



Doc#: 0934818129 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2009 04:34 PM Pg: 1 of 7

TERMINATION OF LEASE AND MEMORANDUM OF LEASE

THIS TERMINATION OF LEASE AND MEMORANDUM OF LEASE is made effective the 4th day of December, 2009 ("Effective Date") by and among **HEALTH CARE REIT, INC.**, a Delaware corporation and **HCRI ILLINOIS PROPERTIES, LLC**, a Delaware limited liability company (collectively, the "Landlord") and **THSC LLC**, an Illinois limited liability company (the "Tenant").

WITNESSETH:

1. A Memorandum of Lease dated December 20, 2002 was recorded in the Official Records of Cook County, Illinois at Instrument No. 0021432120 in connection with that certain Master Lease Agreement dated December 20, 2002 between Landlord and Tenant. The Master Lease Agreement was amended and restated in that certain First Amended and Restated Master Lease Agreement dated April 13, 2009 and made effective as of January 1, 2009 (the "Lease").
2. A description of the leased premises is attached as Exhibit A hereto and made a part hereof.
3. Landlord and Tenant have agreed to terminate the Lease as of the Effective Date and, therefore, Landlord and Tenant hereby acknowledge and agree that the Memorandum of Lease is terminated as of the Effective Date.
4. This Termination of Lease and Memorandum of Lease may be executed in multiple counterparts, each of which shall be deemed an original thereof.

IN WITNESS WHEREOF, this Termination of Lease and Memorandum of Lease has been executed under seal as of the Effective Date.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

211024-002/102

UNOFFICIAL COPY

Signed and acknowledged in the presence of:

HEALTH CARE REIT, INC.

Signature: Donna J. Lunsford
Print here: Donna J. Lunsford

By: Erin C. Ibele
Erin C. Ibele
Senior Vice President – Administration
and Corporate Secretary

Signature: Rita J. Rogge
Print here: Rita J. Rogge

HCRI ILLINOIS PROPERTIES, LLC

Signature: Donna J. Lunsford
Print here: Donna J. Lunsford

By: Health Care REIT, Inc.,
Its sole member

Signature: Rita J. Rogge
Print here: Rita J. Rogge

By: Erin C. Ibele
Erin C. Ibele
Senior Vice President – Administration
and Corporate Secretary

Signature: _____
Print here: _____

THSC LLC

By: NeuroSource Inc., Manager

Signature: _____
Print here: _____

By: _____
Title: _____

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 12 day of December, 2009 by Erin C. Ibele, the Senior Vice President – Administration and Corporate Secretary of Health Care REIT, Inc., a Delaware corporation, on behalf of the corporation.

Donna J. Lunsford
Notary Public

My Commission Expires: _____



[SEAL]
DONNA J. LUNSFORD
Notary Public
in and for the State of Ohio
My Commission Expires
April 22, 2012

UNOFFICIAL COPY

Signed and acknowledged in the presence of:

HEALTH CARE REIT, INC.

Signature: _____
Print here: _____

By: _____
Erin C. Ibele
Senior Vice President – Administration
and Corporate Secretary

Signature: _____
Print here: _____

HCRI ILLINOIS PROPERTIES, LLC

By: Health Care REIT, Inc.,
Its sole member

Signature: _____
Print here: _____

By: _____
Erin C. Ibele
Senior Vice President – Administration
and Corporate Secretary

Signature: _____
Print here: _____

THSC LLC

By: NeuroSource Inc., Manager

Signature: Margaret Dworkin
Print here: MARGARET DWORKIN

By: [Signature]
Title: Chairman

Signature: Peter L. Brennan
Print here: Peter L Brennan

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009 by Erin C. Ibele, the Senior Vice President – Administration and Corporate Secretary of Health Care REIT, Inc., a Delaware corporation, on behalf of the corporation.

Notary Public

My Commission Expires: _____

[SEAL]

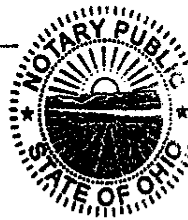
UNOFFICIAL COPY

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 2nd day of December, 2009 by Erin C. Ibele, the Senior Vice President – Administration and Corporate Secretary of Health Care REIT, Inc., a Delaware corporation, the sole member of HCRI Illinois Properties, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Donna J. Lunsford
Notary Public

My Commission Expires: _____



DONNA J. LUNSFORD [SEAL]
Notary Public
In and for the State of Ohio
My Commission Expires
April 22, 2012

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009 by _____, the _____ of NeuroSource Inc. a Delaware corporation and the Manager of THSC LLC, a _____ limited liability company, on behalf of the limited liability company.

Notary Public

My Commission Expires: _____

[SEAL]

This Instrument Prepared By:
Eileen M. Best, Esq.
Shumaker, Loop & Kendrick, LLP
North Courthouse Square
1000 Jackson
Toledo, Ohio 43604-5573

After Recording Return To:
Suzanne Rippel
Lawyers Title Insurance Corporation
270 Lexington Avenue, Ste 201-204
Mansfield, OH 44907

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STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009 by Erin C. Ibele, the Senior Vice President – Administration and Corporate Secretary of Health Care REIT, Inc., a Delaware corporation, the sole member of HCRI Illinois Properties, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Notary Public

My Commission Expires: _____

[SEAL]

STATE OF IL)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 3RD day of DECEMBER, 2009 by THOMAS W. HODSON, the CHAIRMAN of NeuroSource Inc. a Delaware corporation and the Manager of THSC LLC, a _____ limited liability company, on behalf of the limited liability company.

Margaret Dworak

Notary Public

My Commission Expires: 1/22/10



[SEAL]

This Instrument Prepared By:
Eileen M. Best, Esq.
Shumaker, Loop & Kendrick, LLP
North Courthouse Square
1000 Jackson
Toledo, Ohio 43604-5573

After Recording Return To:
Suzanne Rippel
Lawyers Title Insurance Corporation
270 Lexington Avenue, Ste 201-204
Mansfield, OH 44907

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EXHIBIT A: LEGAL DESCRIPTION

Facility Name: Neurologic and Orthopedic Hospital of Chicago

Parcel I

Lots 1, 2 and 3 of Samuel Brown Jr.'s Subdivision of Lots 13 and 14 in Block 14 in Ravenswood being a Subdivision of part of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with Lots 1 and 2 in Felix Canda's Resubdivision of Lot 15 in Block 14 in Ravenswood aforesaid, together with part of Lots 16, 17, 18, 19 and 20 and part of vacated North Winchester Avenue adjoining Lots 17 and 18 in Block 14 in Ravenswood aforesaid taken as a tract described as follows: beginning at the Southeast corner of said tract; thence North 00 degrees 07' 32" West along the East line of said tract 351.45 feet to easterly extension of the north face of a one story brick building; thence North 89 degrees 58' 54" West along said extension and the north face of said building 104.35 feet to the west face of said one story brick; thence South 00 degrees 07' 01" East 107.40 feet; thence South 89 degrees 46' 32" West 48.08 feet; thence North 00 degrees 01' 39" East 25.42 feet; thence South 89 degrees 44' 43" West 54.88 feet; thence South 00 degrees 00' 17" West 76.94 feet; thence South 89 degrees 59' 43" East 55.03 feet to the East line of North Winchester Avenue; thence South 00 degrees 07' 32" East along said East line 192.13 feet to the Southwest corner of Lot 1 of Samuel Brown Jr.'s Subdivision aforesaid; thence North 90 degrees 00' 00" East along the South line of Lots 1, 2 and 3 in Samuel Brown Jr.'s Subdivision aforesaid 152.39 feet to the point of beginning, (except therefrom that part thereof lying above a horizontal plane having an elevation of 44.55 Chicago City Datum and lying within its horizontal boundary projected vertically and described as follows: commencing at the Southeast corner of said tract; thence North 00 degrees 07' 32" West along the East line of said tract 246.45 feet to the point of beginning; thence North 00 degrees 07' 32" West along the East line of said tract 105.00 feet to easterly extension of the north face of a one story brick building; thence North 89 degrees 58' 54" West along said extension and the north face of said building 104.35 feet to the west face of said one story brick; thence South 00 degrees 07' 01" East 105.44 feet; thence South 89 degrees 46' 32" East 104.36 feet to the point of beginning), in Cook County, Illinois.

Together with an Easement for the benefit of Parcel I, as per the Amended and Restated Grant and Reservation of Easements dated as of July 9, 2008 and recorded by the Cook County Recorder of Deeds on July 18, 2008 as Document No. 0820029016, for structural support, access, utilities, and encroachments.

Parcel II

Units 1 through 150, inclusive (f/k/a Unit A) in 4501 North Damen Garage Condominium, as delineated on a Plat of Survey of the following described tract of land:

That part of Lots 13 to 18 in Block 15 together with part of the North/South vacated alley lying East of and adjoining Lots 17 and 18 in Block 15 all in Ravenswood being a subdivision of part of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18 and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian,

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described as follows: Beginning at the Southwest corner of Lot 13 aforesaid; thence North 90° 00' 00" East along the South line thereof 128.07 feet; thence North 00° 07' 27" West 240.24 feet; thence North 90° 00' 00" East 19.72 feet; thence North 00° 30' 20" West 37.88 feet; thence South 89° 57' 31" West 147.55 feet to the West line of Lot 18 aforesaid; thence South 00° 07' 32" East along the West line of Lots 13 to 18 aforesaid 278.01 feet to the point of beginning, in Cook County, Illinois.

Which Plat of Survey is attached as Appendix "B" to the Declaration of Condominium recorded as document number 0021432128, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as Unit A, 4501 North Damen, Chicago, Illinois

Permanent Index Numbers: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000, 14-18-212-013-0000

Subject to the following additional matters: (i) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium of 4501 North Damen Garage Condominium, dated December 20, 2002, executed by CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds of trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the first day of May, 2002 and known as Trust Number 1110819, and recorded in the Office of the Cook County Recorder of Deeds concurrently herewith, as document numbered 0021432128, as amended; and (ii) Limitations and Conditions Imposed by the Condominium Property Act.

Also subject to the following additional described matters: (i) Real estate taxes for the year 2002 and subsequent years; (ii) Easements of record; and (iii) Terms, conditions and stipulations of covenant not to compete recorded August 21, 2002 as document numbered 0020916655.