Of Cook County Clerk's Office

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SCHEDULE B

<u>Tenant</u>	<u>Sq. Ft.</u>	<u>Term</u>
The Answer	3,450	12 years
Canada Fashions	1,625	5 years
Clothestime	3,675	10 years
Dimensions	6,000	5 years
Dress Barn	3,580	5 years
Gussini	2,625	5 years
IPCO	1,350	10 years
Kid's Mart	2,254	10 years
Marshall's	27,000	10 years
Phar-Mor Drug	45,000	15 years
Plitt Theatres	25,000	20 years
Shoe-Town	5,396	5 years
T.H. Mandy	4,295	5 years
T.J. Maxx	25,037	10 years

Property of Cook County Clerk's Office

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