## 0010521215 UNOFFICIAL C2170945 001 Page 1 of 3 0010521215

PREPARED BY AND WHEN RECORDED RETURN TO:

100864 793 Hod

0010521215

Michael A. Moynihan Pedersen & Houpt, P.C. 161 North Clark Street Suite 3100 Chicago, Illinois 60605

DECLARATION OF LEASE TERMINATION

THIS DECLAPATION OF LEASE TERMINATION (this "Declaration"), dated as of June 14, 2001, is made by 1526 SOUTH WABASH, L.L.C., an Illinois limited liability company (the "Company").

### Witnesseth:

WHEREAS, on April 12, 2001, the Company, as tenant, and Cosmopolitan Bank and Trust not personally but as Trustee under a Trust Agreement dated June 16, 2000 and known as Trust No. 31105 (the "Trust"), as landlord, entered into that certain lease (the "Lease") whereby the Trust agreed to lease to the Company, and the Company agreed to lease from the Trust, certain real property located in the City of Chicago, County of Cook, State of Illinois, which real property is more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property");

WHEREAS, the Lease was recorded by the parties in the Office of the Cook County Recorder of Deeds on May 1, 2001 as Document Number 0010359929;

WHEREAS, on June  $\underline{4}$ , 2001, the Company purchased the Property from the Trust for good and valuable consideration and as contemplated by Section 21 of the Lage;

WHEREAS, by virtue of the Company's acquisition of the Property, the Company's interest as tenant under the Lease has merged into the Company's fee simple estate in the Property;

WHEREAS, In accordance with Section 21 of the Lease, and in order to memorialize the above-referenced merger of interests, the Company desires to terminate the Lease and to release the Property from the encumbrance of the Lease;

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NOW THEREFORE, in consideration of the foregoing, the Company hereby declares as follows:

- 1. Recitals. The forgoing Recitals are hereby incorporated into this Declaration as if set forth fully herein.
- 2. <u>Lease Termination</u>. The Lease is hereby terminated by the Company and in accordance with Section 21 of the Lease.
- 3. Release. The Company hereby releases the Property from the encumbrance of the Lease.

IN WITNESS WHEREOF, The Company has executed this Declaration as of the date first above written

1526 SOUTH WABASH, L.L.C.,
an Illinois, limited liab, lity company
By: Name: Its:  Render
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STATE OF ILLINOIS ) ss COUNTY OF COOK )

The foregoing instrument was acknowledged before me the day in person by an member of 1526 South Wabash, L.i.C., an Illinois limited liability company, who acknowledged that he did sign the foregoing instrument as such member on behalf of said company, and that the same is his free act and deed, and the free act and deed of said company.

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IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last above written.

"OFFICIAL SEAL"
Jodie M. Massaro
Notary Public, State of Illinois

My Commission Expires May 12, 2002

Notary Public

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### **EXHIBIT A**

## Legal Description of the Property

LOT 1 AND THE NORTH 1.50 FEET OF LOT 2 IN BLOCK 26 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THAT PART OF SAID LOT 1 FALLING IN THE NORTH 77.3 FEET OF THE SOUTH 444 FEET OF SAID NORTHWEST FRACTIONAL QUARTER; ALSO EXCEPTING THAT PART THEREOF TAKEN FOR ALLEY; ALSO EXCEPTING THE WEST 200 FEET OF SAID LOT 1 AND THE WEST 9.00 FEET OF THE NORTH 1.50 FEET OF SAID LOT 2; ALSO EXCEPTING THE EAST 122.05 FEET OF SAID LOT 1 AND THE EAST 122.05 FEET OF THE NORTH 1.50 FEET OF SAID LOT 2, CONTAINING 0.024 ACRE (1,038.41 SQUARE FEET), MORE OR LESS, ALL SITUATED IN THE CITY OF 526 South Way
17-22-106-049 CHICAGO, THE COUNTY OF COOK AND THE STATE OF ILLINOIS.

Address of Property: 1526 South Wabash Avenue, Chicago, Illinois 60605

P.I.N: