

# UNOFFICIAL COPY

Stateway 1B - 9/21/09

This instrument was prepared by:

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Kutak Rock LLP  
One S. Wacker Dr., Suite 2050  
Chicago, IL 60606



Doc#: 0930611074 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2009 03:53 PM Pg: 1 of 7

After recording, this instrument  
should be returned to:

LaRue Little, Esq.  
Chicago Housing Authority  
60 East Van Buren St., 12th Floor  
Chicago, Illinois 60605

## TERMINATION OF MASTER GROUND LEASE

**THIS TERMINATION** is dated as of September 1, 2009, and is between the Chicago Housing Authority, an Illinois municipal corporation ("**Landlord**"), and Park Boulevard LLC, an Illinois limited liability company ("**Initial Tenant**").

### Recitals

A. Landlord and Initial Tenant have heretofore entered into that certain Master Ground Lease, dated as of November 1, 2005 and recorded in the Office of the Cook County Recorder on November 30, 2005, as Document No. 0533418096. Said lease, as heretofore amended, is hereinafter referred to as the "**Master Ground Lease**". The Master Ground Lease initially demised the land described on Exhibit A attached hereto and made a part hereto. Capitalized terms used in this Termination that are not defined herein shall have the meanings given to such terms in the Master Ground Lease.

B. Initial Tenant has proceeded with the first and second phases of the Development (Phases 1B.1 and 1B.2), and the land for those phases has been released from the Master Ground Lease.

C. Initial Tenant has determined to not proceed with the third phase of the Development (Phase 1B.3). Accordingly, the parties desire to terminate the Master Ground Lease.

**NOW, THEREFORE**, it is hereby agreed that the Master Ground Lease is hereby terminated; provided, however, that such termination shall not affect any provision of the Master Ground Lease relating to obligations of Initial Tenant to Landlord that expressly survive the termination of the Master Ground Lease.

[The remainder of this page is blank. Signatures are on the following page.]

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601



12 of 29

NO1051953

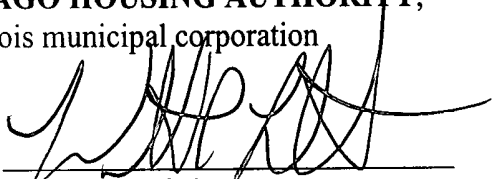
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IN WITNESS WHEREOF, the parties have caused this Termination to be executed by duly authorized signatories as of the day and year first above written.

**LANDLORD:**

**CHICAGO HOUSING AUTHORITY,**  
an Illinois municipal corporation

By:



William F. Little  
Executive Vice President of Development

**INITIAL TENANT:**

**PARK BOULEVARD LLC,** an Illinois limited liability company  
By: Stateway Associates LLC, an Illinois limited liability company,  
its sole Member and Manager

By:

\_\_\_\_\_  
James L. Miller  
Chief Executive Officer

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties have caused this Termination to be executed by duly authorized signatories as of the day and year first above written.

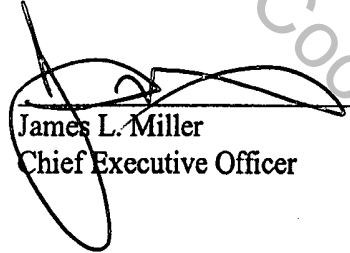
**LANDLORD:**

**CHICAGO HOUSING AUTHORITY,**  
an Illinois municipal corporation

By: \_\_\_\_\_  
William F. Little  
Executive Vice President of Development

**INITIAL TENANT:**

**PARK BOULEVARD LLC,** an Illinois limited liability company  
By: **Stateway Associates LLC,** an Illinois limited liability company,  
its sole Member and Manager

By:  \_\_\_\_\_  
James L. Miller  
Chief Executive Officer

Property of Cook County Clerk's Office

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STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

This instrument was acknowledged before me on Sept. 28, 2009, by William F. Little, as Executive Vice President of Development of the Chicago Housing Authority.



*Michael Robinson*  
\_\_\_\_\_  
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 James L. Miller, as Chief Executive Officer of Stateway Associates LLC, an Illinois limited liability company, the sole Member and Manager of Park Boulevard LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chief Executive Officer of Stateway Associates LLC, as the sole Member and Manager of Park Boulevard LLC, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of Stateway Associates LLC in its capacity as the sole Member and Manager of Park Boulevard LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public

**UNOFFICIAL COPY**

STATE OF ILLINOIS     )  
   ) ss.  
 COUNTY OF COOK        )

This instrument was acknowledged before me on \_\_\_\_\_, 2009,  
 by Lewis A. Jordan, as Chief Executive Officer of the Chicago Housing Authority.

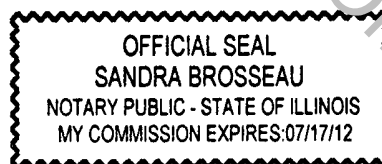
\_\_\_\_\_  
 Notary Public

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 James L. Miller, as Chief Executive Officer of Stateway Associates LLC, an Illinois limited liability company, the sole Member and Manager of Park Boulevard LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chief Executive Officer of Stateway Associates LLC, as the sole Member and Manager of Park Boulevard LLC, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of Stateway Associates LLC in its capacity as the sole Member and Manager of Park Boulevard LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of Sept, 2009.

Sandra Brosseau  
 Notary Public



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## EXHIBIT A

**[Land initially demised by the Master Ground Lease]**

LOTS 1, 3 TO 12, INCLUSIVE, IN BLOCK A, ALSO LOTS 1 TO 19, INCLUSIVE, IN BLOCK B, ALSO LOTS 1 TO 14, INCLUSIVE, IN BLOCK C, ALSO LOTS 1 TO 11, INCLUSIVE, IN BLOCK D, ALSO LOTS 1 TO 14, INCLUSIVE, IN BLOCK E, ALSO LOTS 1 TO 3, INCLUSIVE, IN BLOCK F, ALSO LOTS 1 TO 3, INCLUSIVE IN BLOCK G, ALSO BLOCK H ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

### PROPERTY ADDRESS/ LOCATION:

LYING BETWEEN WEST 35<sup>TH</sup> STREET (NORTH) AND THE RE-DEDICATED EAST-WEST ALLEY SOUTH OF WEST 36<sup>TH</sup> STREET EXTENDED EAST TO SOUTH STATE STREET (SOUTH), AND BETWEEN SOUTH STATE STREET (EAST) AND THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY (WEST).

### P.I.N.s:

17-33-404-103	17-33-422-001	17-33-423-007
17-33-404-104	17-33-422-003	17-33-423-008
17-33-404-105	17-33-422-004	17-33-423-009
17-33-404-106	17-33-422-005	17-33-423-010
17-33-404-107	17-33-422-006	17-33-423-011
17-33-404-108	17-33-422-007	17-33-423-012
17-33-404-109	17-33-422-008	17-33-423-013
17-33-404-110	17-33-422-009	17-33-423-014
17-33-404-111	17-33-422-010	17-33-423-015
17-33-404-112	17-33-422-011	17-33-423-016
17-33-404-113	17-33-422-012	17-33-423-017
17-33-404-114		17-33-423-018
17-33-404-115	17-33-423-001	17-33-423-019
17-33-404-116	17-33-423-002	
	17-33-423-003	17-33-424-001
17-33-408-049	17-33-423-004	17-33-424-002
17-33-408-050	17-33-423-005	17-33-424-003
17-33-408-051	17-33-423-006	17-33-424-004

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17-33-424-005  
17-33-424-006  
17-33-424-007  
17-33-424-008  
17-33-424-009  
17-33-424-010  
17-33-424-011  
17-33-424-012  
17-33-424-013  
17-33-424-014

17-33-425-001

17-33-426-001  
17-33-426-002  
17-33-426-003  
17-33-426-004  
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17-33-426-006  
17-33-426-007  
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17-33-426-009  
17-33-426-010  
17-33-426-011

17-33-427-001  
17-33-427-002  
17-33-427-003

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