



A.C. Taylor
Chicago

HENRY ERICSSON, PIONEER BUILDER IN CHICAGO, DIES

Death Occurs at 85 on Florida Visit

Henry Ericsson, 85, one of the builders of Chicago and a city building commissioner under Mayor Carter Harrison from 1911 to 1915, died Wednesday on a visit to Miami, friends here learned last night.

In recent years he made his home at 3000 Sheridan rd. The old Ericsson home at 534 Surf st. is one of the landmarks of the city.

Prominent in Builders' Club

Mr. Ericsson was chairman of the board of Henry Ericsson company, builders of commercial and industrial projects, which he founded in 1883. Born in Torp, Sweden, he came to Chicago as a young man of 20.

He was a charter member of the Builders' Club of Chicago, an organization of architects, builders, steel men, contractors, engineers, and other city leaders.

He was the builder in 1890 of the Manhattan building on Dearborn st., south of Van Buren, the first 16 story building in Chicago. His firm also constructed the Pittsfield, the Continental Illinois bank building, the City Hall Square, and other Chicago buildings. He also built the Julia Lathrop housing project.

Knighted by King Gustaf

Mr. Ericsson was the author of the "Sixty Years a Builder." He had served as president of the Building Construction Employers association and vice president of General Contractors Association of America. He had been knighted in the "Order of Vasa" by King Gustaf of Sweden.

Surviving are four daughters, Mrs. Hazel Theis, Mrs. Florence Prather, Mrs. Martha Leverone, and Mrs. Virginia Olson; three sons, Walter H., Clarence E., and Dewey A., and 16 grandchildren.

HEWITT OPENS

Henry Ericsson, *Chicago Surfer* Contractor, Dies

Henry Ericsson, 85, building contractor and founder of the construction firm bearing his name at 228 N. La Salle st., died Wednesday night in Miami, where he had been vacationing since early in January, according to word received here yesterday.

Born in Torp, Sweden, Mr. Ericsson was educated in schools and colleges there before coming to this country at the age of 20.



Henry Ericsson.

He founded the Henry Ericsson Co. in 1883 and was chairman of the board of directors at the time of his death.

Mr. Ericsson played an important part in the building of Chicago. He built the Monon Building, the first 14-story building here, in 1889, and a year later constructed the first 16-story structure, the Manhattan Building. Across the street from each other on Dearborn st., both are being torn down now for the Congress st. widening.

Built Naval Center.

Mr. Ericsson also was known for the construction of the U.S. Naval Training Center at Great Lakes, the Continental Illinois National Bank and Trust Co. building, the Pittsfield Building, the Sheet Rolling Mill for the Aluminum Co. of America at La Grange, the U.S. Post Office and Court House in Columbus, Ohio, the St. Thomas Housing Project in New Orleans, and many other buildings and government projects.

"Sixty Years a Builder," his autobiography, was published in 1942. He served as Building Commissioner for the city under Mayor Carter H. Harrison from 1911 to 1915. In 1940 he was knighted by King Gustav of Sweden. He was a former president of the Building Construction Employers Association, and vice-president of General Contractors Association of America.

Member of Many Clubs.

Mr. Ericsson was a member of Medinah Temple, King Oscar Masonic Lodge, Swedish

In an analysis of government data, the institute said that of the over-all total of 15,154,100 tons of steelmaking capacity created during the war period either by industry or by government, about 87 per cent or 13,220,000 tons more

The original of this
file was left with Jacobs
on April 24 1951

~~together with~~

Lane Court Trust
Documents for Vault

Title Guarantee Policy
Biography

No 362959 May 3 1916

Title Guarantee Policy
No 1955873 Nov 21-32

Owner Title Guarantee Policy
No 3078476 5-7-46

Re Biograph

Copy of assignment from Henry Ericsson to
the purchasers (copy)

Agreement of May 6 1946 between beneficiaries
and Walter H Ericsson Agent, appointing
W.H.E. Agent. (no copy)

Copy of letter (original) addressed to Beneficiaries
from C P & T Co certifying that property is
now in the trust (copy)

Trust Agreement dated May 6 1946
signed by Beneficiaries (original) (copy)

Copy of letter dated May 6 1946 to Biograph
Amusement Corp. signed by Henry Ericsson notifying
that property has been sold to Trust and
rent to be paid to Agent. (copy)

Copy of letter addressed to Henry Ericsson
directing that title be conveyed to C P & T Co. copy

Real Estate Sale Contract - For Guarantee Policy only
dated May 6 1946 (original) (no copy)

I, the undersigned, HENRY ERICSSON, for value received, do hereby sell, assign, transfer and deliver unto

WALTER H. ERICSSON, FLORENCE E. PRATHER,
CLARENCE E. ERICSSON, MARTHA E. LEVERONE,
DEWEY A. ERICSSON, HAZEL E. THEIS and
VIRGINIA E. OLSON

all my right, title and interest in and to that certain Indenture of Lease dated May 23, 1933 between Lena M. Ericsson and Henry Ericsson, as Lessors, and Biograph Amusement Corporation, as Lessee, and all supplemental agreements and amendments thereto, demising the premises known as the Biograph Theatre property at 2435 Lincoln Avenue, Chicago, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May, 1946.

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HENRY ERICSSON, 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 he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal, this 6th day of May, 1946.

Notary Public

CHICAGO TITLE & TRUST COMPANY

69 W. WASHINGTON ST. TELEPHONE DEARBORN 7700 • CHICAGO 2, ILLINOIS

TRUST DIVISION

May 10, 1946

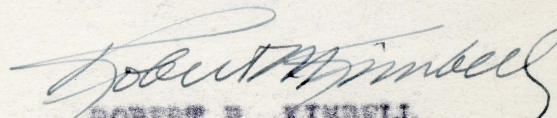
To the Beneficiaries of
Trust No. 32686:

This will acknowledge receipt of Warranty Deed in Trust dated May 5, 1946 from Henry Ericsson to Chicago Title and Trust Company as Trustee under Trust Agreement known as our Trust No. 32686 covering property legally described as follows:

The North Westerly Half of Lot 6 and Lots 7 and 8 in CUNNING'S SUBDIVISION of Out Lot 20 in the Canal Trustee's Subdivision of the East Half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

We hereby certify that our trust records have been noted to show that title to the property above described is now held by us as trustee under said trust agreement and that said property now comprises a part of the trust created by said agreement and that the terms and provisions of the original trust agreement apply to and are in force with respect to the property above described to the same extent as with respect to other properties previously conveyed to and now held by us as trustee under said trust agreement.

Very truly yours,


ROBERT E. KIMBELL,
Assistant Secretary

HRE:LK

This Trust Agreement, dated this 5th day of MAY

1944, and known as Trust Number 3888, is to certify that the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee hereunder, is about to take title to the following described real estate

in Cook County, Illinois, to-wit:

The North westerly half of lot six (6) and lots seven (7) and eight (8) in Dunning's Subdivision of Out lot twenty (20) in the Canal Trustee's Subdivision of the East half of Section twenty-nine (29), Township forty (40) North, Range fourteen (14) East of the Third Principal Meridian

otherwise known as No. 2455 Lincoln Avenue Street and that when it has taken the title thereto, or to any other real estate deeded to it as trustee hereunder, it will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to-wit:

- WALTER E. BRIDSON, an undivided 1/7 interest
- CLARENCE E. BRIDSON, an undivided 1/7 interest
- FLORANCE E. PRATHER, an undivided 1/7 interest
- MARTHA E. LEVENSKE, an undivided 1/7 interest
- BENNY A. BRIDSON, an undivided 1/7 interest
- HAZEL E. THIES, an undivided 1/7 interest
- VIRGINIA E. CLON, an undivided 1/7 interest

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said property and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary now has, and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the trustee until the original or a duplicate of the assignment is lodged with the trustee, and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the trustee, shall be void as to all subsequent assignees or purchasers without notice.

In case said trustee shall make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law or otherwise, the beneficiaries hereunder do hereby jointly and severally agree that they will on demand pay to the said trustee, with interest thereon at the rate of 7% per annum, all such disbursements or advances or payments made by said trustee, together with its expenses, including reasonable attorneys' fees, and that the said trustee shall not be called upon to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said trustee shall have been fully paid, together with interest thereon as aforesaid. However, nothing herein contained shall be construed as requiring the trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder unless it shall be furnished with funds sufficient therefor or be satisfactorily indemnified in respect thereto.

It shall not be the duty of the purchaser of said premises or of any part thereof to see to the application of the purchase money paid therefor; nor shall any one who may deal with said trustee be required or privileged to inquire into the necessity or expediency of any act of said trustee, or of provisions of this instrument.

This trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said trustee.

The Trustee may at any time resign by sending by registered mail a notice of its intention so to do to each of the then beneficiaries hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notices by the Trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled to direct the Trustee in the disposition of the trust property, and the Trustee shall thereupon convey the trust property to such successor or successors in trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the Trustee, then the Trustee may convey the trust property to the beneficiaries in accordance with their respective interests hereunder, or the Trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The Trustee notwithstanding such resignation shall continue to have a first lien on the trust property for its costs, expenses and attorney's fees and for its reasonable compensation.

Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts, duties and obligations of its, his or their predecessor.

It is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, that said Chicago Title and Trust Company will deal with said real estate only when authorized to do so in writing and that (notwithstanding any change in the beneficiary or beneficiaries hereunder) it will on the written direction of

WALTER E. BRIDSON, FLORANCE E. PRATHER, CLARENCE E. BRIDSON,
MARTHA E. LEVENSKE, BENNY A. BRIDSON, HAZEL E. THIES and
VIRGINIA E. CLON,

or such other person or persons as shall be from time to time named in writing by the beneficiary or beneficiaries, or on the written direction of such person or persons as may be beneficiary or beneficiaries at the time, make deeds for,

Trust Agreement

AND

DECLARATION OF TRUST

CHICAGO TITLE AND TRUST COMPANY

TRUSTEE

Dated

Trust No.

Form 124 2M 9-45 PTZ

To whom shall inquiries be referred?

May the name of any beneficiary be disclosed to the public?

[SEAL] _____
 [SEAL] _____
 [SEAL] *Virginia E. Dixon*
 [SEAL] *Harold E. Jones*
 [SEAL] *Joseph E. ...*
 [SEAL] *Monte E. ...*
 [SEAL] *Thomas E. ...*
 [SEAL] *Thomas E. ...*
 [SEAL] *Walter H. ...*

Address _____
 Address _____
 Address _____
 Address _____
 Address _____
 Address _____
 Address _____

And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

ATTEST: Assistant Secretary.

By Vice-President

CHICAGO TITLE AND TRUST COMPANY,

IN TESTIMONY WHEREOF, the Chicago Title and Trust Company has caused these presents to be signed by its Vice President, and attested by its Assistant Secretary, and has caused its corporate seal to be attached as and for the act and deed of said corporation, the day and date above written.

or otherwise deal with the title to said real estate, provided, however, that the trustee shall not be required to inquire into the propriety of any such direction.
 into any personal obligation or liability in dealing with said land or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the title so long as any money is due to it hereunder. Otherwise, the trustee shall not
 The beneficiary or beneficiaries hereunder, in his, her or their own right shall have the management of said property
 and control of the selling, renting and handling thereof, and shall collect and handle the rents, earnings, avails and pro-
 ceeds thereof, and said trustee shall have no duty in respect to such management or control, or the collection, handling
 or application of such rents, earnings, avails or proceeds, or in respect to the payment of taxes or assessments or in
 respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment
 to it of all money necessary to carry out said instructions. No beneficiary hereunder shall have any authority to contract
 for or in the name of the trustee or to bind the trustee personally. If any property remains in this trust twenty years
 from this date it shall be sold at public sale by the trustee on reasonable notice, and the proceeds of the sale shall be
 divided among those who are entitled thereto under this trust agreement.
 The Chicago Title and Trust Company shall receive for its services in accepting this trust and in taking title
 hereunder the sum of \$ _____; also the sum of \$ _____ per year for holding title after the _____
 day of _____, 19____, so long as any property remains in this trust; also its regular schedule fees for
 making deeds;
 and it shall receive reasonable compensation for any special
 services which may be rendered by it hereunder, or for taking and holding any other property which may hereafter be
 decided to it hereunder, which fees, charges or other compensation, the beneficiaries hereunder jointly and severally agree
 to pay.

Chicago, Illinois
May 6, 1946

Biograph Amusement Corporation,
540 N. Michigan Ave., Chicago.

Gentlemen:

You are hereby notified that I have sold the Biograph Theatre property at 2435 Lincoln Avenue to WALTER H. ERICSSON, FLORENCE E. PRATHER, CLARENCE E. ERICSSON, MARTHA E. LEVERONE, DEWEY A. ERICSSON, HAZEL E. THEIS and VIRGINIA E. OLSON.

I am informed that they have appointed WALTER H. ERICSSON as their agent to collect the rents. You will therefore please pay each installment of rent beginning with the month of June 1946 to WALTER H. ERICSSON, Agent, at 228 N. LaSalle Street, Chicago, Illinois.

Very truly yours,

Chicago, Illinois
May 6, 1946

Mr. Henry Ericsson,
228 N. LaSalle Street,
Chicago, Illinois.

