UNOFFICIAL COPY

Taylor C-2 Rental - 4/22/10

This instrument was prepared by:

Jay Gilbert, Esq. Kutak Rock LLP One South Wacker Drive, Suite 2050 Chicago, Illinois 60606

After recording, this instrument should be returned to:

Robert Gates Edwards, Esq.
Office of the General Counsel
Chicago Housing Authority
60 East Van Buren St., 12th Floor
Chicago, Illinois 60605



Doc#: 1014829090 Fee: \$56.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 05/28/2010 03:33 PM Pg: 1 of 11

FIRST AMENI MENT TO GROUND LEASE

This First Amendment to Ground Lease (this "First Amendment") is made as of the day of May, 2010, by and between:

Chicago Housing Authority, an Illinois municipal corporation ("Landlord"), having an office at 60 East Van Buren, Chicago, Illinois 60605

and

Legends C-2, LLC, an Illinois limited liability company ("Tenant"), having an office at c/o Brinshore Development, L.L.C., 666 Dundee Road, Suite 1102, Northbrook, Illinois 60062.

RECITALS:

- A. Landlord and Tenant have heretofore entered into that certain Ground Lease, dated December 1, 2007 (the "Lease"), and recorded with the Cook County Recorder on December 10, 2007 as Document No. 0734409040. The Lease demised the property described on Exhibit A attached hereto (the "Original Land"). All capitalized terms used in this First Amendment that are not defined herein shall have the meanings set forth in the Lease.
- B. The building constructed by Tenant on Tract 4 of the Original Land encroaches onto the property to the south of Tract 4.
- C. Landlord has acquired title to that property to the south of Tract 4, which property is described on Exhibit B attached hereto (the "Additional Land").

UNOFFICIAL COPY

- D. The parties desire to amend the Lease to add the Additional Land to the property demised thereby, and to require that the north 30.5 feet of Tract 4 (i.e. the north 30.5 feet of Lot 1 in Legends 4200 Prairie) (the "Open Space Parcel") shall be used as landscaped open space.
- E. Various Loan Documents and other documents are being amended, concurrently herewith, to add the Additional Land to the land encumbered thereby.

NOW, THEREFORE, the parties agree as follows:

- 1. The Lease is hereby amended to add the Additional Land to the property demised thereby. After giving effect to such amendment, the property demised by the Lease is described on Exhibit Cettached hereto, which includes the Original Land and the Additional Land. From and after the Care of this First Amendment, the term "Land", as used in the Lease, shall mean the Original Land and the Additional Land.
- 2. The Open Space Parcel shall be landscaped by Tenant in a manner acceptable to Landlord, and shall be magnained and used only as open space.
- 3. As amended by this First Amendment, the Lease shall continue to be and remain in full force and effect, and is here wratified and confirmed.

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

1014829090 Page: 3 of 11

UNOFFICIAL COPY

IN WITNESS WHEREOF, this First Amendment is executed as of the date first written above by the duly authorized officers or representatives of the parties hereto.

LANDLORD:

CHIC an Ill	CAGO inois m	HOUS nunicipa	ING A	UTHORITY, ration		
By:		s A. Jor		icer		
TENA	ANT:	10,	5			
		LLC,	ibility (ermpany		
By:	an Illi	nds C-2 inois lin anaging	nited lia	er, LLC, ability company, er		
	By:	Brinsh an Illi a men	nois lin	olding, LLC, nited liability company,	, //>-	
		Ву:	an Illi	nore Development, L.L.C nois limited liability comp e member	pany,	
			By:	Brint Development, Inc. an Illinois corporation, its member	pany,	Office
				By: David Brint, Pres	sident	Co
	Ву:	Michae an Illin a memi	ois lim	ago Holding Company, I ited liability company,	LLC,	
		By: Name: Title:				

UNOFFICIAL COPY

IN WITNESS WHEREOF, this First Amendment is executed as of the date first written above by the duly authorized officers or representatives of the parties hereto.

LANDLORD:

CHI	CAGO	HOUS	ING A	UTHORITY,		
an III	inois n	nunicipa	ıl corpo	ration		
D						
By:	Leg	s A. Joi	-da			
		Execu		inar		
	Ome	O.	uve O1	icei		
TEN	ANT:	70.				
		C				
		LLC,				•
an Illi	nois li	mited lia	ability (empany		
D	¥	1 ~ -		O/F		
By:	Lege	nds C-2	Manag	er, LLC,		
	its ma	mois in	memb	bility cornpany,		
	200 1111	umenia	HIGHIO	0/		
	By:	Brinsl	ore H	lding, LLC,		
	·	an Illi	nois lir	ited liability company,		
		a men	iber	and may worthamy,		
				⁴ /),	ζ.	
		By:	Brinsl	ore Development, L.L.C.,		
		•	an Illi	ois limited liability company,		
			its sol	member		
			D	Delector is	0/2	
			By:	Brint Development, Inc.,	1	
				an Illinois corporation, its member		0,
				to member		$O_{x_{-}}$
				By: 12 384		
				David Brint, President	<u> </u>	
	n					C
	By:	Michae	ls Chic	ago Holding Company, LLC,		
		an meml	ois lim	ted liability company,	•	
		a monit	.€i			

By:

1014829090 Page: 5 of 11

UNOFFICIAL COPY

State of Illinois			
í	SS		
County of Cook			
,			
This instrument was ac	knowledged bei	fora ma a- M	ay 25
2010, by Lewis A. Jordan, as o	Third Expositive	ore me on 111	uy as
, as the second of the second	SINCE EXECUTIVE	Officer of the Chicag	to Housing Authority.
	minim	Ω	
OFFICIAL	SEAL }		A. alla
ROSE M. NOTARY PUBLIC, ST.	ALLEN }	Kish	1. alla
MY COMMISSION EX	PIRES 4-30-2013 {	Notary Public	
State of Illinois			
	10		
County of	SS		•
county of			•
This is a			
This instrument was at	knowledged be	fore me on	, 2010, by
David Brint, as President of Br	ir Develonmen	Inc in its assessi	
F		mampar of Ilminals.	YY 1 11
1 J == ==	s C-2 Manager,	LLC, in its capacit	V as managing member of
Legends C-2, LLC.	4		as managing member of
•	'		
		9/,	
		Notary Public	
		riousy tublic	
State of		し	74
) \$5	:) ,
County of	,		7 2.
/			T
This instrument was	acknowlodes to	l C	0,
and different was		perore me on _	2010, by
Iolding Company LLC in its	, as	1	of Michaels Chicago
Holding Company, LLC, in its apacity as managing member of	capacity as men	mber of Legends C	-2 Manager, LIC in its
apacity as managing member of	Legends C-2, L	LC.	
		•	
		Notary Public	
		My commission ex	xpires:
			_

1014829090 Page: 6 of 11

UNOFFICIAL COPY

State of Illinois)	,	
County of Cook) SS)		
This instrument	was acknowledge	ed before me on	
2010, by Lewis A. Jorda	in, as Chief Execu	ative Officer of the Chic	cago Housing Authority.
		Notary Public	
State of Illinois)		
County of Look) SS)		
Deronophinom, L.L.C., II	t of Brint Develop n its capacity as	pment, Inc., in its capa	acity as member of Brinshore shore Holding, LLC, in its acity as managing member of
		Notary Public	+ J. Massano
State of <u>New Jerses</u>	()	<i>D</i> C	Margaret A. Grassano Notary Public, State of Illinois My Commission Expires 07/18/2010
State of New Jerses County of Burling tor) SS 1_)	•	94
John O'Donnell	in its capacity a	ged before me on some vice Presidem is member of Legends 1-2, LLC.	May 27 2010, by of Michigan Chicago C-2 Manager, 17C, in its
		Notary Public	i h. Fran
		My commission	expir GATHERINE A. FREAS NOTARY PUBLIC OF NEW JERSEY COMMISSION EXPIRES 6/30/2015

UNOFFICIAL CC

EXHIBIT A

LEGAL DESCRIPTION OF THE ORIGINAL LAND

Tract 1:

Lots 1 through 7, both inclusive, in Legends Wabash (a resubdivision of the south 40 feet of Lot 2 and Lots 3, 4, 5, 6, 7, and 8 (except that part taken for the widening of Wabash Avenue) in Block 10 of Pryor and Hopkins Subdivision of the West ½ of the Northwest 1/4 of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803070, in Cook County, Illinois.

