



Doc#: 0435818049
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/23/2004 10:39 AM Pg: 1 of 4

**This instrument was prepared by
and after recording return to:**

Keith A. Ross, Esq.
Levenfeld Pearlstein, LLC
Two N. LaSalle Stree
Suite 1300
Chicago, Illinois 60602

RATIFICATION AGREEMENT

WHEREAS, by Lease dated February 26, 2003 ("Lease"), between FULLERTON-KIMBALL, LLC, an Illinois limited liability company, as Landlord, and WALGREEN CO., an Illinois corporation, as Tenant, recorded by Memorandum of Lease of even date on February 26, 2003, Landlord leased to Tenant certain premises in the City of Chicago, State of Illinois, legally described in **Exhibit A** attached hereto and made a part hereof, together with all improvements, appurtenances, easements and privileges belonging thereto; and

WHEREAS, the undersigned at the time of execution of said Lease was not the owner of fee simple of the property abovedescribed; and

WHEREAS, fee simple to the entire premises described on **Exhibit A** hereto was conveyed to the undersigned as of February 28, 2003; and

WHEREAS, WALGREEN CO. has requested, pursuant to said Lease, that the undersigned now ratify and adopt said Lease.

NOW, THEREFORE, in consideration of the premises, WALGREEN CO. entering into said Lease, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said Lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements in said Lease contained by the Landlord thereunder.

This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of WALGREEN CO., its successors and assigns.

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LEGAL DESCRIPTION OF LEASED PREMISES

PARCEL 1:

LOT 54 AND 55 IN DEZENG'S LOGAN SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 56 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 57 AND THE WEST 3 FEET OF LOT 58 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 22 FEET OF LOT 58 AND THE WEST 6 FEET OF LOT 59 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 19 FEET OF LOT 59 AND THE WEST 9 FEET OF LOT 60 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

THE EAST SIXTEEN (16) FEET OF LOT SIXTY (60) AND ALL OF LOT SIXTY ONE (61) AND THE WEST FIFTEEN (15) FEET OF LOT SIXTY TWO (62) IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY SIX (26), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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13-26-427-030-0000

13-26-427-031-0000

13-26-427-032-0000

13-26-427-033-0000

13-26-427-034-0000

Property commonly known as: The vacant property at Northeast corner of
Kimball and Fullerton, Chicago, Illinois

Property of Cook County Clerk's Office