Dear Father:

In connection with the purchase by us of the real estate known as the Biograph Theatre Building in Chicago, Illinois, we direct you to make and execute the Warranty Deed to said real estate to the Chicago Title & Trust Company, as Trustee, instead of to us, as we are placing the title to said real estate in the name of the Chicago Title and Trust Company, as Trustee.

Real Estate Contract -
for Guarantee Policy only

Walter H. Crussow et al agree to purchase
price \$50,000.⁰⁰ (Legal description of
Biograph property) and
Henry Crussows agree to sell

Existing lease expires Aug 31 1954
Interest 4%

General taxes 1946 prorate

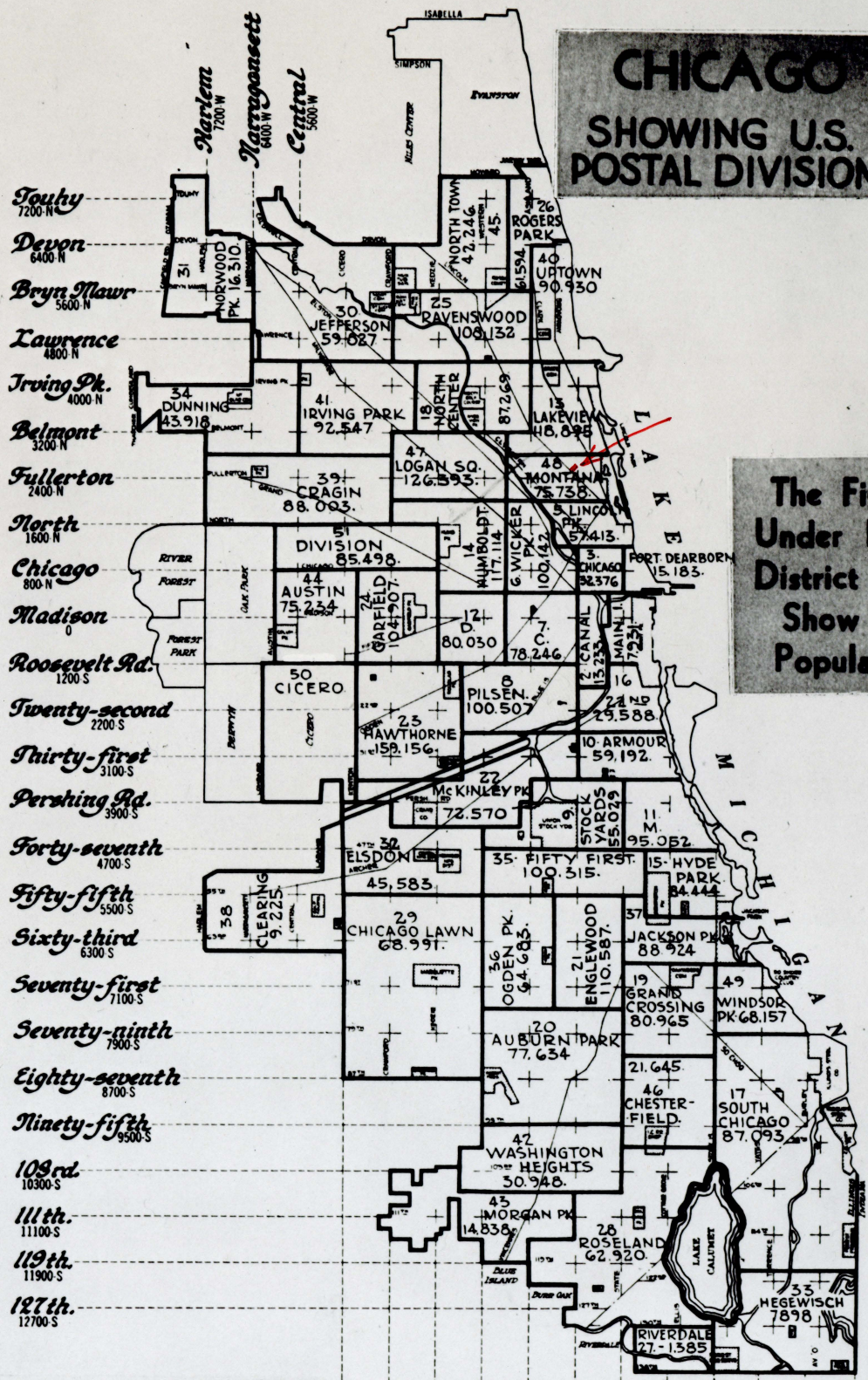
Payment earnest money 14,000.⁰⁰
✓ further sum 36,000.⁰⁰

Consecutive monthly installments of
\$500.⁰⁰ each — first payment to begin
June 1 1946 4% interest.

Dated May 6 1946.

CHICAGO SHOWING U.S. POSTAL DIVISION

The Figures
Under Postal
District Name
Show the
Population



MARK LEVY
REALTOR

- Cicero 4800 W
- Crawford 1000 W
- Nearctic 3200 W
- Western 2400 W
- Nashland 1800 W
- Nalsted 800 W
- State
- Cottage Grove 800 E
- Stony Island 1800 E
- Yates 2400 E
- Burley 3200 E
- State Line

CERTIFICATE OF APPRAISAL

PREPARED FOR

MR. HENRY ERICSSON

PREMISES AT

2433 N. LINCOLN AVE. (BIOGRAPH THEATRE)
CHICAGO, ILLINOIS

MUELLER & SAXON, INC.

REALTORS & APPRAISERS

2376 E. 71ST STREET

CHICAGO

FAIRFAX 4839

MUELLER & SAXON, INC.

REALTORS & APPRAISERS

2376 E. 71ST STREET

CHICAGO

FAIRFAX 4838

Certificate of Appraisal

We do hereby certify that the following Certificate of Appraisal, consisting of six pages, was issued at the request of

Mr. Henry Ericsson,
228 No. LaSalle Street,
Chicago, Illinois,

for the valuation of the following described property:

2433 No. Lincoln Avenue (Biograph Theatre)
Chicago, Illinois,

and that it is the opinion of the said Mueller & Saxon, Inc. that the fair market value of said property on the date of this Certificate is as follows:

*****FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00)*****

In Witness Whereof, MUELLER & SAXON, Inc. has caused this instrument to be signed and its corporate seal to be affixed hereunto this 15th day of January 1940.



MUELLER & SAXON, Inc.

By

Dloyd M Saxon

Attest:

E. C. Loomer

MARK LEVY REALTY COMPANY
APPRAISERS
CHICAGO

No. 4455

CERTIFICATE OF APPRAISAL

MARK LEVY REALTY COMPANY does hereby certify that upon application for valuation by

THE CONNECTICUT MUTUAL LIFE INSURANCE COMPANY
HARTFORD, CONNECTICUT
(THROUGH REPUBLIC REALTY MORTGAGE CORPORATION, CHICAGO)

the undersigned has personally examined the following described property:

LOCATION: 2433-2445 LINCOLN AVENUE, CHICAGO, ILLINOIS
LAND: 125' 4 1/8" FRONTAGE ON LINCOLN AVENUE
120' 0 " IN DEPTH TO A 20 FOOT PUBLIC ALLEY
AREA: 15,041.25 SQUARE FEET
IMPROVEMENTS: TWO-STORY AND PART BASEMENT STORE, LOFT, AND THEATRE
BUILDING OF SEMI-FIREPROOF CONSTRUCTION, AS PER
PHOTOGRAPH, PLANS, AND DESCRIPTION HEREWITH.

and that MARK LEVY REALTY COMPANY is of the opinion that the present market investment value of said property, subject to the lease as described in the attached report, is

ONE HUNDRED FOUR THOUSAND ONE HUNDRED FORTY-SEVEN DOLLARS
(\$ 1 0 4 , 1 4 7 .)

In witness whereof, MARK LEVY REALTY COMPANY has caused these presents to be signed and its seal to be hereto affixed, this F I R S T day of S E P T E M B E R, A. D. 1936.



MARK LEVY REALTY COMPANY

By *Mark Levy*
M. A. I.

This Certificate of Appraisal includes 14 pages attached hereto and made a part hereof, and is expressly made subject to any conditions and comments appearing thereon.

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

LOCATION AND TRANSPORTATION

The premises here in question are located by street numbers at 2433-45 Lincoln Avenue, Chicago, Illinois. This location is three miles North and one mile West of the Central Business District of Chicago and is one-half block Northwest of the triple intersection of Lincoln Avenue, Halsted Street, and Fullerton Avenue. (See map following.)

Lincoln Avenue at this point is 66 feet in width and is paved with asphalt from the curbs to the surface line tracks, and with granite block between the tracks. The alley at the rear is paved with concrete.

The district surrounding this location is practically 100% built up, and densely populated, but the improvements are quite old. The population in the earlier days of the settlement of this section was predominantly German, but is now mixed. The population of the "Montana" postal district, bounded by Diversey Avenue on the North, Damen Avenue on the West, Armitage Avenue and Center Street on the South, and Lake Michigan on the East, shown on the map following, and embracing approximately two square miles, is approximately 75,000 persons. It is definitely an average population insofar as earning capacity is concerned, but may be regarded as stable. One-half mile to the East of this section, in the district along Lincoln Park, numerous multi-story furnished apartment hotels are found, among them some of the more highly regarded in the City; such as, the Belden-Stratford, the Webster, the Parkway, the Patrician, and others, also of the better class.

Insofar as Lincoln Avenue itself at this point is concerned, it may be regarded as only a mediocre commercial thoroughfare. With the exception of an F. W. Woolworth Company store on the opposite side of Lincoln Avenue and somewhat to the Southeast, an A. & P. store adjoining Woolworth's on the South, and a National Tea Company store in the building adjoining the premises on the Southeast, no national chain organizations are found within a radius of several blocks of the subject property. However, insofar as theatre competition is concerned, no theatres of great consequence are found within a radius of almost a mile, and even including these, the ratio of theatre seats to the population is extremely low, and for this reason the theatre in the premises in question occupies an enviable competitive position. The Easterly Theatre at 2768 North Lincoln Avenue, almost one-half mile distant, has only 550 seats. The Lincoln, at 3164 North Lincoln Avenue, almost a mile distant, has 700 seats, and the Vic, at 3143 North Sheffield Avenue also almost a mile distant, has 1400 seats. This theatre is also operated by the Essaness Organization, Lessees of the property in question.

As to transportation, Chicago Surface Lines are available on Lincoln Avenue in front of the premises in question, and on Fullerton Avenue and Halsted Street, the intersection of which is but a short half block to the Southeast. Chicago Rapid Transit Lines (elevated railroad) are available at Fullerton Avenue just East of Sheffield Avenue, two blocks distant. Chicago Motor Coach Lines are available on Diversey Parkway, one-half mile North, and on Lake View Avenue, approximately one-half mile to the East.

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

LEGAL DESCRIPTION

The Northerly half of Lot 6 and all of Lots 7 and 8 in Dunning's Subdivision of Lot 20 in Canal Trustees' Subdivision of the East half of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in the City of Chicago, Cook County, Illinois.

LAND

125' 4 1/8" frontage on Lincoln Avenue
120' 0 " in depth to the intersection of two 20'
public alleys.

Area: 15,041.25 square feet

The above dimensions have been taken from a Plat of Survey made by Clausen & Geraghty, Surveyors, under date of April 28, 1914, (revised to include the improvements August 21, 1936), a photostatic copy of which follows.

Clausen & Geraghty

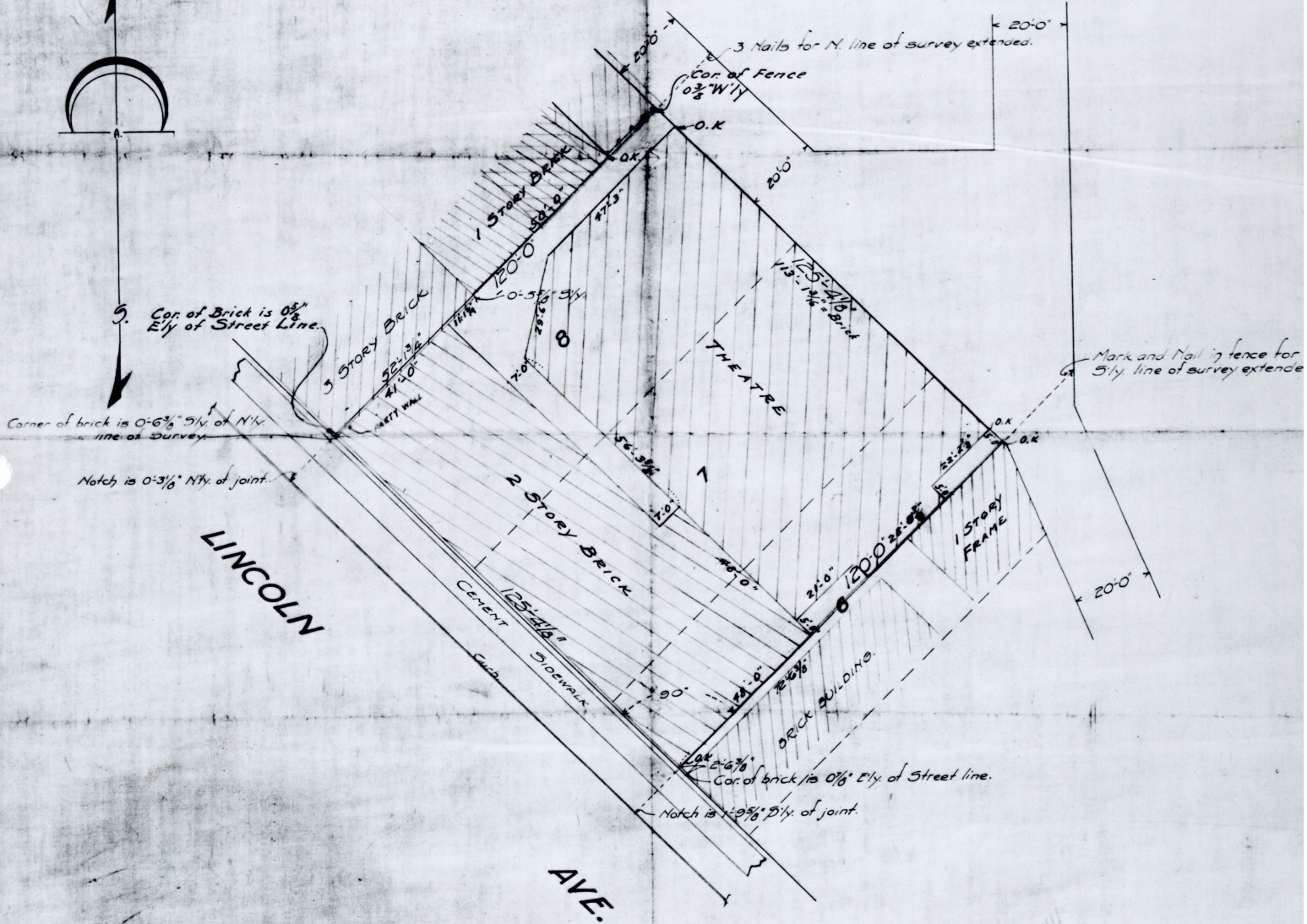
SURVEYORS

CITY HALL SQUARE BLDG.

