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Doc#: 0535403035 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2005 11:48 AM Pg: 1 of 6

**Prepared By, and
When Recorded, Mail to:**

Caleb A. Jewell
Applegate & Thorne-Thomsen, P.C.
322 S. Green Street, Suite 400
Chicago, IL 60607

U360979 PFI

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of this 23rd day of November, 2005 by WILSON YARD DEVELOPMENT I, LLC, an Illinois limited liability company, having an address of 1333 North Kingsbury Street, Suite 305, Chicago, Illinois 60622 ("Tenant") in favor of THE CHICAGO TRANSIT AUTHORITY, an Illinois municipal corporation, having an address of 901 West Division Street, Chicago, Illinois 60622 ("Landlord").

In accordance with Section 23.08 of the Ground Lease between Landlord and Tenant dated as of November 22, 2005 ("Lease"), the Tenant wishes to memorialize the terms and conditions of the Lease:

1. Premises: Those portions of the land owned by Landlord as more particularly identified in the Lease, but located upon the real property described in Exhibit "A" attached hereto and incorporated herein by this reference.
2. Term: Thirty-Five (35) years, with a commencement date of no later than twelve (12) months after the date of the Lease, or as otherwise provided in the Lease, and a termination date Thirty-Five (35) years after the commencement date, subject to one extension of fifteen (15) additional years.
3. Lease Agreement: An official copy of the Lease agreement is kept record at the office locations of Landlord and Tenant.

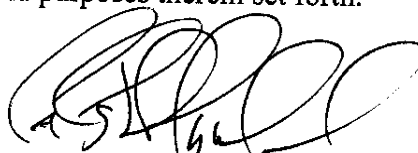
(Signature Page Follows)

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CITY OF CHICAGO)
) SS.
STATE OF ILLINOIS)

I, Caleb Jewell, a notary public in and for said jurisdiction aforesaid, do hereby certify that Peter M. Holsten, personally known to me to be the Managing Member of Wilson Yard Development I, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Tenant, for the uses and purposes therein set forth.

Dated as of November 23, 2005.



(Signature of Notary)

(Legibly Print or Stamp Name of Notary)



Notary public in and for the above jurisdiction,
residing at _____

My appointment expires _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION -CTA LEASE PARCEL**

LEASEHOLD ESTATE, AS CREATED BY THE LEASE DATED NOVEMBER 23 2005, BY AND BETWEEN THE CHICAGO TRANSIT AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LESSOR, AND WILSON YARD DEVELOPMENT I, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LESSEE, A MEMORANDUM OF WHICH LEASE WAS RECORDED _____, 2005 AS DOCUMENT NUMBER _____, DEMISING AND LEASING FOR A TERM OF 35 YEARS BEGINNING _____, THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING UNDER AND ADJACENT TO THE RED LINE RAPID TRANSIT LINE, TO WIT:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF WEST MONTROSE AVENUE, SAID POINT BEING 403.17 FEET WEST FROM THE WESTERLY LINE OF BROADWAY (FORMERLY EVANSTON AVENUE) AS MEASURED ALONG THE NORTH LINE OF WEST MONTROSE AVENUE, AND RUNNING;

THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS WEST (THE BASIS OF BEARING BEING ASSUMED) ALONG THE SAID NORTH LINE OF WEST MONTROSE AVENUE, A DISTANCE OF 55.33 FEET;

THENCE NORTH 11 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 127.90 FEET, TO AN INTERSECTION WITH A LINE PARALLEL WITH SAID NORTH LINE OF WEST MONTROSE AVENUE;

THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 13.46 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY, BEING HERE THE ARC OF A CIRCLE, NON TANGENT WITH THE LAST DESCRIBED PARALLEL LINE, HAVING A RADIUS OF 2,893.94 FEET, A CHORD BEARING NORTH 11 DEGREES 45 MINUTES 04 SECONDS WEST, AN ARC DISTANCE OF 92.78 FEET TO A POINT OF TANGENCY;

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THENCE NORTH 12 DEGREES 40 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY, BEING HERE A STRAIGHT LINE, A DISTANCE OF 407.86 FEET, TO AN INTERSECTION WITH A NON TANGENT CURVE;

THENCE CONTINUING NORTHWESTERLY ALONG SAID FORMER RIGHT OF WAY, BEING HERE AN ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5,973.63 FEET, A CHORD BEARING NORTH 11 DEGREES 47 MINUTES 12 SECONDS WEST, AN ARC DISTANCE OF 184.04 FEET TO AN INTERSECTION WITH A LINE NON TANGENT TO THE LAST DESCRIBED ARC;

THENCE NORTH 79 DEGREES 11 MINUTES 31 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 128.16 FEET;

THENCE SOUTH 14 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 21.95 FEET;

THENCE SOUTH 75 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 15.43 FEET;

THENCE SOUTH 10 DEGREES 05 MINUTES 41 SECONDS EAST, AS DISTANCE OF 180.32 FEET;

THENCE SOUTH 78 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 32.80 FEET;

THENCE SOUTH 11 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 131.04 FEET;

THENCE SOUTH 08 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 26.51 FEET;

THENCE SOUTH 10 DEGREES 41 MINUTES 17 SECONDS EAST, A DISTANCE OF 422.14 FEET;

THENCE SOUTH 22 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 42.60 FEET, TO SAID NORTH LINE OF WEST MONTROSE AVENUE, AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.