PINs:

20-03-118-012	20-03-118-016	20-03-118-022
20-03-115-013	20-03-118-019	20-03-118-023
20-03-118-014	20-03-118-020	20-03-118-024
20-03-118-015	20-03-118-021	20-03-118-033

Commonly known as the following addresses, all in Chicago, Illinois:

1000	g additions, all in Chica
4206 S. Wabash Ave.	4226 S. Wabash Ave.
4208 S. Wabash Ave.	4228 S. Wabash Ave.
4210 S. Wabash Ave.	4230 S. Wabash Ave.
4216 S. Wabash Ave.	4236 S. Wabash Ave.
4220 S. Wabash Ave	4230 S. Wabash Ave.

Tract 2:

Lots 1 through 9, both inclusive, in Legends 4100 Prairie (a resubdivision of Lots 1 through 13, both inclusive, in Owner's Subdivision of Lots 13 through 24, both inclusive, in Andrew's Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803069, in Cook County. Illinois.

PINs.

T 11/10.		
20-03-115-019	20-03-115-022	20-03-115-029
20-03-115-020	20-03-115-023	20-03-115-029
20-03-115-021	20-03-115-026	20-03-115-032
20-03-115-034	_0 00 110 020	20-03-113-033

0,5,5,0 Commonly known as the following addresses, all in Chicago, Illinois:

The state of the s	and tollowing additioned, at
223 E. 41st Street	4136 S. Prairie Ave.
225 E. 41st Street	4142 S. Prairie Ave.
4108 S. Prairie Ave	4148 S. Prairie Ave.
4112 S. Prairie Ave	TEVE STEAMING TIVE.
4116 S. Prairie Ave	

4120 S. Prairie Ave.

4118 S. Prairie Ave

4122 S. Prairie Ave.

4128 S. Prairie Ave.

4132 S. Prairie Ave.

4134 S. Prairie Ave.

UNOFFICIAL COP

Tract 3:

Lots 1, 2, 3 and 4 in Legends Indiana (a resubdivision of Lots 1 through 5, both inclusive, in Block 1 of Pryor and Hopkins Subdivision of the West ½ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803068, in Cook County, Illinois.

PINs:

20-03-102-024 20-03-102-025

Commonly known as the following addresses, all in Chicago, Illinois:

123 E. Pershing Road

125 E. Pershing Road

3908 S. Indiana Ave.

3912 S. Indiana Ave.

3916 S. Indiana Ave.

3920 S. Indiana Ave.

Tract 4:

Lot 1 in Legends 4200 Prairie (a resubdivision of Lot 5 (except the north 1 1/4 inches thereof), all of Lots 6 and 7 and the North 1/2 of Lot 8 in Broad's Subdivision of the West 2/3 of the Southwest ¼ of the Southeas ¼ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803067, in Cook County, Illinois.

PINs:

20-03-121-026

20-03-121-040

Commonly known as the following addresses, all in Chicago, Illinois:

4220 S. Prairie Ave.

4222 S. Prairie Ave.

4224 S. Prairie Ave.

4226 S. Prairie Ave.

4228 S. Prairie Ave.

4230 S. Prairie Ave.

4232 S. Prairie Ave.

4234 S. Prairie Ave.

1014829090 Page: 9 of 11

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION OF THE ADDITIONAL LAND

THE SOUTH 1/2 OF LOT 8 IN BROAD'S SUBDIVISION OF THE WEST 2/3 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 1.
D21-031
ODGERTH OF COUNTY CLERK'S OFFICE

P.I.N. 20-03-121-031

1014829090 Page: 10 of 11

UNOFFICIAL COPY

EXHIBIT C

REVISED LEGAL DESCRIPTION OF THE LAND (INCLUDING THE ORIGINAL LAND AND THE ADDITIONAL LAND)

Tract 1:

Lots 1 through 7, both inclusive, in Legends Wabash (a resubdivision of the South 40 feet of Lot 2 and Lots 3, 4, 5, 6, 7, and 8 (except that part taken for the widening of Wabash Avenue) in Block 10 in Pryor and Hopkins Subdivision of the West ½ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803070, in Cook County, Illinois.

PINs:

20-03-118-036. 20-03-118-037.

20-03-118-038, 20-03-118-039, 20-03-118-040, 20-03-118-041, 20-03-118-042

Commonly known as the rollowing addresses, all in Chicago, Illinois:

4206 S. Wabash Ave.		4226 S. Wabash Ave.
4206 S. Wabash Ave.	0	4228 S. Wabash Ave.
4210 S. Wabash Ave.	0/	1220 S. Wabash Ave.
4216 S. Wabash Ave.	T	4230 S. Wabash Ave.
4220 S. Wabash Ave.	` (4236 S. Wabash Ave.
TEEU D. WAUASII AVE.		

Tract 2:

Lots 1 through 9, both inclusive, in Legends 4100 Prairie (a resubdivision of Lots 1 through 13, both inclusive, in Owner's Subdivision of Lots 13 through 24, both inclusive, in Andrew's Subdivision of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803069, in Cook County, Illinois.

PINs:

20-03-115-038, 20-03-115-039, 20-03-115-040, 20-03-115-041, 20-03-115-042, 20-03-115-043, 20-03-115-044, 20-03-115-045 AND

20-03-115-046

Commonly known as the following addresses, all in Chicago, Illinois:

223 E. 41st Street	4118 S. Prairie Ave.	4134 S. Prairie Ave.
225 E. 41st Street	4120 S. Prairie Ave.	4136 S. Prairie Ave.
4108 S. Prairie Ave.	4122 S. Prairie Ave.	4142 S. Prairie Ave.
4112 S. Prairie Ave.	4128 S. Prairie Ave.	4148 S. Prairie Ave.

1014829090 Page: 11 of 11

UNOFFICIAL COPY

4116 S. Prairie Ave.

4132 S. Prairie Ave

Tract 3:

Lots 1, 2, 3 and 4 in Legends Indiana (a resubdivision of Lots 1 through 5, both inclusive, in Block 1 of Pryor and Hopkins Subdivision of the West ½ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803068, in Cook County, Illinois.

PINs:

20-03-102-026, 20-03-102-027, 20-03-102-028 AND 20-03-102-029

Commonly known as the following addresses, all in Chicago, Illinois:

123 E. Pershing Road	3912 S. Indiana Ave.
125 E. Pershing Road	3916 S. Indiana Ave.
3908 S. Indiana Ave.	3920 S. Indiana Ave.

Tract 4:

Lot 1 in Legends 4200 Prairie (a resubdivision of Lot 5 (except the north 1 ¼ inches thereof), all of Lots 6 and 7 and the North ½ of Lot 8 in Broad's Subdivision of the West 2/3 of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803067, in Cook County, Illinois.

ALSO:

The South 1/2 of Lot 8 in Broad's Subdivision of the West 2/3 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 38 North, Range 1/2 East of the Third Principal Meridian, in Cook County, Illinois

PINs:

20-03-121-043 AND 20-03-121-031

Commonly known as the following addresses, all in Chicago, Illinois:

4220 S. Prairie Ave.	4228 S. Prairie Ave.
4222 S. Prairie Ave.	4230 S. Prairie Ave.
4224 S. Prairie Ave.	4232 S. Prairie Ave.
4226 S. Prairie Ave. 4238 S. Prairie Ave.	4234 S. Prairie Ave.