139 N. CLARK ST.

PLAT OF SURVEY

THE NORTHERLY 1/2 OF LOT 6 AND ALL OF LOTS 7 AND 8 IN DUNNING'S SUBDN.
OF LOT 20 IN CANAL TRUSTEES SUBDN. OF E. 1/2 OF SEC. 29 IN T. 40 N., R. 14
E. OF 3RD P.M.



LINCOLN

AVE.

Beogrefh
FOR HENRY ERICSSON.
ORDER No. 3035
B. 167 P. 44
Scale 20 Ft. (") = 1 Inch (")

ORDER No. 10024

STATE OF ILLINOIS } 55
COUNTY OF COOK }

We, CLAUSEN & GERAGHTY do hereby certify that we have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey.

Chicago, Apr. 23rd A.D. 1914.

Clausen & Geraghty
Surveyors

Building located on above property.
Chicago, Aug 21st, 1936.

CLAUSEN & COMPANY, Inc.

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

I M P R O V E M E N T S

Improvements upon the premises in question, as per the photograph and plans herewith, consist of a two-story and part basement store, loft, and theatre building, semi-fireproof, built in the year 1914. This building contains five stores (one a double store), a loft, and a theatre with a seating capacity of 932 persons.

The street exterior of this building is of red wire brick with terra cotta and glazed white brick trim. Store fronts are of metal and plate glass, store flooring being of maple and walls being plastered and painted. The second floor also has maple flooring and plastered and painted walls and ceilings. Stores are occupied as follows: #2435-37, double store, Economy Meat Market; #2439, ice cream shop; #2441, fruit and vegetable store; #2443, bakery and grocery store; #2445, beauty shop. The second floor is occupied as a betting establishment.

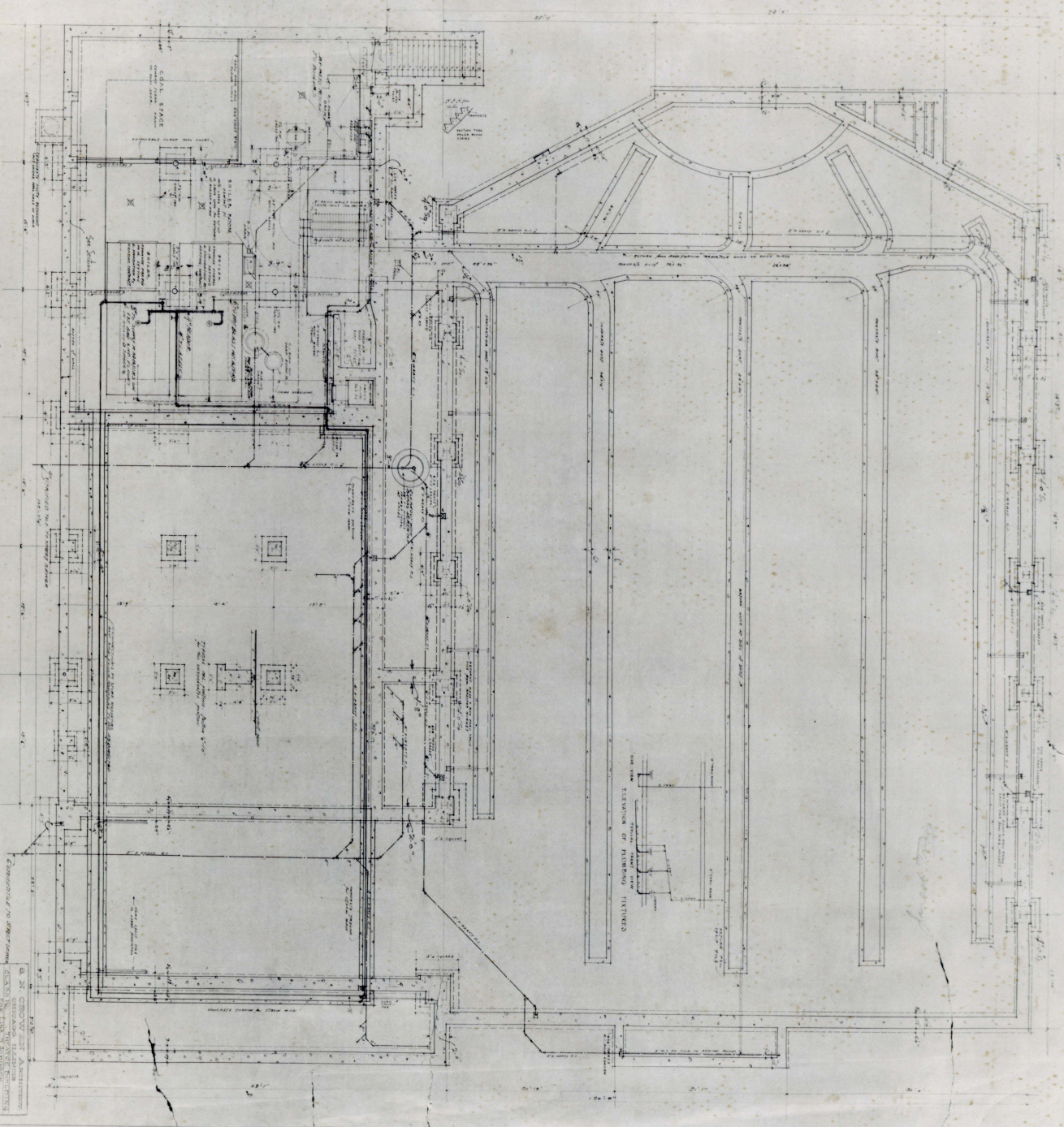
The entrance lobby for the theatre, which is at the Easterly portion of the building, has terrazzo flooring and plastered and painted panelled walls. In the auditorium of the theatre walls and ceiling are of cast plaster and flooring is of concrete. (The manager of the theatre advises us that it is planned to remodel the entrance to the theatre, making the same modernistic, principally by the use of macotta.)

The basement, which is located under the Northwesterly portion of the store section, has concrete flooring and contains the following mechanical equipment: 2 #14 Kewanee boilers, one equipped with a submerged hot water heater; 1 Wittenmeier Machine Company condenser operated by a 60 H. P. Star electric motor; 1 Yeoman sewer pump. The theatre is equipped with a large air conditioning fan driven by a 15 H. P. Star electric motor and operated by means of a Cutler-Hammer motor control and starter which is also driven by a 15 H. P. motor.

Foundations are of concrete throughout, the store section being of ordinary wood joist construction on steel beams and columns, while the auditorium section of the theatre is carried on concrete piers with a concrete truss-type roof, steel braced.

From our examination of the plans submitted, and our inspection of the improvements themselves, we estimate the total content to be approximately 418,000 cubic feet. We believe that the capital expenditure which would at this time be required to reproduce these improvements new, including architect's fees but exclusive of financing costs, carrying charges, and similar items, is \$130,000. The sound value, in our opinion, is not less than \$72,500. (The builder of this building and one of the owners of this property is Henry Ericsson, former Building Commissioner of the City of Chicago, who for many years has conducted an extensive building contracting business. He advises us that in 1914, when labor and materials were much less expensive than now, this building cost him approximately \$80,000. to build. He believes it would cost almost double this amount now.) Fire insurance in the amount of \$75,000. is now carried on the building proper.

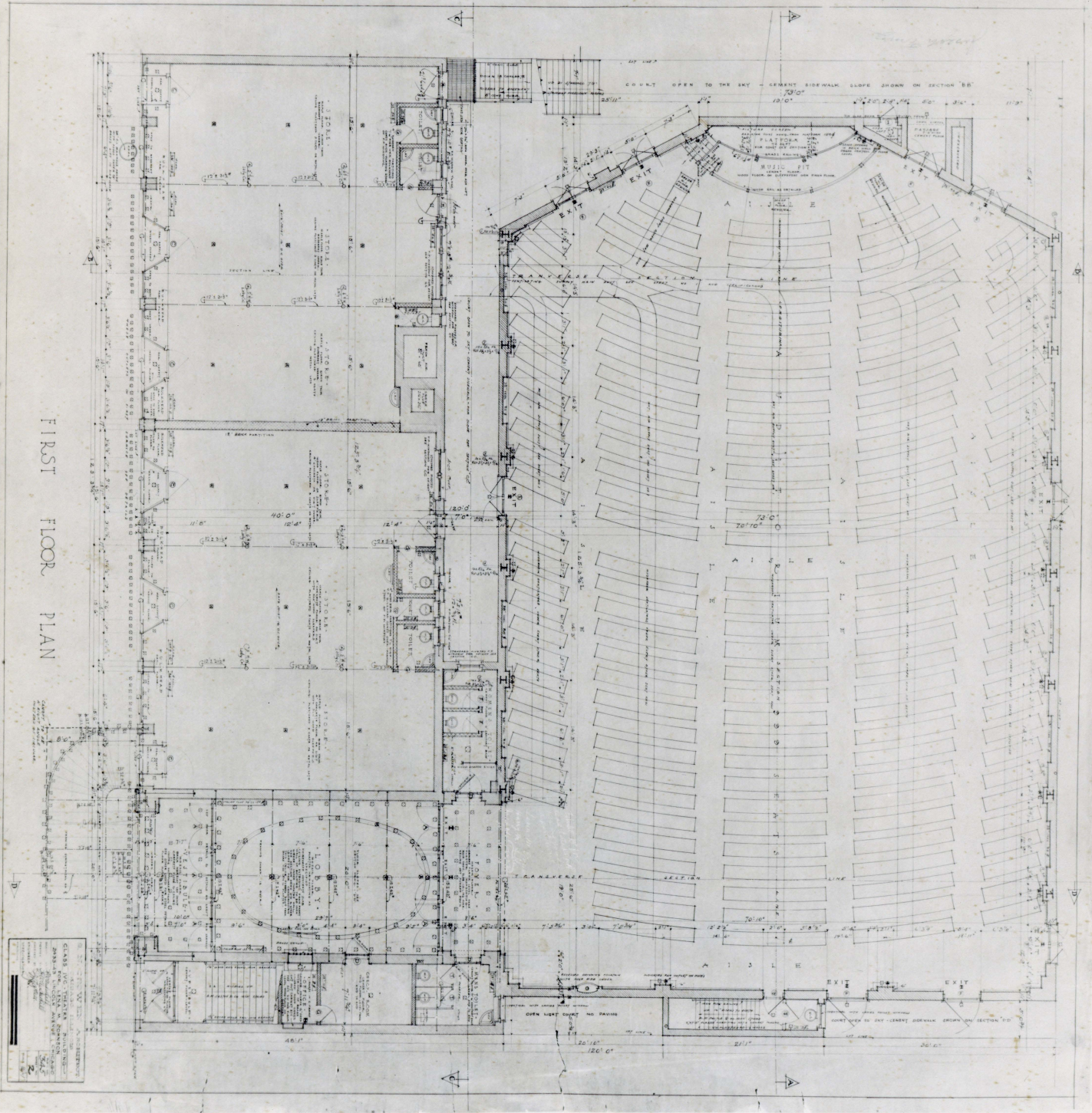
BASIMENT - & - FOOTING - PLAN

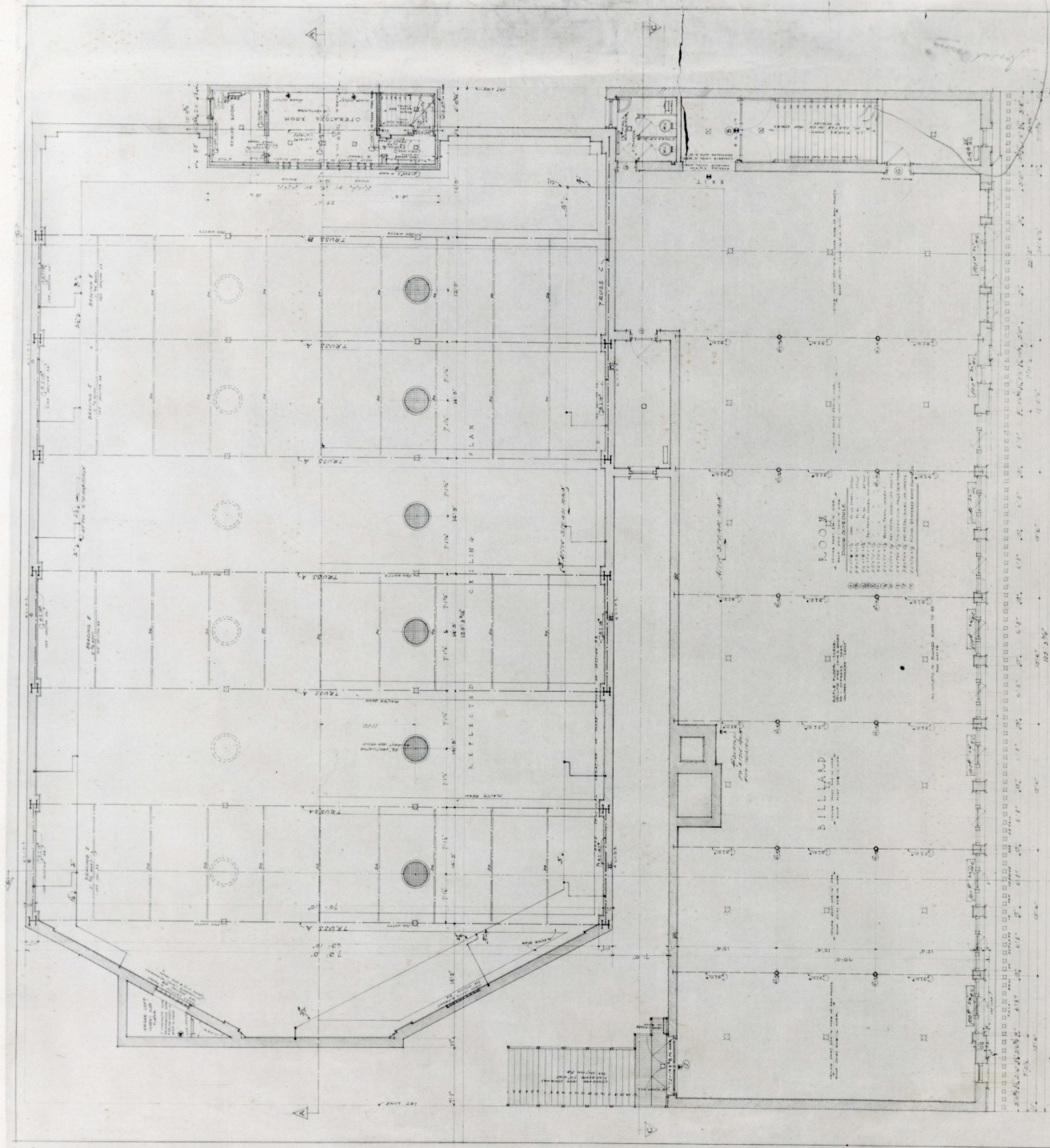


6. IN CROSS SECTION

NO.	DESCRIPTION	DATE
1	AS SHOWN	1915
2	AS SHOWN	1915
3	AS SHOWN	1915
4	AS SHOWN	1915
5	AS SHOWN	1915
6	AS SHOWN	1915
7	AS SHOWN	1915
8	AS SHOWN	1915
9	AS SHOWN	1915
10	AS SHOWN	1915
11	AS SHOWN	1915
12	AS SHOWN	1915
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100	AS SHOWN	1915

FIRST FLOOR PLAN





S. S. WASHINGTON ARCHITECTS
 1000 K STREET, N.W.
 WASHINGTON, D. C.
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

SECOND FLOOR PLAN
 FINISHED WORK TO SCALE
 UNLESS NOTED OTHERWISE

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

EXISTING LEASE

There has been submitted to us and we have carefully examined, what purports to be a copy of a lease dated May 23, 1933, between Lena M. Ericsson and Henry Ericsson as Lessors, and Biograph Amusement Corporation, a corporation of Illinois, as Lessee.

According to this purported copy, the entire subject property is demised for a term of ten years, commencing September 1, 1934 and ending August 31, 1944. The rental provided to be paid is \$12,000. per annum, with the exception that no rent shall be paid for the period from January 1, 1943, to August 31, 1944 - a period of twenty months. Apparently possession of the premises was given on September 1, 1933, and in addition to \$6,000. in cash paid by the Lessee to the Lessors at the time of the execution of the lease, a rental of \$833.33 per month (\$10,000. per year) was paid for the twelve months from September 1, 1933 to August 31, 1934, at which date the actual term of the lease in question began.

In addition to the rental above prescribed, the Lessee is to maintain and operate the entire premises at its own expense, paying all costs of maintenance and operation, general taxes, insurance, and similar items, the rental to be paid to be net to the Lessors.

This lease contains certain provisions with reference to the recognition of the existing lease by Trustees or Mortgagees of the premises in question, certain provisions with reference to rebuilding in case of injury or damage by fire or other casualty, and to bonuses to be paid Lessees in the event the lease is terminated on account of destruction of the premises and the failure of the Lessors to rebuild the same.

Default provisions are to the effect that if default be made in the payment of rent and such default continue for ten days after notice thereof, or if default be made in the performance of other covenants and such default continue for thirty days after notice thereof, the lease may be terminated.

For further particulars concerning this lease reference is hereby made to the original document or an executed copy thereof.

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

GENERAL COMMENT

In connection with this appraisal, we wish to advise that the firm of Mark Levy & Brother collected the rentals from the sub-tenants of the Biograph Amusement Corporation, for the period from May 1, 1935 to February 24, 1936, at which time the Biograph Amusement Corporation assumed the complete management of the property. We are familiar with the operation of this property and it is our estimate, confirmed by consultation with officers of the Lessee, that the rentals received from the stores and second floor loft are approximately sufficient to pay all costs of maintenance and operation, taxes and insurance for the entire property.

We are extremely close to the Essaness Theatres Corporation (parent company of the Biograph Amusement Corporation) and regard them as exceptionally good tenants. It is their practice to operate each of their theatres as an individual corporation, as is the case concerning the premises here in question. They are tenants in two buildings managed and operated by us, in one under a lease negotiated by us, and they have proved to be extremely satisfactory tenants. We have also leased them other theatres, and they are highly regarded as theatre operators.

Consultation with one of the officers of the Essaness Theatres Corporation disclosed to us that they are well satisfied with their lease upon the premises in question, and that at this time they can see no reason why an extension thereof at the same rental should not be contemplated. We were unable to obtain any information as to their gross volume of business in this theatre, but from the above comment it would appear that it was at least satisfactory.

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

V A L U A T I O N

Since the premises in question definitely classify themselves as an investment property, their value must be estimated from the annual net returns which may reasonably be expected to obtain. We believe that it may be assumed that a net annual rental of \$12,000. may be expected to prevail to the end of the economic life of the existing improvements, which we estimate at not less than twenty years from the date hereof. Upon such assumption and upon the existing lease, then, the net rental value of the premises resolves itself into the following series:

\$1,000. per month - 9-1-36 to 12-31-42 - 76 months (as per lease)
No rent - 1-1-43 to 8-31-44 - 20 months " " "
1,000. per month - 9-1-44 to 8-31-56 - 144 months

We believe that in the case of this property, present market conditions indicate the use of a 10% discount rate, the application of which rate to the above series produces the sum of \$92,454.

To this amount we have added the present worth of the reversionary interest in the land forming a part of the premises in question, placing the present value thereof at \$37,500., and the reversionary interest therein, discounted for twenty years, at 6% per annum, at 11,693.

Thus, in our opinion, the present market investment value of the premises in question, subject to the existing lease, is

ONE HUNDRED FOUR THOUSAND ONE HUNDRED FORTY-SEVEN DOLLARS
(\$ 1 0 4, 1 4 7.)

2433-2445 LINCOLN AVENUE
CHICAGO, ILLINOIS

LIMITING CONDITIONS

The Certificate of Appraisal and report hereto attached are made expressly subject to the conditions and stipulations following:

No responsibility is assumed by the Appraiser for matters which are legal in nature, nor is any opinion on the title rendered herewith. This appraisal assumes good title. Any liens or encumbrances which may now exist have been disregarded and the property has been appraised as though free of indebtedness and as though no delinquency in the payment of general taxes or special assessments exists.

Possession of this report or any copy hereof does not carry with it the right of publication, nor may the same be used for any purpose by any but the applicant without the previous written consent of the Appraiser or the applicant, and in any event, only in its entirety.

The Appraiser herein by reason of this appraisal, is not required to give testimony or attendance in court or at any governmental hearing with reference to the property in question, unless arrangements have been previously made therefore.

Mark Levy Realty Company, or anyone associated therewith, has no present or contemplated interest in the property appraised.

Employment of Mark Levy Realty Company to make the appraisal attached hereto is in no manner contingent upon the value reported.

The Appraiser herein certifies that to the best of his knowledge and belief the statements and opinions contained in this appraisal, subject to the limiting conditions above set forth, are correct; also that this appraisal has been made in conformity with the Standards of Practice of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards, of which Institute the Appraiser is an Organization Member.

Qualifications of the Appraiser are appended hereto.

QUALIFICATIONS
OF
MARK LEVY
AS AN APPRAISER OF REAL ESTATE

Has been engaged in the General Real Estate Business since the year 1907, his principal activities having been in the sale, renting, negotiating of loans, managing, developing and appraising of real estate investments, as well as acting in an advisory capacity for the acquisition of various types of property. He has held many offices in Local, State and National organizations pertaining to the Real Estate business and Real Estate interests, principal among which have been:

President, Illinois Chapter No. 6, American Institute of Real Estate Appraisers of the National Association of Real Estate Boards, 1934, 1935.

Organization Member, American Institute of Real Estate Appraisers of the National Association of Real Estate Boards, 1932.

President, Cook County Real Estate Board, 1919.

Treasurer, American Institute of Real Estate Appraisers of the National Association of Real Estate Boards, 1933, 1934, 1935.

Treasurer, National Association of Real Estate Boards, 1932, 1933, 1934, 1935.

President, The Chicago Real Estate Board, 1931.

Chairman, Real Estate & Loan Subdivision, Chicago Association of Commerce, 1918.

He has made appraisals of all types of Real Estate in all sections of the City of Chicago, and in other cities of the country, approximating a total value in excess of \$2,000,000,000. He has sold properties in Chicago and other cities of the country, for considerations in excess of \$100,000,000. and has made leases for term rentals exceeding \$450,000,000.

The following will detail some of his professional affiliations and his official activities in connection therewith; also scope and character of his experience:

THE CHICAGO REAL ESTATE BOARD: Member, Board of Governors, Appraisers Division, 1935; Member, Advisory Council of Past Presidents since 1931; Secretary, Advisory Council of Past Presidents, 1935; Special Member of Valuation Committee on Various Occasions in 1933, 1934, 1935; Chairman, Real Estate Securities Exchange, 1928, 1929, 1930; Chairman, Appraisal Committee Winning National Business Property Contest at Boston, Mass., June, 1929; Chairman, Board of Governors, Sales Division, 1923.

Member and former Chairman of Appraisal Division, Illinois Association of Real Estate Boards. Member, Valuation Committee, 1913 to 1918, inclusive, Cook County Real Estate Board. Chairman, Brokers Division, 1929, 1930; Secretary, 1928; National Association Real Estate Boards. Member, Advisory Committee, Brokers Division, 1931 to 1935, inclusive, National Association of Real Estate Boards. Editor-in-Chief, Journal of the American Institute of Real Estate Appraisers, 1932, 1933, 1934.

Appraised all of the real estate of the Chicago Rapid Transit Company, Peoples Gas Stores, Inc., Peoples Gas By-Products Corporation, Commonwealth Edison Company and The Peoples Gas Light & Coke Company.

Has made appraisals while acting as a Commissioner in various Court Proceedings; also for Partition Proceedings, Probate Court, Income and Inheritance Tax matters. Has made appraisals for Insurance Companies, State Auditor's Investigations, Securities Commissions of several States, the Interstate Commerce Commission, the Small Park Commissioners and the Board of Education of the City of Chicago, the Insurance Commissioner of the States of Illinois and New York, and for many Banking and Financial Institutions, Mortgage Bankers, Manufacturers, Corporations and individual Real Estate owners. Has made appraisals for the War Industries Board and the Treasury Department of the United States, including acting as the representative of the Treasury Department in an Arbitration of Values of the Real Estate holdings of a large estate. Has made appraisals for the Department of Justice of the State of Massachusetts, the United States Internal Revenue Department and also testified before the Internal Revenue Department in numerous Income and Inheritance Tax cases in which Real Estate values were contested.

