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Cook County Recorder of Deeds  
Date: 06/30/2008 11:49 AM Pg: 1 of 7

Alan B. Roth, Esq.  
Wildman, Harrold, Allen & Dixon LLP  
225 West Wacker Drive  
Chicago, IL 60606-1229

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## MEMORANDUM OF OFFER TO PURCHASE REAL ESTATE

THIS MEMORANDUM OF OFFER TO PURCHASE REAL ESTATE (this "Memorandum") is made this 19<sup>th</sup> day of June, 2008, by CATALYST 123 LLC, an Illinois limited liability company (as assignee of 630 West Washington LLC, a Delaware limited liability company) ("Seller") and THE CORNERSTONE GROUP 630 LLC, a Delaware limited liability company ("Purchaser").

### WITNESSETH:

WHEREAS, Seller (as assignee of 630 West Washington LLC), as seller and Purchaser, as purchaser, have entered into that certain Offer to Purchase Real Estate dated April 13, 2007 (the "Agreement") pursuant to which Purchaser has offered to purchase from Seller, upon the terms and conditions set forth in the Agreement, a portion of the real property and related improvements located at 630 West Washington and more particularly described in the Agreement (the "Walgreen's Unit"), on the land more particularly described on Exhibit A, attached hereto (the "Property").

WHEREAS, simultaneously herewith Seller is acquiring fee title interest in and to the Property.

WHEREAS, the Walgreen's Unit will consist of approximately 13,340 square feet of a multi-story mixed use retail and residential condominium building to be constructed by Seller and approximately 31 parking spaces and all associated drive lanes, loading areas, storage areas, and related parking, landscaping and site improvements for use as a Walgreen Retail Drug Store pursuant to a Lease Agreement (the "Lease"), as amended, between Seller, as lessor, and Walgreen Co., an Illinois corporation, as lessee.

WHEREAS, the Agreement allows Purchaser to execute and cause to be recorded this Memorandum in order to give notice of the Agreement and Purchaser's interest in the Property.

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**NOW, THEREFORE,** in accordance with the terms of the Agreement, Purchaser and Seller are recording this Memorandum and stating (1) that Seller and Purchaser have entered into the Agreement pursuant to which Purchaser or its nominee shall acquire fee simple title to the Walgreen's Unit, upon and subject to the terms and conditions of the Agreement; (2) that this Memorandum is being executed and recorded to give notice of the existence of the Agreement and Purchaser's right to purchase the Walgreen's Unit pursuant to, and in accordance with, the Agreement; and (3) that this Memorandum shall not be deemed to alter, amend or in any other manner affect the rights or the obligations of the parties as expressly set forth in the Agreement.

[SIGNATURES ON IMMEDIATELY SUCCEEDING PAGE]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Purchaser has executed this Memorandum as of the day first above written.

**SELLER:**

**CATALYST 123 LLC, an Illinois limited liability company**

By: \_\_\_\_\_


Its: \_\_\_\_\_

**PURCHASER:**

**THE CORNERSTONE GROUP 630, LLC, a Delaware limited liability company**

By: **Conlon Capital Investments, LLC,**  
an Illinois limited liability company,  
Sole Member

By: **CS Management I, Inc.,** an Illinois corporation, its Manager

By:   
\_\_\_\_\_  
Tim Sullivan  
President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

On the 19<sup>th</sup> day of June, 2008 before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Sullivan, President of CS Management I, Inc., an Illinois corporation, being the manager of Conlon Capital Investments, LLC, an Illinois limited liability company, the sole member of The Cornerstone Group 630, LLC and personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.



Patricia T Moroz  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, being the \_\_\_\_\_ of Catalyst 123 LLC, an Illinois limited liability company and personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

\_\_\_\_\_  
NOTARY PUBLIC

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Purchaser has executed this Memorandum as of the day first above written.

**SELLER:**

**PURCHASER:**

**CATALYST 123 LLC, an Illinois limited liability company**

**THE CORNERSTONE GROUP 630, LLC, a Delaware limited liability company**

By: 

By: **Conlon Capital Investments, LLC,** an Illinois limited liability company, Sole Member

Its: \_\_\_\_\_

By: **CS Management I, Inc.,** an Illinois corporation, its Manager

By: \_\_\_\_\_  
Tim Sullivan  
President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS            )  
  ) SS:  
COUNTY OF COOK            )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008 before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Sullivan, President of CS Management I, Inc., an Illinois corporation, being the manager of Conlon Capital Investments, LLC, an Illinois limited liability company, the sole member of The Cornerstone Group 630, LLC and personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

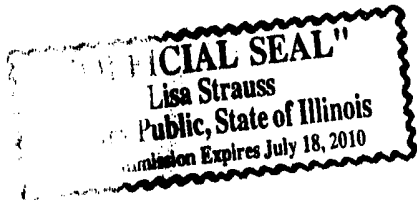
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS            )  
  ) SS:  
COUNTY OF COOK            )

On the 30<sup>th</sup> day of April, 2008 before me, the undersigned, a Notary Public in and for said State, personally appeared Sara A. Rosenberg being the Manager of Catalyst 123 LLC, an Illinois limited liability company and personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.



\_\_\_\_\_  
NOTARY PUBLIC



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## EXHIBIT A

The following Parcels 1-6, all being located within Block 47, Original Town of Chicago, in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Cook County, IL [Land Total Net Area = 0.7867 acres], commonly known as 618 & 630 West Washington St., and 123 N. Des Plaines St. Chicago, IL:

### Parcel 1:

Lot 6 except the South 38.67 feet and except the North 1.243 feet in Block 47 in the Original Town of Chicago in the West 1/2 of the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The East 75 feet of Lot 10 in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 3:

The South 25 feet 8 - 1/2 inches of Lot 7 in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 4:

Lot 7 (except the South 25 feet 8 - 1/2 inches) in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 5:

Lot 6 (except the North 37.0 feet thereof) in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 6:

That part of Lot 10 in Block 47 in Original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying West of the East 75.00 feet of said Lot 10, in Cook County, Illinois.

PIN#s: 17-09-331-008, 17-09-331-009, 17-09-331-010, 17-09-331-011, 17-09-331-012,  
17-09-331-013