

MPZ 2072676

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Doc#: 0714541001 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2007 09:26 AM Pg: 1 of 3

GROUND LEASE TERMINATION AGREEMENT

THIS GROUND LEASE TERMINATION AGREEMENT (THIS "AGREEMENT"), DATED THE 1ST DAY OF MAY, 2007, IS ENTERED INTO BY AND BETWEEN 2033 THC LLC (THE "LANDLORD") AND LAKESIDE LOFTS DEVELOPMENT CORP. (THE "TENANT").

RECITALS

WHEREAS, on or about December 28, 2004 the Landlord and Tenant entered into that certain Ground Lease Agreement (the "Ground Lease") for the property commonly known as 2033 South Indiana Avenue, Chicago, Illinois (the "Leased Premises").

WHEREAS, the Landlord and the Tenant desire to terminate all obligations, liabilities and benefits under the Ground Lease in its entirety as hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing, of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties, intending legally to be bound, hereby agree as follows:

1. Termination of the Ground Lease. The Ground Lease shall terminate effective as of 12:01 a.m. on the date hereof.
2. Rent and Other Charges. Tenant has paid or credited Landlord with all accrued but unpaid rent and all other amounts due from Tenant to Landlord under the Ground Lease and Landlord is satisfied with the same.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Agreement as of the date first written above.

LANDLORD: 2033 THC, LLC,
an Illinois limited liability company

By: Mark Ordower
Mark Ordower, a Manager

By: Roby Frankel
Roby Frankel, a Manager

By: Felix Lampariello
Felix Lampariello, a Manager

TENANT: LAKESIDE LOFTS DEVELOPMENT
CORP., an Illinois corporation

By: Mark Ordower
Mark Ordower, Vice President

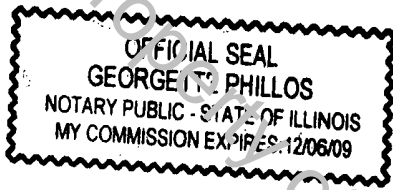
M.G.R. TITLE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, Roby Frankel, and Felix Lampariello, all personally known to me to be Managers of 2033 THC LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said entity, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of May, 2007.



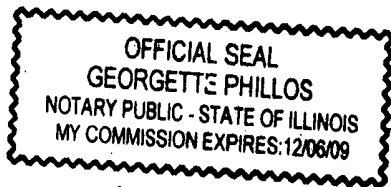
Georgette Phillos

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be Vice President of Lakeside Lofts Development Corp., an Illinois corporation, appeared before me this day in person and acknowledged that as such Vice President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said entity, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of May, 2007.



Georgette Phillos

Notary Public

MAIL TO:

Mark R. Ordower
333 S. Desplaines
Suite 207
Chicago, Illinois 60661

Bluestone sale to lakeside

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LOT 10 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOTS 11, 14, 15 AND 18
IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE
SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL AMERICAN, IN COOK COUNTY, ILLINOIS

17-22-314-024-0000

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