1.625.22

536

4881576

5796

PAID 1954 1st INSTALLMENT

John B. Brenza

JOHN B. BRENZA

COUNTY COLLECTOR

COUNTY COLLECTOR'S OFFICE: COOK COUNTY, STATE OF ILL.

HOURS: 9 A. M. TO 3:30 P. M. SAT. 9 A. M. TO 12 NOON.

REAL ESTATE TAX BILL—1953

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1954

PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1954

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

BIOGRAPH AMUSEMENT CORP 488-1576
& ESSANESS THEATRE

~~540 N MICHIGAN CHGO 11~~

54 W. RANDOLPH ST. CHICAGO 1, ILL.

14-29-424-12 7301

SEC	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
29	40	14			0L	20
					6)	
					(7&8)	

CANAL TRS SUBE

DUNNINGS SUB

NW 25FT

For Special Assessments apply to Village or City Collector

SEE REVERSE SIDE OF THIS BILL FOR CHANGE OF NAME AND/OR ADDRESS

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

898 90

162522

898 90

162522

INTEREST AT %

INTEREST AT %

COSTS

COSTS

TOTAL

TOTAL

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS. POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO JOHN B. BRENZA, County Collector

PAID 1954

2ND INSTALLMENT

John B. Brenza

-7-SEP N 5 2 3 0

4881576

536

1.625.22

169353

546

488157687

090

26 APR 1955

Herbert C. Paschen, Col.

PAID 1955 1st INSTALLMENT

HERBERT C. PASCHEN

COUNTY COLLECTOR

COUNTY COLLECTOR'S OFFICE: COOK COUNTY, STATE OF ILL.
HOURS: 9 A. M. TO 3:30 P. M. SAT. 9 A. M. TO 12 NOON

REAL ESTATE TAX BILL—1954

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1955

PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1955

AID 1955

-1-SEP M

749

488157687

—546—

1.69353

2ND INSTALLMENT

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

IMPORTANT
THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BIOGRAPH AMUSEMENT CORP 488-1576
54 W RANDOLPH ST
CHICAGO 1 ILL

For Special Assessments apply to Village or City Collector

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

14-29-424-12	SEC. 29	TOWN RANGE 40 14	LOT	SUB-LOT	LOT	BLOCK
CANAL TRS SUBE						0L 20
DUNNINGS SUB						
NW 25FT						

SEE REVERSE SIDE OF THIS BILL FOR CHANGE OF NAME AND/OR ADDRESS

PAID UNDER PROTEST

PAID UNDER PROTEST

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

89890

169353

89890

169353

INTEREST AT _____ %

INTEREST AT _____ %

COSTS _____

COSTS _____

TOTAL

TOTAL

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO **HERBERT C. PASCHEN, County Collector**

HERBERT C. PASCHEN
 COOK COUNTY COLLECTOR - STATE OF ILLINOIS
 118 N. CLARK ST., CHICAGO 2, ILL.
 HOURS: 9 A.M. TO 3:30 P.M. SAT. 9 A.M. TO 12 NOON

REAL ESTATE TAX BILL—1955

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1956
 PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1956

PAID 1956

-2-JUL 1 7 9 8 48815768F 550- 1645.93

1645.93

550

48815768F

1 7 9 7

-2-JUL

1ST INSTALLMENT

PAID 1956

2ND INSTALLMENT

IMPORTANT THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY	NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION: BIOGRAPH AMUSEMENT CORP 483-1576 54 W RANDOLPH ST CHICAGO 1 ILL		For Special Assessments apply to Village or City Collector	
	14-29-424-12 CANAL TRS SUBE 29 DUNNINGS SUB NW 25FT		7301 SEC. TOWN RANGE LOT SUB-LOT LOT BLOCK 29 40 14 0L 20 (7&8)	

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE 91431	FIRST INSTALLMENT 1 64393	ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE 91431	SECOND INSTALLMENT 1 64393
INTEREST AT _____ %		INTEREST AT _____ %	
COSTS _____		COSTS _____	
TOTAL _____		TOTAL _____	

PAID UNDER PROTEST

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO HERBERT C. PASCHEN, County Collector

WILLIAM JOHN ACCOLA, CHAIRMAN
HARRY S. CHINBERG, PRESIDENT
ROBERT B. BELL, VICE PRES.-TREAS.
ROBERT L. SCHNEIDER, VICE PRES.-SECY.
EDWARD B. ZELLER, ASST. SECY.



39 SOUTH LA SALLE STREET
CHICAGO 3

MEMBERS
CHICAGO REAL ESTATE BOARD
AND
NATIONAL ASSOCIATION
OF REAL ESTATE BOARDS
TELEPHONE
CENTRAL 6-5151

April 1, 1958

Mr. Branko M. Steiner
35th Floor - 33 N. LaSalle St.
Chicago, 2, Illinois

Dear Mr. Steiner:

In accordance with our telephone conversation of this afternoon I am returning in this letter the Offer to Purchase dated March 6, 1958 covering the 2433 N. Lincoln Ave. property, signed by yourself. Also enclosed is check #1681 payable to our company as Escrowee, in the amount of \$4,500.00 signed by Leon Epstein, said check having been tendered as earnest money deposit.

This Offer to Purchase was not acceptable to the sellers; however, as I explained to you, Mr. William Ericsson, one of the two spokesmen for the beneficiaries of this Trust, is endeavoring to make contact with each and everyone of them for the purpose of conveying to them your proposal to increase the purchase price to \$90,000.00, with \$40,000.00 cash, the sellers to take back a \$50,000.00 mortgage. Due to the fact that four of the beneficiaries own 4/28ths interest each, and two of them are now out of the city, he is finding it difficult to procure the 100% approval which is necessary. However, he is on record as stating that he is recommending the deal as outlined above.

I feel confident that the ultimate approval will be forthcoming, and I sincerely hope that you and your group will back up your verbal offer with a new contract if and when approval is procured.

Yours very truly,

FIRST REALTY CO.

HSC:ls
enc.

H. S. Chinberg

WILLIAM JOHN ACCOLA, CHAIRMAN
HARRY S. CHINBERG, PRESIDENT
ROBERT B. BELL, VICE PRES.-TREAS.
ROBERT L. SCHNEIDER, VICE PRES.-SECY.
EDWARD B. ZELLER, ASST. SECY.



39 SOUTH LA SALLE STREET
CHICAGO 3

MEMBERS
CHICAGO REAL ESTATE BOARD
AND
NATIONAL ASSOCIATION
OF REAL ESTATE BOARDS
TELEPHONE
CENTRAL 6-5151

March 26, 1958

Mr. Robert C. Ericsson
9654 Keystone Ave.
Skokie, Illinois

Mr. William H. Ericsson
670 N. Michigan Ave.
Chicago, Illinois

Gentlemen:

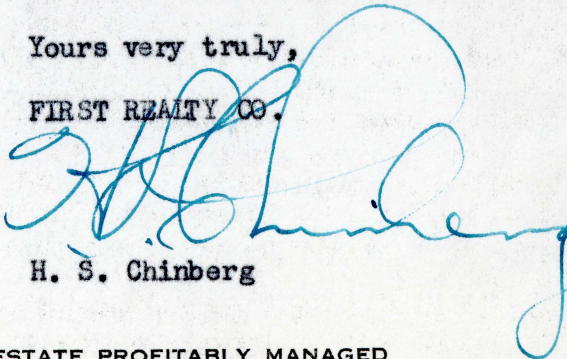
After writing you yesterday about the revision in the deal on Lincoln Avenue, I have given a lot of thought to the matter and bright and early this morning started making use of all my contacts toward getting a mortgage on the property and I find that it is the next thing to impossible to get a lending institution to consider a first mortgage on the property in these present conditions as they exist today. There are a number of reasons for this, and they are the same ones that make it difficult to get buyers interested in the property at prices better than the one at hand.

As a matter of pointing out what this sale will mean in liquidation dollars, I am taking the liberty of including the figures in this letter. On this sale, after payment of commission and title bill each 28th interest would return about \$3,000. Five of the beneficiaries of the Trust have 4/28ths each, two have 2/28ths, and four have 1/28th each. The present lease has six years and five months to run to maturity and the closer we run to the end of the lease, the less the chances are of procuring a better price or mortgage. The annual rental now being collected probably will net each share about \$450.00 per year, so the amount to be collected, if all goes well, to the end of the lease, will be approximately \$2,900.00 for each 1/28th, or a little less than it can be cashed out for in this sale.

After talking to the several mortgage men today on this whole matter I am more convinced than ever that the value on this piece of property can continue to go down rather than up, and I think it would be well if the beneficiaries will agree to working out a deal on the basis of \$87,500.00 cash to them; by this I mean underwriting the mortgage and selling it at a discount in the very near future.

Yours very truly,

FIRST REALTY CO.


H. S. Chinberg

HSC:ls

REAL ESTATE PROFITABLY MANAGED

WILLIAM JOHN ACCOLA, CHAIRMAN
HARRY S. CHINBERG, PRESIDENT
ROBERT B. BELL, VICE PRES.-TREAS.
ROBERT L. SCHNEIDER, VICE PRES.-SECY.
EDWARD B. ZELLER, ASST. SECY.



39 SOUTH LA SALLE STREET
CHICAGO 3

MEMBERS
CHICAGO REAL ESTATE BOARD
AND
NATIONAL ASSOCIATION
OF REAL ESTATE BOARDS
TELEPHONE
CENTRAL 6-5151

March 25, 1958

Mr. Robert C. Ericsson
9654 Keystone Avenue
Skokie, Illinois

Mr. William H. Ericsson
670 N. Michigan Avenue
Chicago, Illinois

Gentlemen:

I wish to advise you that after hearing from Bill Ericsson relative to the offer to purchase, received on the property at 2433 N. Lincoln Ave., I contacted the attorneys for the prospective purchasers and advised him that the deal, as it was set up, was not satisfactory. About noon today I received a telephone call in which he verbally agreed to increase the cash to \$40,000 with the same mortgage at \$50,000 thus making the sale price a total of \$90,000. The First Mortgage will bear interest at 5-1/2% and instead of running for a full 15-years, will mature at the end of 10 years, at which time a balance will be due. The monthly payment can possibly be increased slightly over the \$427.45 which they have offered.

As I explained previously, if you will accept this deal and underwrite the mortgage, it is my frank opinion that the mortgage can be sold at a reasonable discount, particularly after it is an accomplished fact that the mortgage actually exists and has been "seasoned" for a matter of 4 to 6 months. By "seasoning" I mean, payments having been made on it.

I hope that you will take immediate action on this proposal so that I will be able to report to the buyers by the latest Monday of next week.

Yours very truly,

FIRST REALTY CO.

H. S. Chinberg

HSC:ls

Handwritten calculations on the right side of the page:
427
12

854
427

5124

54 WEST RANDOLPH STREET
CHICAGO 1, ILLINOIS

October 23, 1953

EXECUTIVE
OFFICES

TELEPHONE
DE ARBORN 2-7465

Mr. Walter H. Ericsson, Agent
Henry Ericsson Company
228 N. LaSalle Street
Chicago, Illinois

Dear Mr. Ericsson:

Pursuant to your request
we enclose herewith a photostat copy of
the paid 1952 Real Estate Tax Bill for the
Biograph Theatre Building.

Yours very truly,

BIOGRAPH AMUSEMENT CORPORATION

Harold Perry

HG/MH
Enc.

*Biograph Theatre
1952 Taxes*

COUNTY COLLECTOR
 COUNTY COLLECTOR'S OFFICE: COOK COUNTY, STATE OF ILL.
 HOURS: 9 A. M. TO 3:30 P. M. SAT. 9 A. M. TO 12 NOON

REAL ESTATE TAX BILL—1952 DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1953

PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1953

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

BIOGRAPH AMUSEMENT
 & ESSANESS THEATRE
 540 N MICHIGAN CHGO 11

488-1576

For Special Assessments apply to Village or City Collector

14-29-424-12 7301
 CANAL TRS SUBE^{SEC.} 29 TOWN 40 RANGE 14 LOT SUB-LOT LOT BLOCK
 DUNNINGS SUB 20
 NW 25FT
 (6)
 (7&8)

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

898 90

1 617 13

898 90

1 617 13

INTEREST AT _____ %

INTEREST AT _____ %

COSTS _____

COSTS _____

TOTAL _____

TOTAL _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS, POSTAL OR EXPRESS

161713
 976
 4881576
 5625
 MAY 1952
 PAID 1953 1ST INSTALLMENT
 John W. ...
 PAID 1953

PAID 1953
 2ND INSTALLMENT
 John W. ...
 PAID 1953
 4881576
 161713

12-SEP H 2307 4881576ZF --516 1341.33

PAID ABOVE FOR OFFICIAL RECEIPT OF INSTALLMENT OF TAX

ORIGINAL—DO NOT DETACH

JOHN B. BRENZA, County Collector

COUNTY COLLECTOR'S OFFICE—COOK COUNTY—STATE OF ILLINOIS

GENERAL TAX BILL 1951—DUE NOW

PENALTY ADDED AFTER MAY 1st, 1952

FORM No. 238

2 INSTALLMENT

BIOGRAPH AMUSEMENT & ESSANESS THEATRE 540 N MICHIGAN AVE CHGO 1

SPECIAL ASSESSMENTS ARE PAYABLE TO CITY AND VILLAGE COLLECTORS UNTIL JUNE AND AT THIS OFFICE AFTER AUGUST 1.

VOL. 488 ITEM 1576 CODE

Table with columns: Sec., Town, Range, Lot, Sub-Lot, Lot, Block, Assessed Valuation as Equalized by Order of State Dept. of Revenue, INSTALLMENT Dollars, Cents. Includes entries for CANAL TRS Sub, DUNNINGS Sub, NW 25FT.

FULL PENALTY ADDED AFTER... SEP. 15, 1952.....

1951

This Bill is for one-half of your 1951 Tax

AMOUNT RECEIVED

MAKE ALL CHECKS PAYABLE TO JOHN B. BRENZA County Collector

CLERK

INTEREST AT %

COST

TOTAL

-3 MAY H 6704 4881576ZF --516 1537.95

PAID 1952 1ST INSTALLMENT

IMPORTANT THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

BIOGRAPH AMUSEMENT & ESSANESS THEATRE 540 N MICHIGAN CHGO 11 488-1576

For Special Assessments apply to Village or City Collector

Table with columns: SEC., TOWN, RANGE, LOT, SUB. LOT, LOT, BLOCK. Includes entries for CANAL TRS SUB, DUNNINGS SUB, NW 25FT.

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

938 92

1537 95

938 92

1537 95

INTEREST AT %

INTEREST AT %

COSTS

COSTS

TOTAL

TOTAL

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS. POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO JOHN B. BRENZA, County Collector

2ND INSTALLMENT

EXECUTIVE
OFFICES

540 NORTH MICHIGAN AVENUE

CHICAGO 11, ILLINOIS

December 3, 1952

TELEPHONE
SUPERIOR 9420

Mr. Walter H. Ericsson,
228 N. LaSalle Street,
Chicago 1, Illinois

Law Court Trust

Dear Mr. Ericsson:

Pursuant to your
request, enclosed please find photo-
static copy of the receipted 1951
real estate tax bill for the Biograph
Theatre Building.

Yours very truly,

BIOGRAPH AMUSEMENT CORPORATION

C. E. Miller

CEM/MH
Enc.

JOHN B. BRENZA
 COUNTY COLLECTOR
 COUNTY COLLECTOR'S OFFICE, COOK COUNTY, STATE OF ILLINOIS

PAID 1057

REAL ESTATE TAX BILL—1950

DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1951
 PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1951

John B. Brenza

IMPORTANT
 THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS
 BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:
 BIOGRAPH AMUSEMENT 488-1576
 & ESSANESS THEATRE
 540 N MICHIGAN CHGO 11
 14-29-424-12 7301
 CANAL TRS SUBE 29 40 14
 DUNNINGS SUB
 NW 25FT
 LOT SUB-LOT LOT BLOCK
 (7&8) 6) 0L 20

For Special Assessments apply to Village or City Collector

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

85121

139939

85121

139939

INTEREST AT _____ %

INTEREST AT _____ %

COSTS _____

COSTS _____

TOTAL _____

TOTAL _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS. POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO **JOHN B. BRENZA, County Collector**

48815763

780

139939

27-APR 0 780

48815763

1ST INSTALLMENT

PAID 1057

27-APR 0 780

48815763

139939

2ND INSTALLMENT

48815763

John B. Brenza

LOUIS E. NELSON
County Collector

COUNTY COLLECTOR'S OFFICE, COOK COUNTY—STATE OF ILLINOIS

REAL ESTATE TAX BILL 1949 DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1950
PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1950

IMPORTANT THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY	NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION: BIOGRAPH AMUSEMENT & ESSANESS THEATRE 540 N MICHIGAN CHGO 11 14-29-424-12 CANAL TRS SUBE DUNNINGS SUB NW 25FT				488-1576 For Special Assessments apply to Village or City Collector	
	SEC. 29 TOWN 40 RANGE 14	LOT SUB-LOT LOT 6 (7&8)	BLOCK OL 20	234 8		
ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE 851 21	FIRST INSTALLMENT 1 383 22	ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE 851 21	SECOND INSTALLMENT 1 383 22	INTEREST AT _____ %		COSTS _____
TOTAL _____		TOTAL _____		INTEREST AT _____ %		COSTS _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS. POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO LOUIS E. NELSON, County Collector

138322
4881576
498
1950
1ST INSTALLMENT
PAID 1950

PAID 1950
-1-SEP E 8 2 1 1
4881576
1950
2ND INSTALLMENT
138322

LOUIS E. NELSON
County Collector

COUNTY COLLECTOR'S OFFICE, COOK COUNTY—STATE OF ILLINOIS

REAL ESTATE TAX BILL—1948 DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1949
PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1949

IMPORTANT THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY	NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION: BIOGRAPH AMUSEMENT & ESSANESS THEATRE 540 N MICHIGAN CHGO 11 14-29-424-12 CANAL TRS SUBE DUNNINGS SUB NW 25FT				488-1576 For Special Assessments apply to Village or City Collector	
	SEC. 29 TOWN 40 RANGE 14	LOT SUB-LOT LOT 6 (7&8)	BLOCK OL 20	128A 48		
ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE 869 45	FIRST INSTALLMENT 1 376 34	ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE 869 45	SECOND INSTALLMENT 1 376 34	INTEREST AT _____ %		COSTS _____
TOTAL _____		TOTAL _____		INTEREST AT _____ %		COSTS _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS. POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO LOUIS E. NELSON, County Collector

137634
4881576
488
1948
1ST INSTALLMENT
PAID 1948

PAID 1949
19-AUG C 6 9 5 5
4881576
488
2ND INSTALLMENT
137634

LOUIS E. NELSON
County Collector

COUNTY COLLECTOR'S OFFICE, COOK COUNTY—STATE OF ILLINOIS

REAL ESTATE TAX BILL—1947 DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1948
PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1948

1ST INSTALLMENT

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

BIOGRAPH AMUSEMENT CORP. 488-1576
% ESSANESS THEATRE CORP.,
540 N. MICHIGAN AVE., CHGO. 741

SPECIAL ASSESSMENTS
Are Payable to City and Village Collectors until June and at this office after August 1.

CANAL TRS SUB E 1/2 SEC. 29 TOWN 40 RANGE 14 LOT SUB-LOT LOT BLOCK
DUNNINGS SUB OF NW 25 ft (6) (7&8) 0L 20

By R259.43

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

~~83903~~
76609

~~1204.85~~
995.37

INTEREST AT _____ %

INTEREST AT _____ %

COSTS _____

COSTS _____

TOTAL _____

TOTAL _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO LOUIS E. NELSON, County Collector

PAID 1948 2ND INSTALLMENT

20-OCT H 7 6 7 6 488157625 — 476 995.37

LOUIS E. NELSON
County Collector

COUNTY COLLECTOR'S OFFICE, COOK COUNTY—STATE OF ILLINOIS

REAL ESTATE TAX BILL—1947 DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1948
PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1948

10-JUN W 4 8 9 1 488157625 — 476 1,204.85
PAID 1948 1ST INSTALLMENT

1ST INSTALLMENT

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

BIOGRAPH AMUSEMENT CORP. 488-1576
% ESSANESS THEATRE CORP.,
540 N. MICHIGAN AVE., CHGO. 741

SPECIAL ASSESSMENTS
Are Payable to City and Village Collectors until June and at this office after August 1.

CANAL TRS SUB E 1/2 SEC. 29 TOWN 40 RANGE 14 LOT SUB-LOT LOT BLOCK
DUNNINGS SUB OF NW 25 ft (6) (7&8) 0L 20

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

FIRST INSTALLMENT

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

SECOND INSTALLMENT

83903

1,204.85

83903

1,204.85

INTEREST AT _____ %

INTEREST AT _____ %

COSTS _____

COSTS _____

TOTAL _____

TOTAL _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO LOUIS E. NELSON, County Collector

689
24332
Husted

2ND INSTALLMENT

The N. W. $\frac{1}{2}$ lot 6
+ lot 7 + 8 in Dunning
subdivision of lot 20
the Canal Trustee Sub
of E $\frac{1}{2}$ sec 29 T. 8 40
on Range 14 E of
3rd meridian.

VICTOR L. SCHLAEGER

County Collector

48

COUNTY COLLECTOR'S OFFICE, COOK COUNTY—STATE OF ILLINOIS

REAL ESTATE TAX BILL—1945

DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1946

PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1946

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

BIOGRAPH AMUSEMENT CORP. 488-1576
% ESSANESS THEATRE CORP.,
540 N. MICHIGAN AVE., CHGO. 741

SPECIAL ASSESSMENTS
Are Payable to City and Village Collectors until June and at this office after August 1.

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
	29	40	14			01
CANAL TRS SUB E						
DUNNINGS SUB OF						
NW 25 ft						
					6)	
					(7&8)	
						20

TOTAL ASSESSED VALUATION

52,336 ✓

FIRST INSTALLMENT

1,109.53

TOTAL ASSESSED VALUATION

52,336

SECOND INSTALLMENT

1,109.53

INTEREST AT _____ %

INTEREST AT _____ %

COSTS _____

COSTS _____

TOTAL _____

TOTAL _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED, CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO VICTOR L. SCHLAEGER, County Collector.

1ST INSTALLMENT

2ND INSTALLMENT

-9-SEP E 1 0 3 1 488157633

1,109.53

LOUIS E. NELSON

County Collector

COUNTY COLLECTOR'S OFFICE, COOK COUNTY—STATE OF ILLINOIS

REAL ESTATE TAX BILL—1946

DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1947

PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1947

AID 1947

2ND INSTALLMENT

30-AUG R 2 6 5 4 4881576ZF 466 1,144.20

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIVED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

BIOGRAPH AMUSEMENT CORP. 488-1576
% ESSANESS THEATRE CORP.,
540 N. MICHIGAN AVE., CHGO. 741

SPECIAL ASSESSMENTS Are Payable to City and Village Collectors until June and at this office after August 1.

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
29	40	14				0L
CANAL TRS SUB E 1/2						20
DUNNINGS SUB OF						
NW 25 ft						6
						(7&8)

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

83214

FIRST INSTALLMENT

1,144.20

ASSESSED VALUATION AS EQUALIZED BY ORDER OF STATE DEPT. OF REVENUE

83214

SECOND INSTALLMENT

1,144.20

INTEREST AT _____ %

COSTS _____

TOTAL _____

INTEREST AT _____ %

COSTS _____

TOTAL _____

DO NOT MAIL CURRENCY. MAKE CERTIFIED CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO LOUIS E. NELSON, County Collector

1,144.20

466

4881576ZF

13-MAY H 2 1 4 0

1st INSTALLMENT

PAID 1947

LOUIS E. NELSON

1038.87

446

4881576

5347

30-APR V 5347

Victor L. Schlaeger, Col.

1ST INSTALLMENT

AD-1945

VICTOR L. SCHLAEGER

County Collector

COUNTY COLLECTOR'S OFFICE, COOK COUNTY — STATE OF ILLINOIS

REAL ESTATE TAX BILL—1944 DUE NOW

PENALTY WILL BE ADDED ON 1ST INSTALLMENT AFTER MAY 1, 1945

PENALTY WILL BE ADDED ON 2ND INSTALLMENT AFTER SEPT. 1, 1945

NAME AND ADDRESS FOR WHOM PAID AND LEGAL DESCRIPTION:

IMPORTANT

THIS TAX BILL IS NOT PAID IN FULL UNLESS OFFICIALLY RECEIPTED ON BOTH MARGINS

BE SURE THIS DESCRIPTION COVERS YOUR PROPERTY

BIOGRAPH AMUSEMENT CORP. 488-1576
% ESSANESS THEATRE CORP.,
540 N. MICHIGAN AVE., CHGO. 741

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
29	40	14				OL
DUNNINGS SUB OF						20
NW 25 ft						6)
						(7&8)

SPECIAL ASSESSMENTS Are Payable to City and Village Collectors until June and at this office after August 1.

TOTAL ASSESSED VALUATION

52,336

INTEREST AT _____ %

COSTS _____

TOTAL

FIRST INSTALLMENT

1,038.87

TOTAL ASSESSED VALUATION

52,336

INTEREST AT _____ %

COSTS _____

TOTAL

SECOND INSTALLMENT

1,038.87

DO NOT MAIL CURRENCY. MAKE CERTIFIED, CASHIER'S CHECKS, POSTAL OR EXPRESS MONEY ORDERS PAYABLE TO VICTOR L. SCHLAEGER, County Collector.

AD-1945

2ND INSTALLMENT

Victor L. Schlaeger, Col.

31-JUL K 1 970

4881576

446

1,038.87

March 4, 1954

George W. Houlsby & Associates
221 North LaSalle Street
Chicago 1, Illinois

Attention: Mr. George W. Houlsby

Re: Lane Court Theatre

Gentlemen:

Per your request of March 3rd, I herewith enclose Real Estate Tax Bill covering the first and second installment for the year 1947 on the Lane Court Theatre, which has since been sold.

I trust that the above meets with your requirements.

Yours very truly,

LANE COURT TRUST

W. W. [Signature]
Agent

WHE:pk

cc: Ekpr.

*1947 Tax bills
ntd 6/7/54*

June 19, 1950

Trude & Kahane
134 South LaSalle Street
Chicago 3, Illinois

Attention: Mr. Shea

Gentlemen:

In accordance with your letter of May 3rd, addressed to Mr. Leo H. Arnstein, we attach hereto check in favor of Bartelstein Theatres to cover additional 1949 prorated taxes on the Lane Court Theatre.

Will you kindly forward this check to the proper party.

Very truly yours,

Walter H. Ericsson, Agent

WHE:cb
cc: WFS

Trude & Kahane

9.9

Attention Mrs Shea

In accordance with ^{your} letter of
May 3rd, addressed to Mr Leo H.
Arustein, we attach hereto
check in favor of Bartelstein
Theatres to cover additional
1949 prorated taxes on the Lane
Court Theater.

Will you kindly forward this
check to the proper party.

WWE Agent

Colette
Please
copy for me
Bill
9.9

COPY

TRUDE AND KAHANE
134 SOUTH LA SALLE STREET
CHICAGO 3, ILLINOIS

May 3, 1950

In re: 49-41

Mr. Leo H. Arnstein,
Attorney at Law.
120 South LaSalle Street
Chicago 3, Illinois

In re: Lane Court Theatre

Dear Mr. Arnstein:

We enclose herewith tax bill for 1949 on the Lane Court Theatre, showing total tax due in the sum of \$2,153.76; please arrange to have the County Collector change the ownership of this property on his tax books.

A copy of an adjustment statement for 1949 taxes is also enclosed for your records, showing a balance due your clients in the sum of \$6.34.

Mr. Walter H. Ericsson will return to Chicago sometime in June, and we will request that he draw a check payable to the order of your clients in the above amount for this tax adjustment.

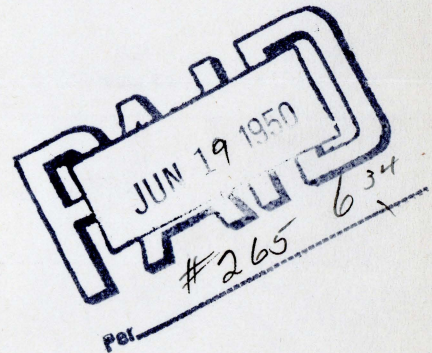
Very truly yours,

TRUDE AND KAHANE

Joseph K. Shea

JKS/vc
Enclosures

CC to Mr. Clarence Ericsson



*Sent to
Trude + Kahane*

May 2, 1950

Mr. David Kahane
Trude & Kahane
134 South LaSalle Street
Chicago 3, Illinois

Dear Dave:

In answer to your letter of May 1st, enclosed please
find the tax bill on the Lane Court Theatre and the
copy of our estimate of the additional amount of
~~\$4.36~~ that we are to pay.

6.34

Very truly yours,

CEE:cb
cc: WFS
WHE

C. E. Ericsson

LANE COURT THEATRE TAX BILL FOR 1949

1949 taxes as estimated at time of sale (1948 basis)
was \$2,143.04

Purchaser credit was 1-1-49 to 8-4-49	\$ 1,268.21
Balance by purchaser 8-5-49 to 12-31-49	<u>874.83</u>
Total	\$ 2,143.04

1949 tax as rendered bill attached as estimated	2,153.76
	<u>2,143.04</u>
Increase	10.72

Revised proration		
Purchaser 1-1-49 to 8-4-49-216/365 of \$2,153.76	-	1,274.55
Balance 8-5-49 to 12-31-49 -149/365 of \$2,153.76	-	<u>879.21</u>
		2,153.76

Cr to purchaser	Credit	Balance
<u>Revised per tax bill</u>	\$ 1,274.55	\$ 879.21
Allowed at time of sale	<u>1,268.21</u>	<u>874.83</u>
Amount due purchaser	\$ 6.34	\$ 4.38

Purchaser pays the tax

May 2, 1950

Mr. David Kahane
Trude & Kahane
134 South LaSalle Street
Chicago 3, Illinois

Dear Dave:

In answer to your letter of May 1st, enclosed please
find the tax bill on the Lane Court Theatre and the
copy of our estimate of the additional amount of
~~\$4.38~~ that we are to pay.

6³⁴

Very truly yours,

CEE:cb
cc: WFS
WHE

C. E. Ericsson

7/1/50 Lane Court Theatre Tax Bill 1949

1949 taxes as estimated at time of sale
(1948 basis) was \$ 2,143.04

Purchaser credit was 1-1-49 - 8-4-49 =	\$ 1,268.21
Balance by purchaser 8-5-49 - 12-31-49	874.83
<u>Total</u>	<u>\$ 2,143.04</u>

1949 tax as rendered bill attached	2153.76
as estimated	<u>2143.04</u>
increase	\$ 10.72

Revised pro ration

Purchaser 1-1-49 to 8-4-49	216/365 of	2153.76 =	1274.55
Balance 8-5-49 to 12-31-49	149/365 "	2153.76 =	<u>879.21</u>
			2,153.76

Cr to purchaser	Credit	Balance
Revised per tax bill	1274.55	879.21
Allowed at time of sale	<u>1268.21</u>	<u>874.83</u>
Amount due purchaser	<u>\$ 6.34</u>	\$ 438

Purchaser pays the tax

Bill

57.150

ORIGINAL SPECIAL ASSESSMENT BILL

Examine bills carefully before paying them. The City Collector is not responsible for payments made on wrong property.

CITY COLLECTOR'S OFFICE,
 CITY OF CHICAGO,
 COUNTY OF COOK,
 STATE OF ILLINOIS.

} SS.

WARRANT No. 52297

63 OCT 27 '27

Received of

Henry Erickson
~~*City Hall sq. Bldg.*~~
CHICAGO, ILL.

228 N. LA SALLE ST

SAVE THIS RECEIPT

Being the Amount Assessed for **Widening and Improving La Salle St. from Washington St. to Ohio St.** on the Following Property

	DESCRIPTION	Section	Town	Range	Sub-Lot	LOT	BLOCK	AMOUNT	
								Dollars	Cents
	<i>Canal Tr.</i>	<i>33</i>	<i>40</i>	<i>14</i>			<i>31</i>		
	<i>Jacob Rehms sub of W. N 10 ft</i>				<i>8 1/2</i>	<i>7</i>			
					<i>15</i>				
					<i>16</i>				
					<i>to</i>				
					<i>20</i>				
	<i>1st Inst</i>				<i>3</i>			<i>15</i>	<i>64</i>
					<i>4</i>			<i>26</i>	<i>30</i>
Clerk	<i>2nd</i>								<i>20</i>
Town	<i>3rd to 5th</i>								<i>33</i>
Book	<i>map 53 1/2 ed.</i>							<i>1</i>	<i>59</i>
Page	<i>Interest on 1st Inst. at 5% from Aug. 22, 1927, To</i>								<i>39</i>
	<i>Int. on Remaining Installments from</i>								<i>39</i>
							Total	<i>44</i>	<i>45</i>

Make all Checks or Money Orders payable to City Collector, 107 City Hall

DO NOT DETACH DUPLICATE

Return Original and Duplicate Bills with your remittance

December 12, 1949

Re: "Biograph Theater Building"
2433-43 $\frac{1}{2}$ North Lincoln Avenue
Chicago, Illinois

Carbon
Copy

Mr. W. H. Ericsson
c/o Henry Ericsson Company
228 North LaSalle Street
Chicago, Illinois

Dear Mr. Ericsson:

In compliance with your request I have inspected and report to you herewith in connection with the above captioned property as follows:

LAND: 125 feet of southwest frontage on Lincoln Avenue, with a depth of 120 feet to a concrete paved 20-foot alley.

LOCATION: This property is located in what is referred to as the Lincoln Park District, being approximately 4 miles northwest of the central Loop business district. Lincoln Avenue is zoned for business use and is largely so improved with one, two and three-story buildings.

A large number of these improvements are considerably older than the building in question and some of them are of frame construction.

The surrounding area is improved with two and three-story apartment buildings and brick and frame homes, a large portion of which are more than 40 years of age.

Residents of this district are Americans of German, Irish, Italian, Polish and Jewish descent.

The property is well serviced by transportation with Lincoln Avenue surface lines at door; Fullerton Avenue bus line $\frac{1}{2}$ block south and Fullerton Avenue (all stop) station of the Subway and Elevated lines 3 blocks west.

National chain stores such as National Tea Co. at #2425; F. W. Woolworth Co. at #2420 and Atlantic & Pacific Tea Co. at #2436 and the "Crest" Movie Theater at #2424 are all in the immediate vicinity of this property. Other stores on Lincoln Avenue are of the neighborhood type largely supported by the surrounding residential district.

IMPROVEMENT: 2-story and part basement store and loft building fronting on Lincoln Avenue, containing five (5) stores, lobby entrance to Biograph Theater, and entrance to 2nd floor loft space, viz:

- #2433 entrance to 2nd floor loft occupied as photo studio
- #2433 $\frac{1}{2}$ entrance to theater
- #2435-37 Hickory Meat Market
- #2439 Sweet Shop
- #2441 Barber Shop
- #2443 Food Shop
- #2443 $\frac{1}{2}$ Optical Store

This building is carried on a concrete foundation. Front is of smooth, red and white tile face brick, trimmed with Terra Cotta.

Store fronts are fairly modern with metal set windows.

Basement which is used for heating and air cooling units only, has an area of about 1,200 sq. ft.

Heat is provided for this and the theater building in the rear by two hand fired cross-connected Kewanee steam boilers equipped with direct submerged hot water heating unit. Pipe tunnels extend from this basement to other parts of the building.

Bearing beams and posts are of steel.

There is one sump pump in good operating condition.

A fan room at 2nd floor level, between front building and theater building is equipped with a large radiator and fan - air being forced through this radiator and to ceiling ducts in the theater for heat during winter months and cooled air in summer months.

Walls and ceilings of stores, theater lobby and 2nd floor loft space are plastered.

Floors are Maple except theater lobby which is Terrazzo and concrete.

Stair to 2nd floor is finished with steel treads and risers.

Theater lobby is fireproofed, attractively decorated and carpeted. There are men's and women's toilet rooms and a small office space opening on theater lobby. Partitions between the stores are of Mackolite.

This front building has an area of about 5,250 sq. ft. and a content, including basement of about 147,500 cu. ft.

The 1,000 seat moving picture theater in the rear is of fireproof construction, with brick exterior walls, concrete floor and concrete roof suspended by protected steel trusses.

Walls and ceiling are plastered.

As heretofore mentioned heat is forced into theater auditorium through ceiling ducts. I understand that floor ducts originally installed for heat are not now used.

2nd floor projection room is partitioned from main auditorium and reached by a steel stair from lobby corridor.

I understand that the seats in this theater are a part of the building and will eventually be replaced by the tenant. These seats are presently in fair condition and usable for some time yet.

Main theater auditorium has not been redecorated for several years and should be given attention.

This theater building has an area of about 8,380 sq. ft. and an approximate content of 251,400 cu. ft.

Except for redecorating theater auditorium and redecorating of 2nd floor loft space in front building, both buildings are well maintained throughout.

Fire map records indicate that these buildings were constructed in 1914.

RENTAL INCOME: I am informed that this entire property is leased to Essaness Theater Corporation to August 31, 1954 at \$13,500.00 annually net to owners. The Essaness Theater Corporation paying in addition to the rental of \$13,500.00 annually all real estate tax, water, insurance including fire and extended coverage and liability, repairs of every kind, painting and decorating and eventual replacement of theater seats.

No lease has been displayed to me to confirm the above mentioned rental or other provisions obligating the tenant to pay taxes, water, insurance, repairs etc. For the purpose of this report it is assumed that the terms of the existing lease, as verbally given to me, are correct.

ESTIMATED PHYSICAL and ECONOMIC VALUE: Considering the buildings as one unit I am of the opinion that its reproduction or physical value is as follows:

398,700 cu. ft. @ .55¢	\$219,285.00
Plus Estimated Replacement Cost of Theater Seats	<u>20,000.00</u>
	239,285.00
Less Physical Depreciation 60%	<u>143,571.00</u>
	95,714.00
Less Deferred Maintenance Decorating Auditorium & Loft	<u>2,500.00</u>
Present Physical Value of Buildings & Seats	93,214.00
Land: 125 x 120 @ \$400.00	<u>50,000.00</u>
Present Total Physical Value.	<u>\$143,214.00</u>

As this is a one-tenant lease with the greater part of the value in the theater and neither the neighborhood or the buildings are new; I am of the opinion a purchaser would want a 10% net return as a theater is a more risky investment than ordinary store property, especially so at present with the growth of Television.

My valuation is therefore from an economic and sales standpoint \$135,000.00 divided as follows:

LAND	\$ 50,000.00
BUILDING	\$ 85,000.00

Very truly yours,

HOOKER & RANDELL

By _____

AMJ:h

EXECUTIVE
OFFICES

540 NORTH MICHIGAN AVENUE

CHICAGO 11, ILLINOIS

TELEPHONE
SUPERIOR 9420

July 2, 1946

Mr. W. H. Ericsson,
c/o Henry Ericsson Company,
228 N. LaSalle St.,
Chicago, Ill.

Dear Mr. Ericsson:

Pursuant to your request, we enclose herewith a photostatic copy of the receipted 1944 Real Estate Tax bill for the Biograph Theatre Building.

We have paid the first installment of the 1945 Real Estate Tax bill, and expect to pay the second installment on or about August 1st. After the second installment has been paid we will have a photostat made of the receipted 1945 tax bill and send same to you.

Yours very truly,

BIOGRAPH AMUSEMENT CORPORATION

Harold Perry

HG/MH
Enc.

9433-73 2

ORIGINAL

ATTENTION General Information see other side.

COUNTY COLLECTOR'S OFFICE,
COOK COUNTY,
STATE OF ILLINOIS

CHICAGO, 1915

The figure and other writing in the column headed "Notification of Special Assessments" etc., denote the Warrant Number of the Special Assessment, and Assessments otherwise described, due upon the property in this receipt.

OFFICE NO.
\$ 1128

Received of Chas F Ericsson
5439 Magnolia Ave
Chicago

_____ DOLLARS, and _____ Cents,
in full of State, County, City, Town, School, Road, Park, Drainage and Corporation Taxes, due for the year 1914, on the following described property:

Notification of Special Assessments returned to County Collector	VOL.	DESCRIPTION	SEC.	T.	R.	LOT	SUB-LOT	LOT	BLOCK	VALUATION DOLLARS	TOTAL TAX	
											DOLLARS	CTS.
		<u>Central Tr Sub E 5</u>	<u>29</u>	<u>40</u>	<u>14</u>							
		<u>Summings Sub of</u>						<u>6</u>	<u>20</u>			
		<u>N. W. 25 ft.</u>						<u>7</u>				
								<u>8</u>		<u>4167</u>	<u>227</u>	<u>98</u>
	<u>300</u>											
DO NOT DETACH DUPLICATE.												
N. B.—Receipt not valid unless countersigned by Paying Teller and stamped by Receiving Teller.												
Interest at _____ per cent.												
Costs, _____												

Henry Stuckart
County Collector

Bill made by
devoertes
3/11/15

AMT. REC'D

RECEIVED BY
Edw S Beckloff

By _____
Paying Teller

Henry Ericsson
Biograph Theatre
Book Value
as of Jan 1, 1946

4/30/46

	Original Cost	Depreciation	Remaining
Building	\$ 85,204.35	\$ 56,928.83	\$ 28,275.52
Equipment	<u>14,795.65</u>	<u>14,795.65</u>	fully depreciated
	100,000.00	71,724.48	\$ 28,275.52

Book Value as of Jan 1 1946

28,275.52

QUANTITIES

Page _____

Owner Biograph Theatre Building; Location 2433 N. Lincoln Ave

Date 3/20 1946 Architects _____

Prepared by [Signature] Extended by [Signature] Checked by _____

Length
Height
Width
Deduct

Fire

Replacement Value as of 3/20/46

Construction Cost in 1915	100000
Increase in Const Cost Since 1915 = 90%	<u>90000</u>
Total Construction Cost Now =	190000
deduct Fdns & Underground 25%	<u>47500</u>
Insurable Value as of to-day not incl. Fdns & Underground	<u>142500</u>

Stores Office Bldg including Boiler Room	Cu Ft
Boiler Room 30' 14' 38"	15960
1 st floor 95' 12' 38"	45282
2 nd " 125' 14' 38"	<u>69057</u>
	130299

Value of Store - Office Portion as of today incl Boiler Rm	\$ 45600 ⁰⁰
" Theatre	<u>96900⁰⁰</u>
	142500 ⁰⁰

} For tenant
to cover
I give
the police

Sept 10, 1941 Expire Sept 10, 1946 Furnished by Beck

75,000⁰⁰

BIOGRAPH THEATRE
INCOME & EXPENSES.

5/21/47

FROM DATE OF PURCHASE
MAY 6 1946

RENTAL INCOME 878226

OPERATING EXPENSES

REAL ESTATE TAXES PAID BY TENANT

INSURANCE PAID BY TENANT

GENERAL EXPENSE 14700

INTEREST ON M'TGE 78177

DEPRECIATION 220849 313726

564500

ANNUAL RENT # 1350000

TAXES FOR 1945 (PAID BY TENANT) 221906

COST AS PER MR JACOBS STATEMENT

LAND 20000 00

BUILDING 8520435

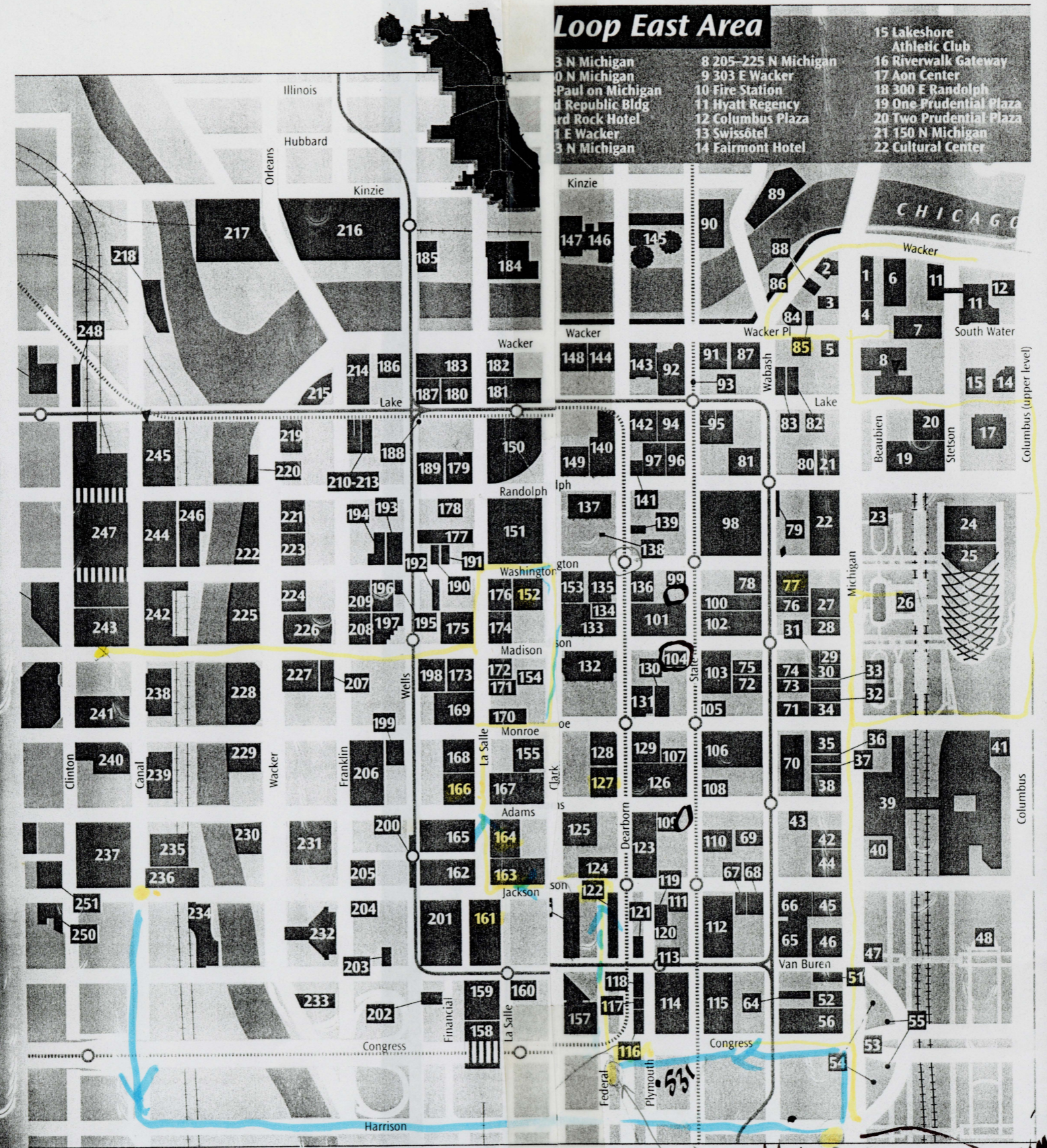
105,20435

Loop West Area

- 207 303 W Madison
- 208 1 N Franklin
- 209 225 W Washington
- 210 Bldg for White Estate
- 211 Bldg for Cole
- 212 Bldg for Rowney
- 213 Bldg for Kent
- 214 225 W Wacker
- 215 333 Wacker Drive
- 216 Merchandise Mart
- 217 Apparel Center
- 218 Riverbend
- 219 191 N Wacker
- 220 150 N Wacker
- 221 123 N Wacker
- 222 110 N Wacker
- 223 101 N Wacker
- 224 29 N Wacker
- 225 Civic Opera Bldg
- 226 UBS Tower
- 227 1 S Wacker
- 228 Chicago Mercantile Exchange Center
- 229 Hartford Plaza
- 230 200 S Wacker
- 231 Sears Tower
- 232 311 S Wacker
- 233 Exelon Plant
- 234 300 S Riverside
- 235 222 S Riverside
- 236 Union Station Multiplex
- 237 Union Station
- 238 10 S Riverside
- 239 120 S Riverside
- 240 525 W Monroe
- 241 Heller International Tower
- 242 2 N Riverside Plaza
- 243 Citicorp Center
- 244 River Center
- 245 165 N Canal
- 246 100 N Riverside
- 247 Ogilvie Transp Center
- 248 North Western Terminal Powerhouse
- 249 Clinton St Lofts
- 250 Burlington Bldg
- 251 550 W Jackson
- 252 IIT-Kent College of Law
- 253 Glessner Center
- 254 Presidential Towers
- 255 Washington Social Security Center
- 256 ABN-AMRO Plaza
- 257 St Patrick's

Loop East Area

- 3 N Michigan
- 4 N Michigan
- 5 Paul on Michigan
- 6 Republic Bldg
- 7 Rock Hotel
- 8 E Wacker
- 9 N Michigan
- 8 205-225 N Michigan
- 9 303 E Wacker
- 10 Fire Station
- 11 Hyatt Regency
- 12 Columbus Plaza
- 13 Swissôtel
- 14 Fairmont Hotel
- 15 Lakeshore Athletic Club
- 16 Riverwalk Gateway
- 17 Aon Center
- 18 300 E Randolph
- 19 One Prudential Plaza
- 20 Two Prudential Plaza
- 21 150 N Michigan
- 22 Cultural Center



- 23 Peristyle
- 24 Music and Dance Theater
- 25 Bandsheet
- 26 Untitled Sculpture
- 27 20 N Michigan
- 28 6 N Michigan
- 29 Willoughby Tower
- 30 Chicago Athletic Assn
- 31 CAA Annex
- 32-33 Gage Group
- 34 University Club
- 35 Monroe Bldg
- 36 School of the Art Institute
- 37 Lake View Bldg
- 38 122 S Michigan
- 39 Art Institute
- 40 Fountain of the Great Lakes
- 41 Chicago Stock Exchange Arch
- 42-43 Symphony Center
- 44
- 45
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- 52
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- 54
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- 56

- 64 421 S Wabash
- 65 CNA Center
- 66 55 E Jackson
- 67 DePaul O'Malley Bldg
- 68 DePaul Lewis Center
- 69 Pakula Bldg
- 70 55 E Monroe
- 71 Champlain Bldg
- 72 Carson Pirie Scott Bldgs
- 73 23 S Wabash
- 74 Jewelers Bldg
- 75 Crowne Plaza Silversmith
- 76 Shops Bldg
- 77 Pittsfield Bldg
- 78 25 E Washington
- 79 Burton, Peck, Couch Facades
- 80 Gallery 37 Center
- 81 Wabash/Randolph Self Park
- 82 Sell Park
- 83 203 N Wabash
- 84 17th Church of Christ, Scientist
- 85 Wacker Tower
- 86 Wacker Drive
- 87 35 E Wacker
- 88 75 E Wacker
- 89 Sun-Times Bldg
- 90 One IBM Plaza
- 91 One East Wacker
- 92 Renaissance Hotel
- 93 State St. Streetscape
- 94 ABC-WLS Bldg
- 95 Chicago Theater
- 96 162 N State Residences
- 97 Ford Center/Oriental Theatre
- 98 Marshall Field & Co.
- 99 Hotel Burnham
- 100 17 N State/16 N Wabash
- 101 2 N State/1 N Dearborn
- 102 1 N State
- 103 Carson Pirie Scott & Co.
- 104 Chicago Bldg
- 105 Mentor Bldg
- 106 Palmer House
- 107 Singer Bldg
- 108 Exelon Plant
- 109 The Berghoff
- 110 211-227 S State
- 111 Roth
- 112 DePa
- 113 CTA
- 114 Haro
- 115 Robe
- 116 Mani
- 117 Plym
- 118 Old
- 119 John
- 120 Chic
- 121 Fish
- 122 Mon
- 123 Dirk
- 124 Kluc
- 125 Post
- 126 Bank
- 127 Man
- 128 55
- 129 33 W
- 130 Shu
- 131 Maj
- 132 Ban
- 133 Thre
- 134 10 N
- 135 Cool
- 136 33 N
- 137 Dale
- 138 Pica
- 139 Com
- 140 Goo
- 141 Dela
- 142 The
- 143 Len
- 144 55
- 145 Ma
- 146 Wes
- 147 321
- 148 R. R.
- 149 Chic
- 150 Tho
- 151 Cou
- 152 Bur
- 153 Chic
- 154 Lo
- 155 Har
- 156 Mel
- 157 Chi
- 158 Cor

2025 State

*711 or Market Hotel
DePaul
615 S. Wabash
820 S. Wabash
1104 S. Wabash
900 S. Wabash
1444 S. Mich*